



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

2950 HALCYON LANE
Units 504 & 505
Jacksonville, FL 32223

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



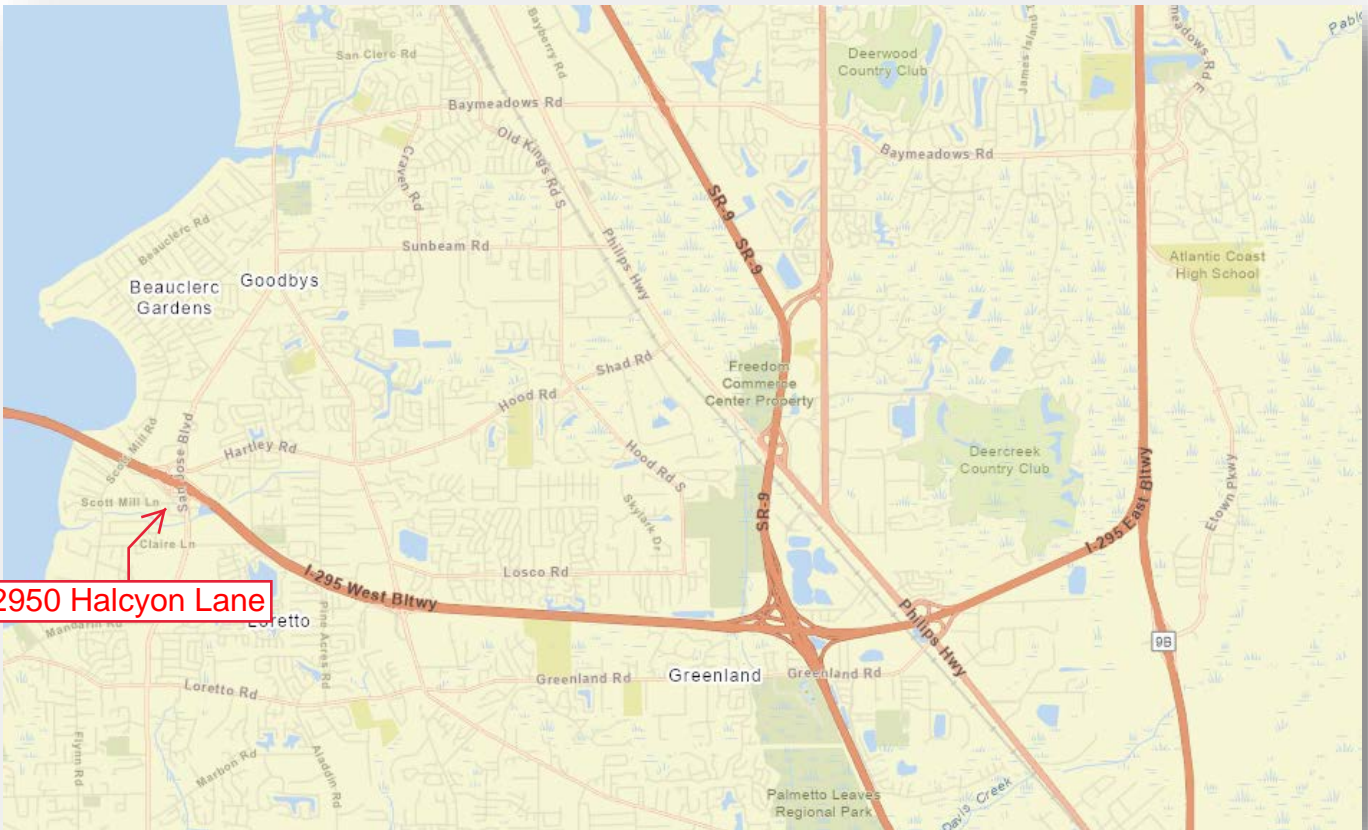
GARNETT
COMMERCIAL
REAL ESTATE, INC.

Mandarin Cove Office Park
2950 Halcyon Lane
Units 504 & 505
Jacksonville, Florida 32223

- Building Type:** Single Story Office Condominium Units.
- Location:** Located adjacent to Plummer Cover Rd. and Scott Mill Ln., at the intersection of San Jose Blvd. and Interstate 295. Mandarin Cove Office Park provides easy access to all areas of Jacksonville via I-295 and I-95.
- Unit Size:** 1,140 SF Unit 504.
1,140 SF Unit 505.
2,280 SF Combined.
- Recent Renovations:** Both Units Recently Renovated.
- Base Rent:** \$2,500.00 per Month for Each Unit.
Modified Gross (includes NNN Base Rent and CAM Charges)
- 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 and Landlord.
- Property Management:** Attentive Local Based Property Management provided by Weaver Realty Group, LLC.

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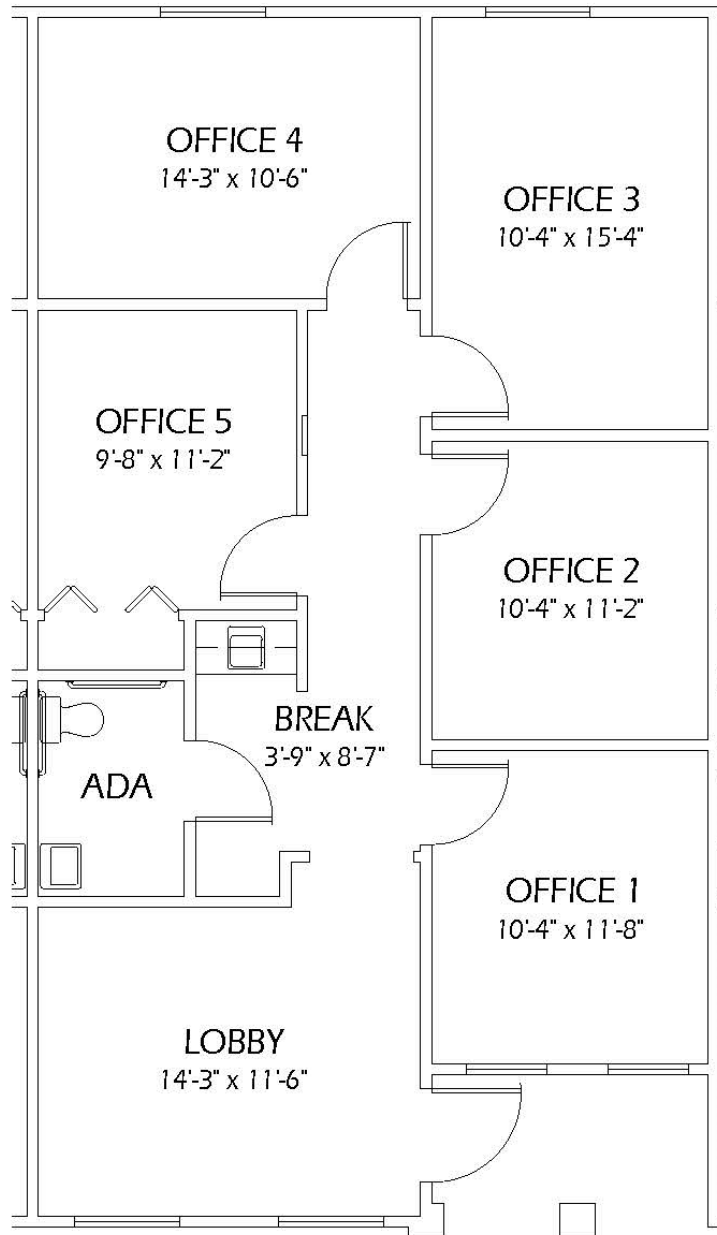
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SUITE 504 FLOOR PLAN / 1,140 SF

EXTERIOR

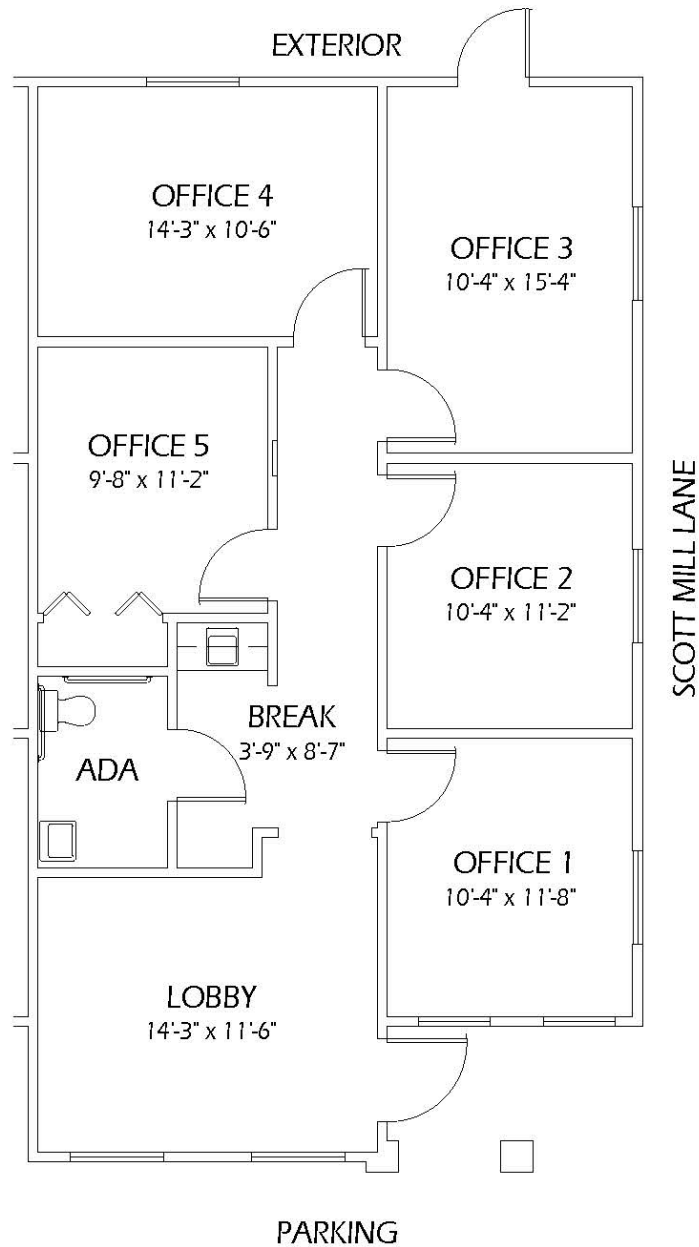


PARKING

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SUITE 505 FLOOR PLAN / 1,140 SF



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