



Garnett Commercial Real Estate, Inc.  
7807 Baymeadows Road East  
Suite 405, Jacksonville, FL 32256  
904-855-8800  
[jgarnett@ccim.net](mailto:jgarnett@ccim.net)  
[www.jackgarnett.com](http://www.jackgarnett.com)  
Florida Licensed Real Estate Broker



GARNETT  
COMMERCIAL  
REAL ESTATE, INC.

**OFFICE SPACE**  
**FOR LEASE**

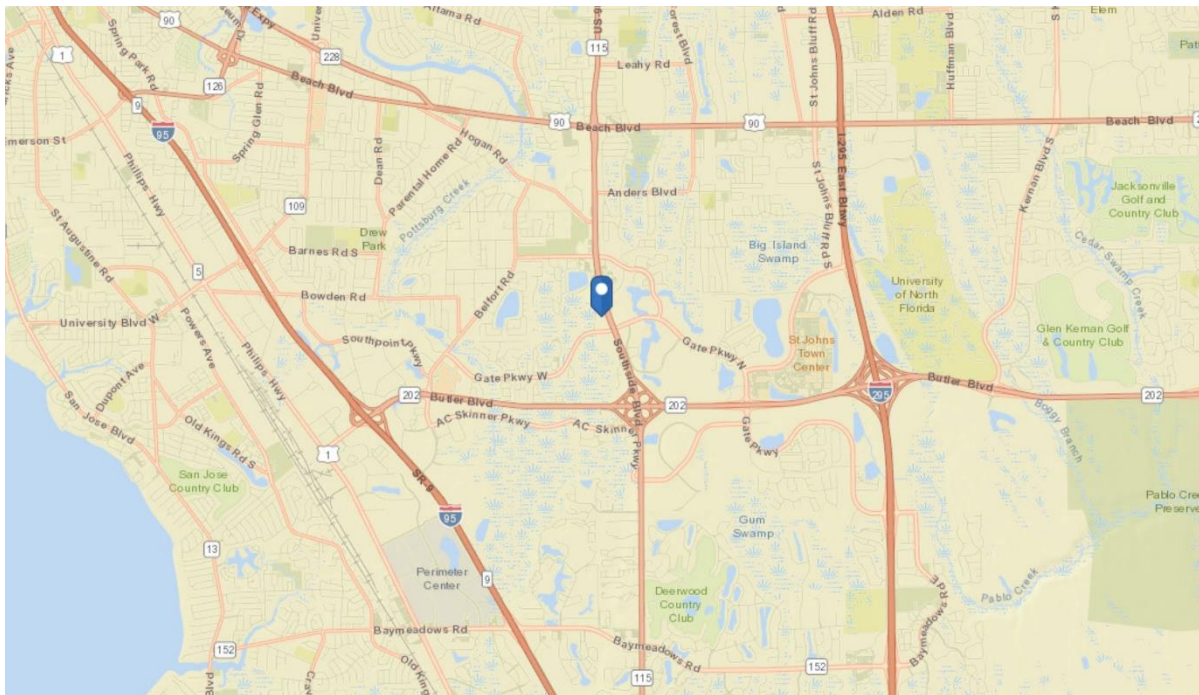
**4540 Southside Blvd.**  
**Jacksonville, FL 32216**



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Jacksonville, Florida 32216**

<b>Building Type:</b>	<b>Single Story Suburban Office Building.</b>
<b>Location:</b>	<b>Located within the Highly Desirable Southside Blvd. / Tinseltown Corridor and within an establish Professional Office Park, Southside Professional Center.</b>
<b>Building Size:</b>	<b>4,732 SF</b>
<b>Vacancies:</b>	<b>Suite 504: 1,659 SF offered at \$16.95 psf NNN.</b>
<b>CAM Charges:</b>	<b>\$6.96 psf.</b>
<b>Tenant Direct Expenses:</b>	<b>Utilities, Janitorial and Communications expenses.</b>
<b>Parking:</b>	<b>Non-Reserved – Free First Come, First Parking directly adjacent to the Building.</b>
<b>Signage:</b>	<b>Exterior Building Entry Signage available at Tenant’s expense.</b>
<b>Access:</b>	<b>Location offers easy access to the Butler Blvd. Corridor, Interstate 95 Corridor and Interstate 295 Loop.</b>
<b>Proximity:</b>	<b>In close proximity to St. Vincent’s Hospital South, Tinseltown Retail Area, St. Johns Town Center Retail Area, University of North Florida, a wide variety of Restaurants and Multi-Family &amp; Single-Family housing in all price ranges.</b>
<b>Management:</b>	<b>Professionally Managed by Weaver Realty Group, LLC.</b>

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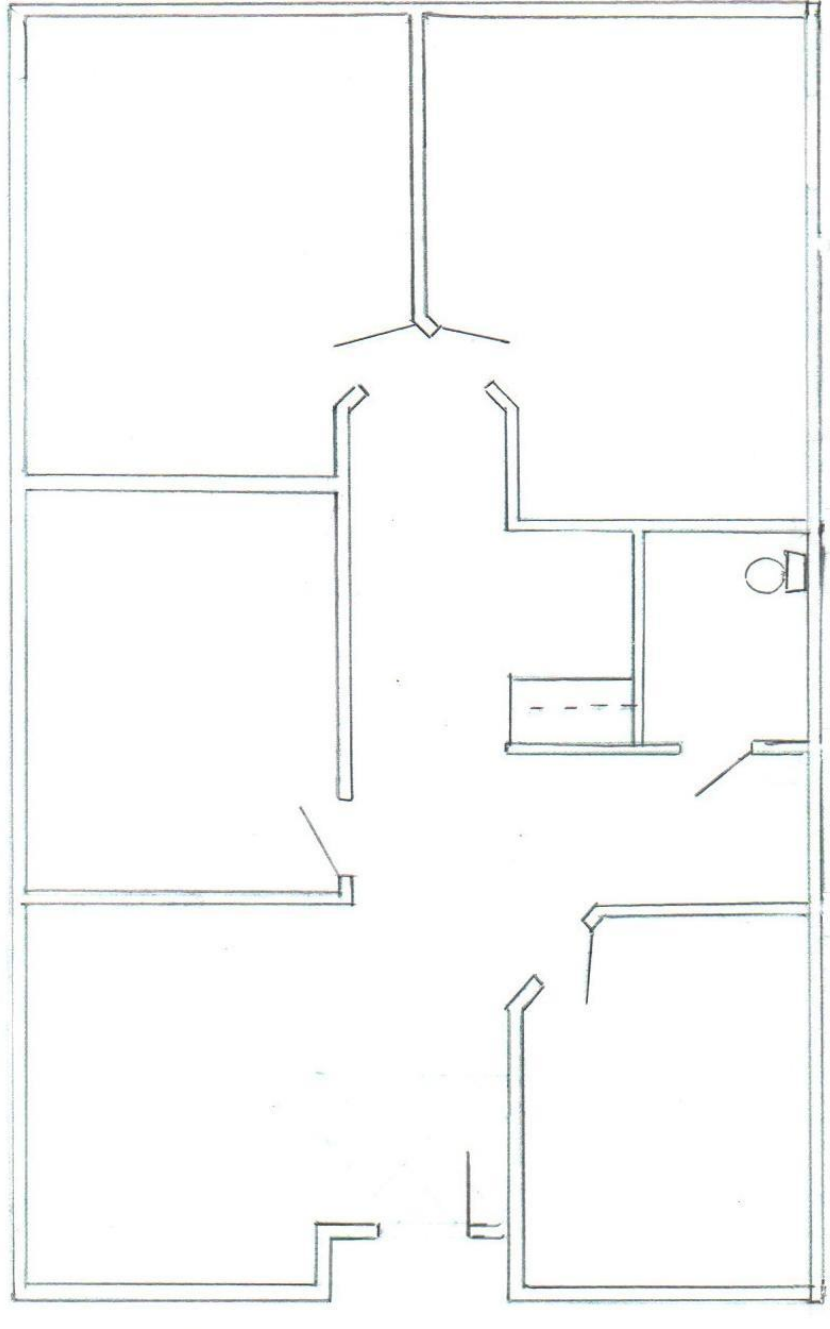


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**SUITE 501 – 1,174 SF**



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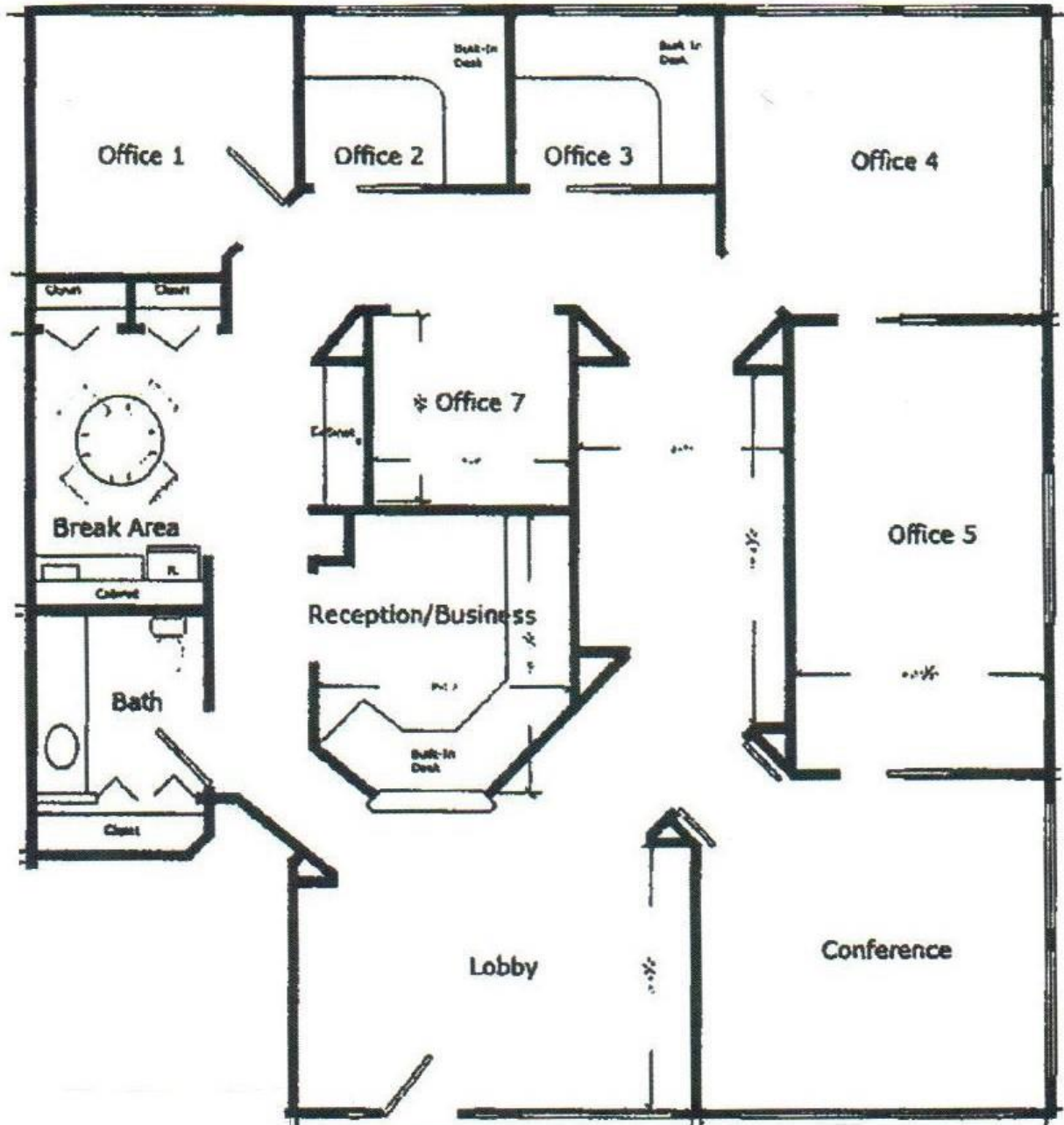
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SUITE 504 – 1,659 SF



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