



Garnett Commercial Real Estate, Inc.
7807 Baymeadows Road East
Suite 405, Jacksonville, FL 32256
904-855-8800
jgarnett@ccim.net
www.jackgarnett.com
Florida Licensed Real Estate Broker



GARNETT
COMMERCIAL
REAL ESTATE, INC.

OFFICE SPACE

FOR LEASE

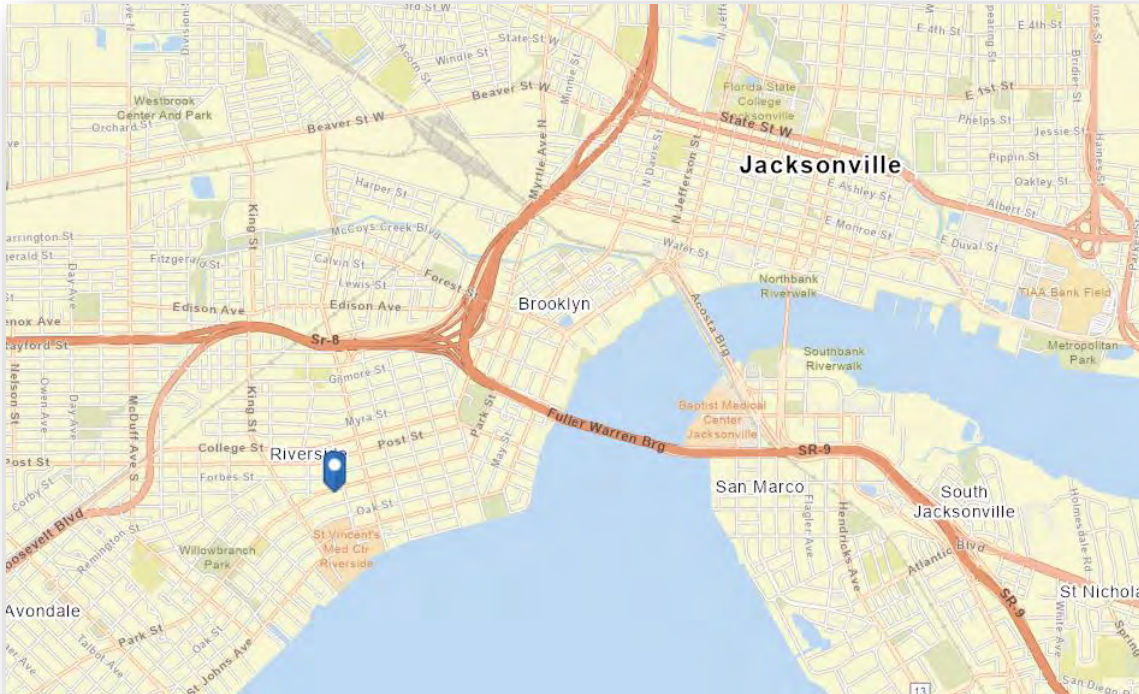
**2574 PARK STREET
Jacksonville, FL 32204**



**2574 Park Street
Jacksonville, Florida 32204**

- Building Type:** Two Story Office Building.
- Location:** Located within the Highly Desirable & Historic Riverside / Avondale Area. This Area is Listed on the National Registry of Historic Places, it one of Jacksonville's Oldest and Coolest neighborhoods.
- Building Size:** 2,915 SF Total (Prospective Tenant must lease entire building)
1,458 SF First Floor
1,457 SF Second Floor
- NNN Base Rent:** \$13.00 psf NNN.
- CAM Charges:** \$3.10 psf.
- Tenant Direct Expenses:** Utilities, Janitorial and Communications expenses.
- Parking:** 6 + Parking directly behind the Building and Street Front Parking.
- Signage:** Exterior Building Entry Signage available at Tenant's expense.
- Access:** Location offers easy access to Downtown, Riverside / Avondale, Ortega, South Bank and the Interstate 95 Corridor.
- Proximity:** In close proximity to Ascension St. Vincent's Riverside Hospital. Stroll, Shop and Dine in Riverside & 5 Points eclectic mix of restaurants, bars, boutiques, antiques and collectables shops.
- Management:** Attentive Owner Managed.

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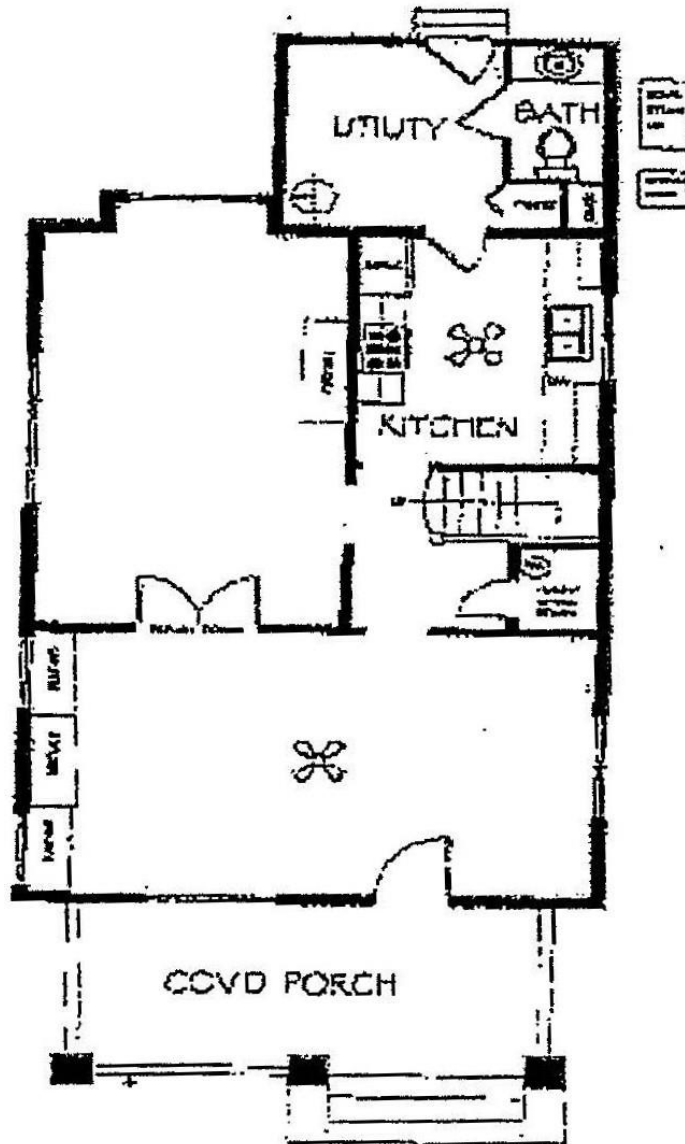
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FIRST FLOOR – 1,458 SF



FIRST FLOOR PLAN

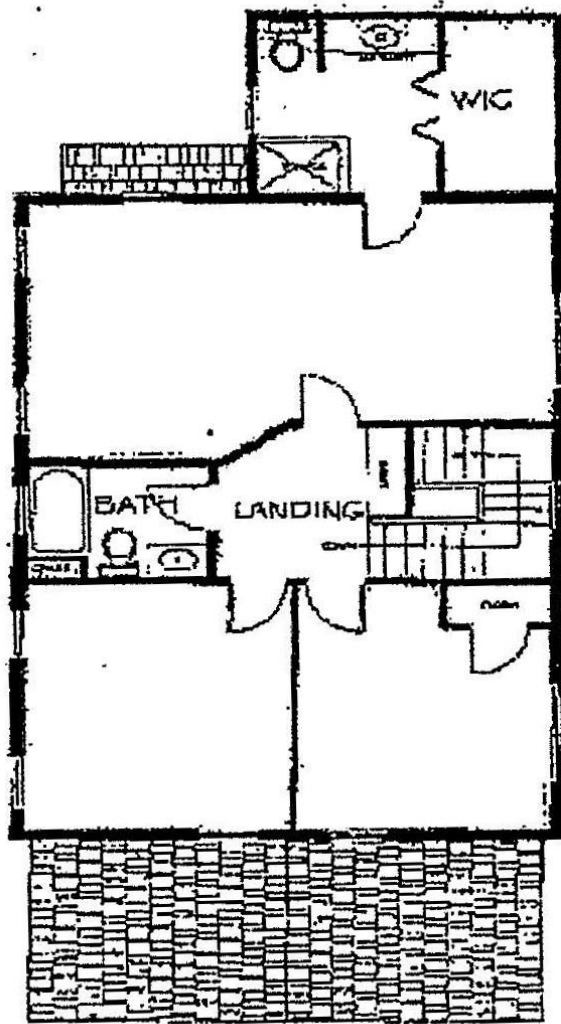
Wood Floors / 2 Fireplaces / Kitchen / Restroom

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SECOND FLOOR – 1,457 SF



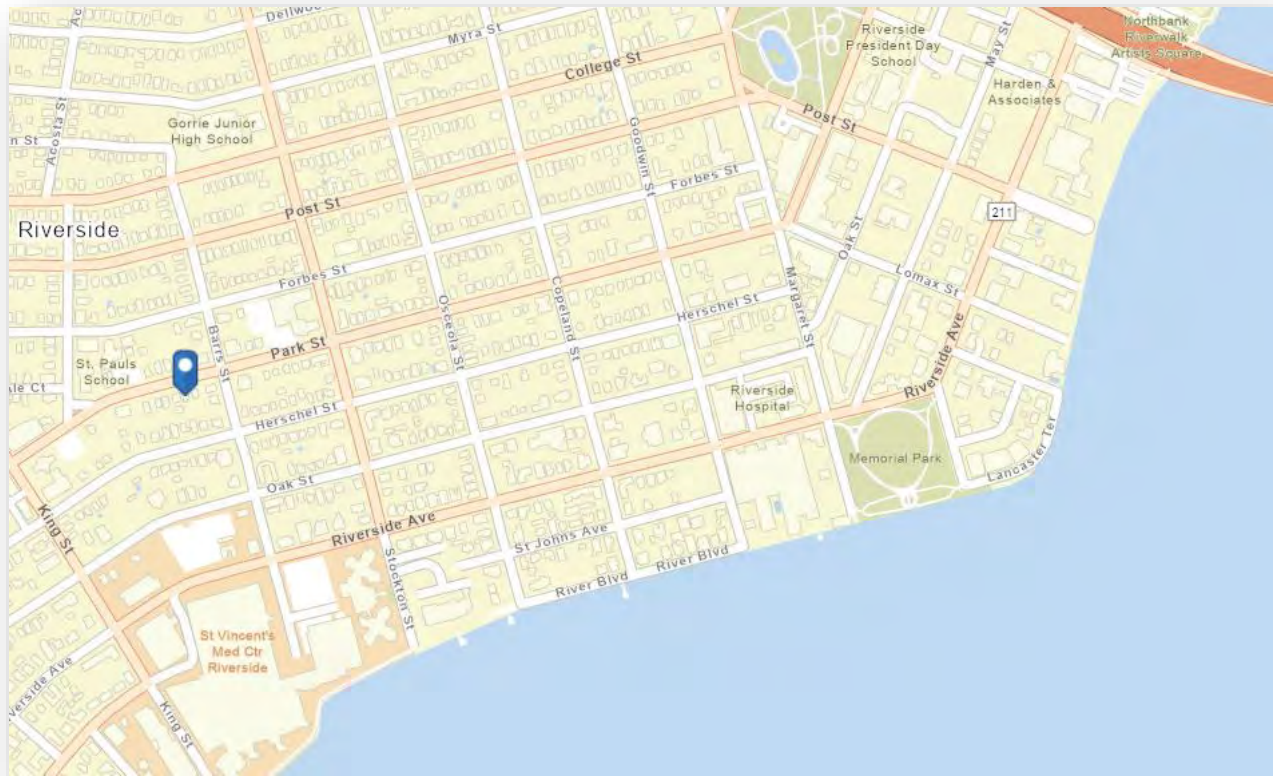
SECOND FLOOR PLAN

3 Private Offices / 2 Restrooms / Wood Floors

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Riverside’s funky, trendy 5 Points is considered Jacksonville’s arts and commerce district. Built in the 1930’s as Jacksonville’s first shopping area outside of Downtown, it continues to thrive. You can stroll, shop and dine among the following partial list of Shops, Bars and Restaurants:

VIOLET

FIVE POINTS VINTAGE

HAWKERS

HOPTINGER

CARMINES PIE HOUSE

PINEGROVE MARKET & DELI

904 TACOS FIVE POINTS

WOLFGANG

BREW

BLACK SHEEP

GYPSIES

ORSAY

THE FOX

RIVER & POST

EDGE CITY

ALEWIFE

BREAD & BOARD

THE BRICK

BISCOTTIS

PRIMI PIATTI

MOSSFIRE GRILL