



Garnett Commercial Real Estate, Inc.  
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 Florida Licensed Real Estate Broker

  
 GARNETT  
 COMMERCIAL  
 REAL ESTATE, INC.

**OFFICE SPACE  
 FOR LEASE**

**10365 Hood Road South  
 Unit 203  
 Jacksonville, FL 32257**



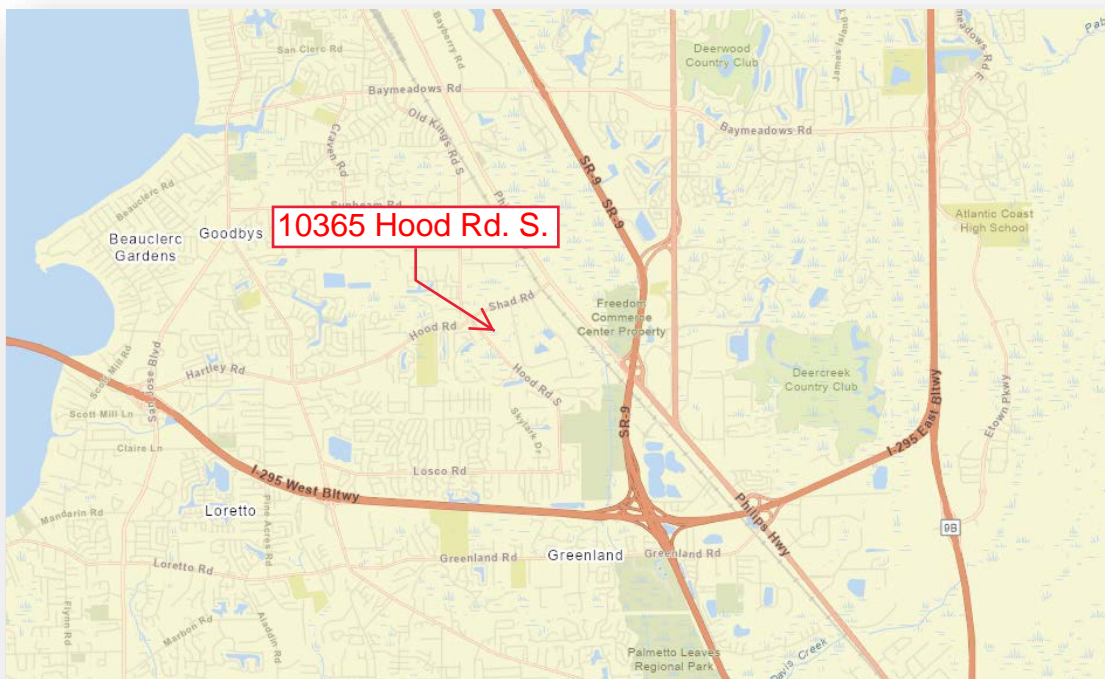
**Venture Professional Center  
10365 Hood Road South  
Unit 203  
Jacksonville, Florida 32257**

<b>Building Type:</b>	<b>Two Story Office Condominium Units.</b>
<b>Location:</b>	<b>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.</b>
<b>Unit Size:</b>	<b>1,600 SF / Unit 203</b>
<b>Available Date:</b>	<b>April 1, 2026</b>
<b>NNN Base Rent:</b>	<b>\$2,500.00 per month (includes NNN Base Rent and CAM Charges)</b>
<b>Tenant Direct Expenses:</b>	<b>Utilities, Janitorial and Communications expenses.</b>
<b>Parking:</b>	<b>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.</b>
<b>Signage:</b>	<b>Exterior Building Entry Signage available at Tenant's expense. Subject to adherence of Duval County Sign Ordinance and approval from the Condominium Association.</b>
<b>Property Management:</b>	<b>Attentive Local Based Property Management provided by Weaver Realty Group, LLC.</b>

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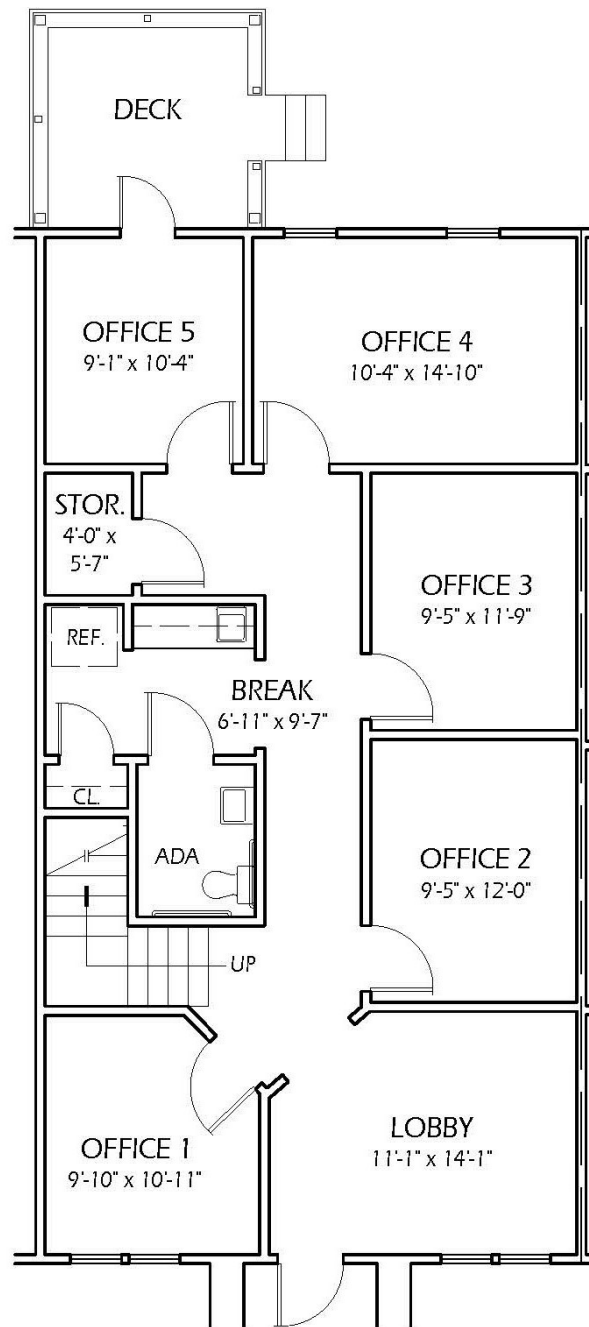
**Disclaimer: Details herein are believed to be correct; however, it is subject to errors, omissions, price change or withdrawal without notice.**







**SUITE 203 FLOOR PLAN / 1,600 SF ON TWO FLOORS**  
**FIRST FLOOR**



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**SUITE 203 FLOOR PLAN  
SECOND FLOOR**

