



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



## **OFFICE SPACE FOR LEASE**

**6022 San Jose Blvd.  
Jacksonville, FL 32217  
SAN JOSE WEST BLDG.  
HIGHLY VISIBLE  
DISTINCTIVE ARCHITECTURE**

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

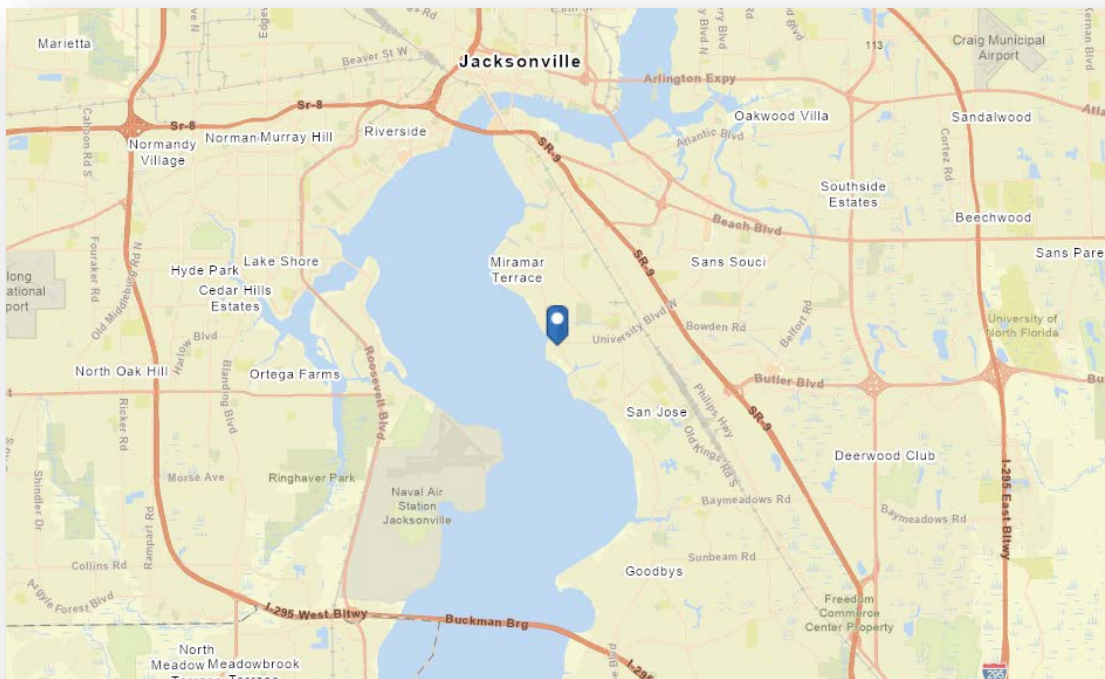
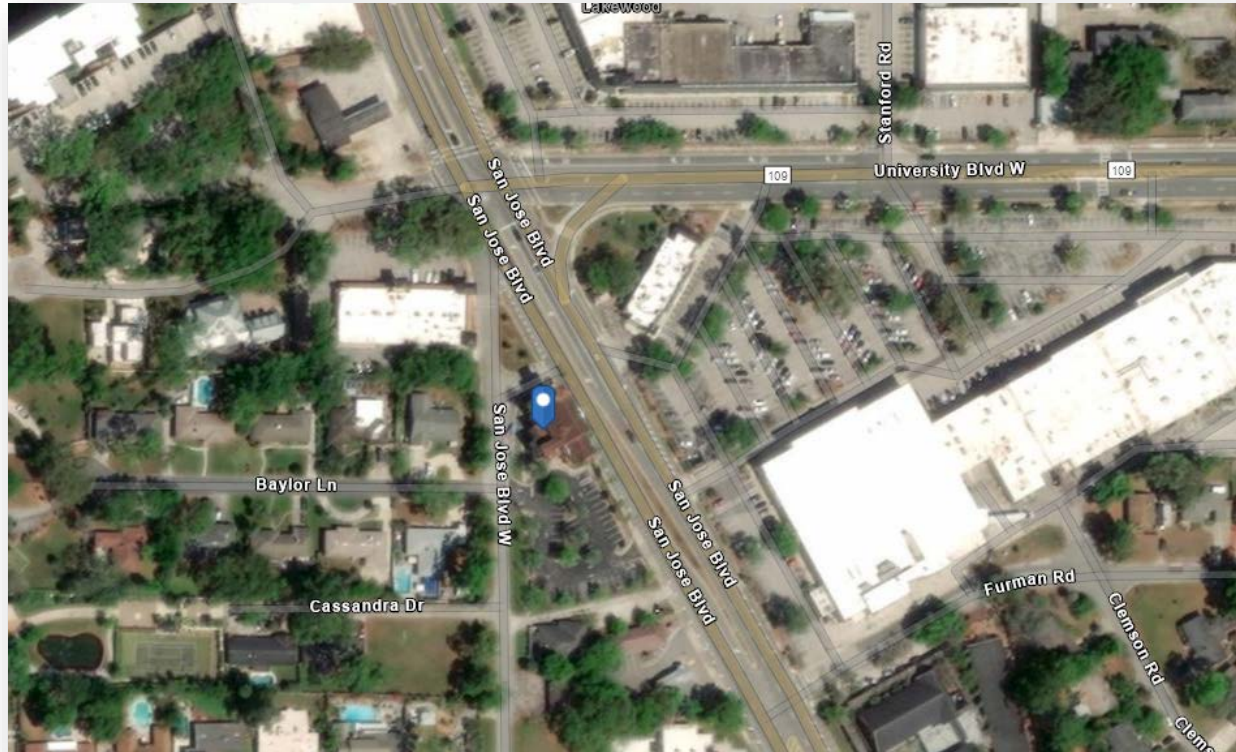


**6022 San Jose Blvd., Jacksonville, Florida 32217**

<b>Building Size &amp; Type:</b>	<b>10,124 +/- SF 3 Story Suburban Office Building.</b>
<b>Available Suites:</b>	<b>Suite 100-S / 1,765 RSF with Prominent Lobby Entrance. (Available 5-1-26)</b>
	<b>Suite 200 / 3,171 RSF Full Floor Space. (Available 2-1-26)</b>
<b>Base Rental Rates:</b>	<b>\$23.50 PSF Annually (FULL SERVICE).</b>
<b>Operating Expense/R.E. Tax Stop:</b>	<b>To be established by the actual operating expenses and real estate taxes for the calendar year 2026.</b>
<b>Parking:</b>	<b>Free. 41 Surface Spaces. First Come, First Serve. 4.19 Spaces per 1,000 SF of tenant space.</b>
<b>Location:</b>	<b>Located within a Highly Desirable Lakewood area near the Intersection of University Blvd. and San Jose Blvd.</b>
<b>Property Owner On-site:</b>	<b>Property Owner has their office in the building.</b>
<b>Property Management:</b>	<b>Professionally Managed by Weaver Realty Group. LLC.</b>
<b>Amenities:</b>	<b>Location offers easy access to Banking, Restaurants and Retail Services available in the Lakewood and San Marco areas.</b>
<b>Proximity:</b>	<b>In close proximity to the Downtown North &amp; South Banks, Southside, Mandarin and San Marco areas of Jacksonville. And short drive times to Multi-Family &amp; Single-Family housing in all price ranges.</b>

**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)**

**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.  
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)



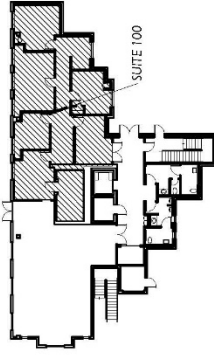
Existing Plan  
for:  
**The San Jose West  
Building**

6022 San Jose Blvd.  
Jacksonville, Florida 32207

ARCHITECTURAL SERVICES:

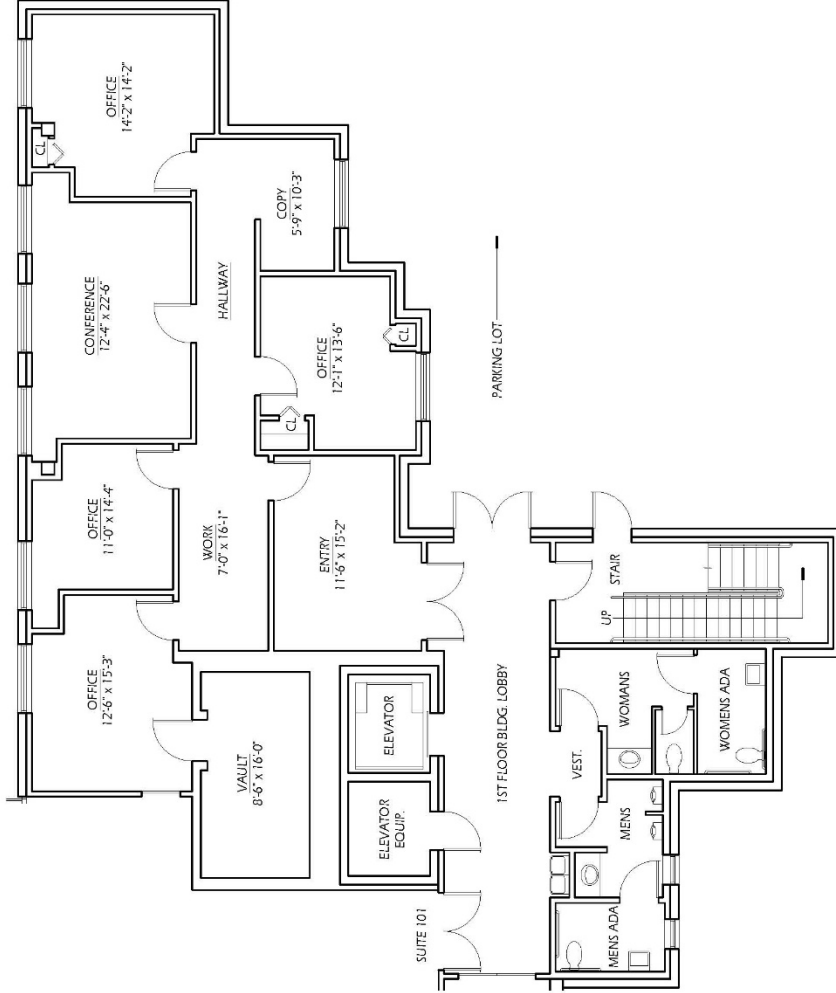


**MICHAEL BLAKE ARCHITECTS, LLC**  
904 Margaret Street  
Jacksonville, Florida 32204  
904.584.1800  
M.B.A. Reg. No. AR 96125



SUITE 100

**1ST FLOOR PLAN**



**EXISTING PLAN  
SUITE 100**  
1/8" = 1'-0"



**1** OF 1  
12.5.2025



