



Garnett Commercial Real Estate, Inc.
7807 Baymeadows Road East
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www.jackgarnett.com
Florida Licensed Real Estate Broker



GARNETT
COMMERCIAL
REAL ESTATE, INC.

OFFICE SPACE
FOR LEASE

10365 Hood Road South
Unit 201 / Unit 208
Jacksonville, FL 32257

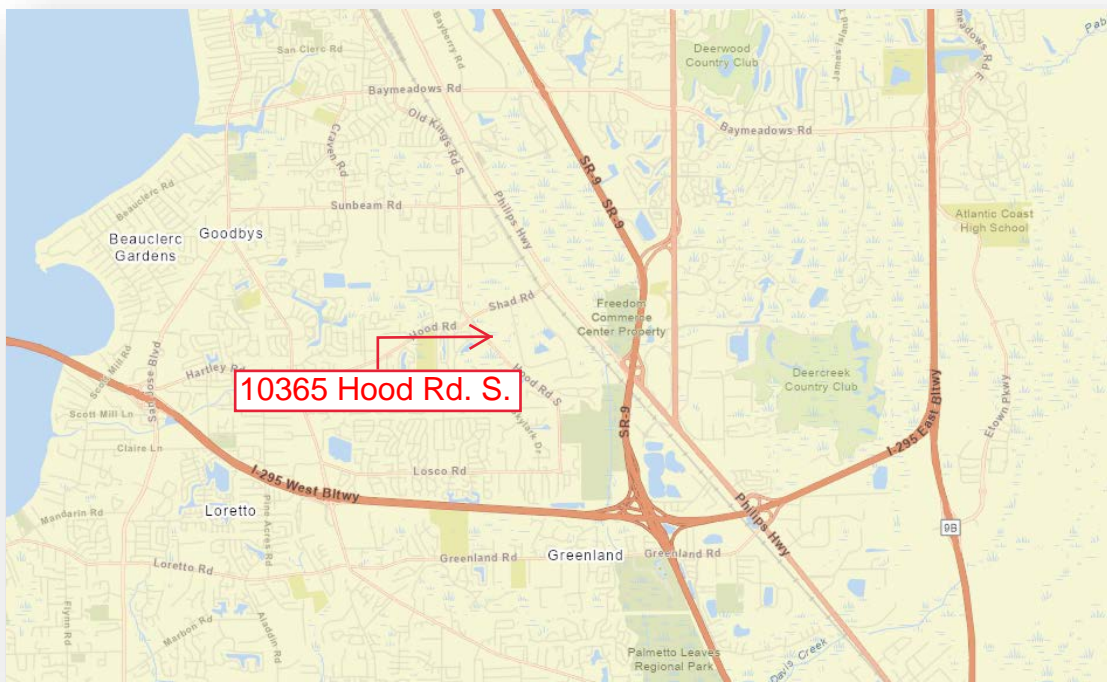


**Venture Professional Center
10365 Hood Road South
Unit 201 / Unite 208
Jacksonville, Florida 32257**

- Building Type:** Two Story Office Condominium Units.
- Location:** Located on Hood Road South, with easy access to U.S. Highway 1 (Philips Hwy.) and Interstate 95 via Shad Road. Venture Professional Center is surrounded by a wetlands area offering pleasant woodland views behind each Unit.
- Unit Size:** 1,175 SF Unit 201
1,600 SF Unit 208 (Available 4-1-24)
- Modified Gross Base Rent:** Unit 201 - \$1,762.50 per month*
Unit 208 - \$2,400.00 per month*
(includes NNN Base Rent and CAM Charges)
*Plus State and Local Sales Tax, currently at 6%.
- Tenant Direct Expenses:** Utilities, Janitorial and Communications expenses.
- Parking:** Free abundant parking adjacent to the Building and exclusive to this Condominium Project. A Circular Drive allows easy drop-off and pick up in front of each building.
- Signage:** Exterior Building Entry Signage available at Tenant's expense. Subject to adherence of Duval County Sign Ordinance and approval from the Condominium Association.
- Property Management:** Attentive Local Based Property Management provided by Weaver Realty Group, LLC.

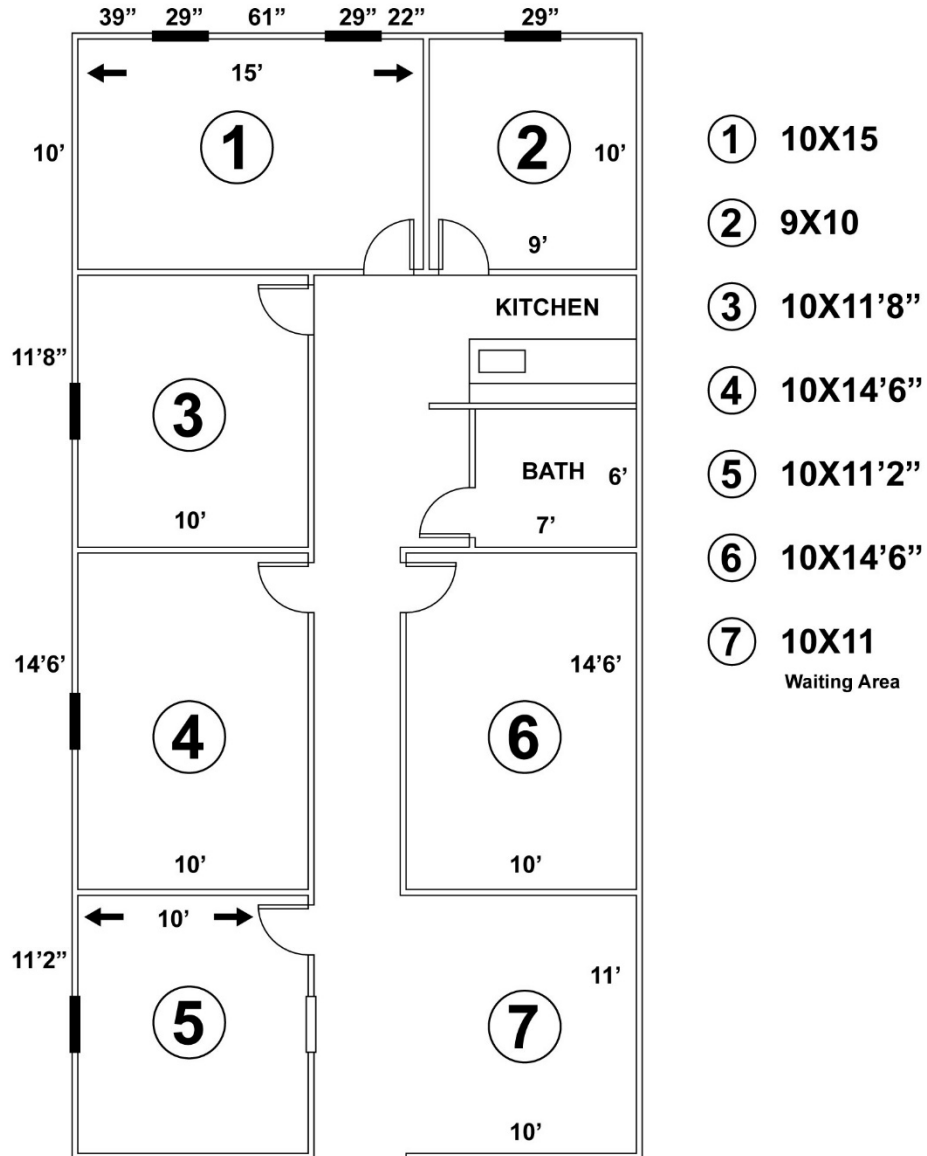
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Disclaimer: Details herein are believed to be correct; however, it is subject to errors, omissions, price change or withdrawal without notice.



SUITE 201 FLOOR PLAN / 1,175 SF

#201

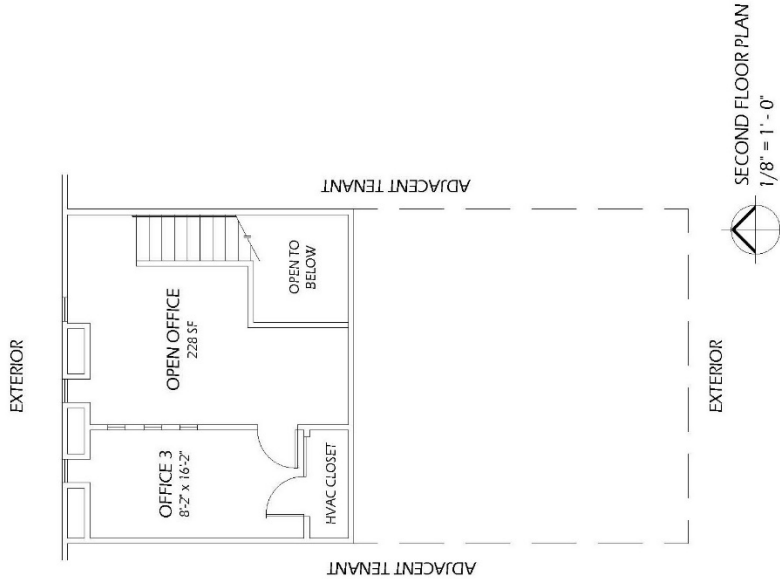
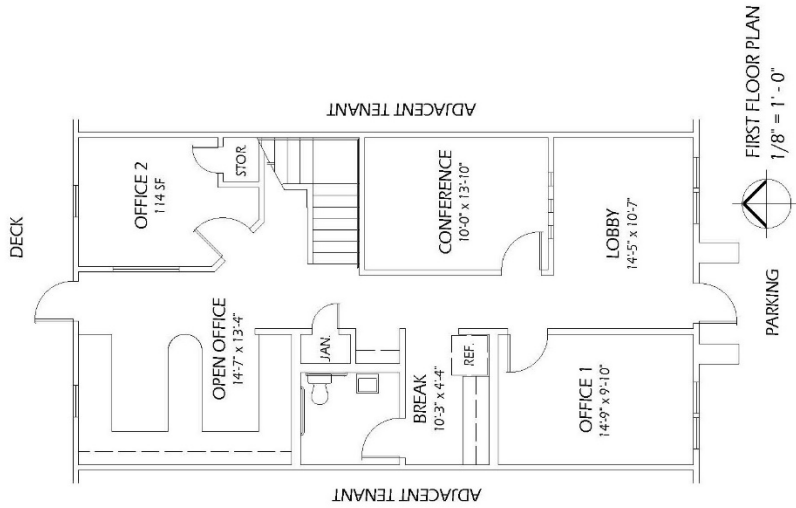


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SUITE 208 FLOOR PLAN / 1,600 SF



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