



Garnett Commercial Real Estate, Inc.

7807 Baymeadows Road East

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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

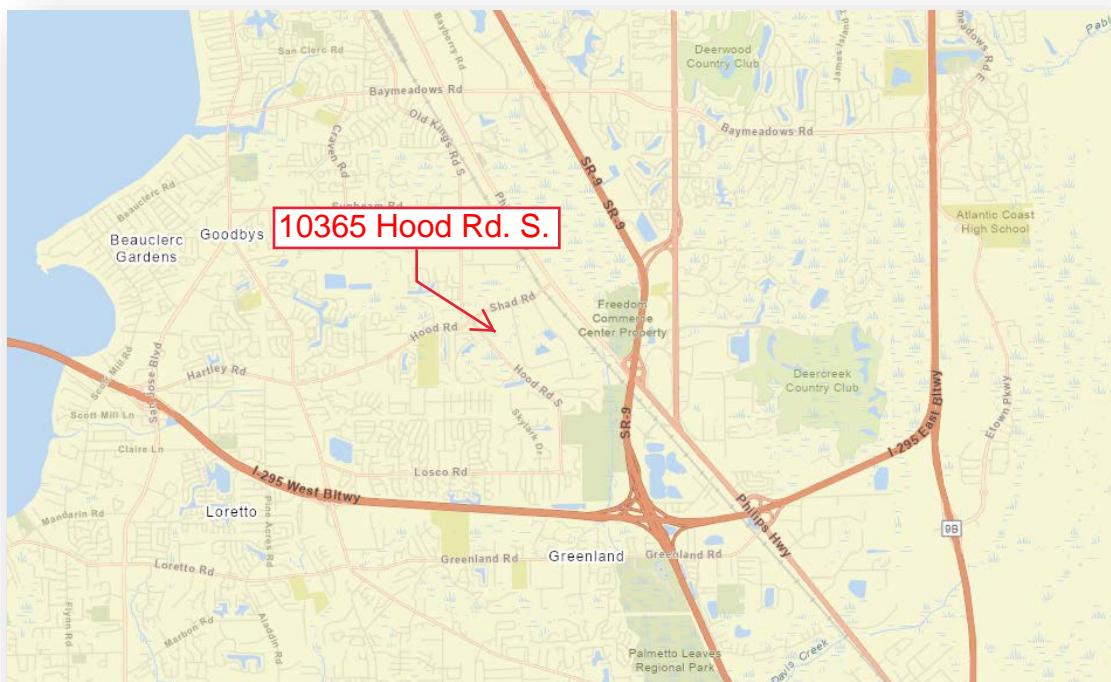
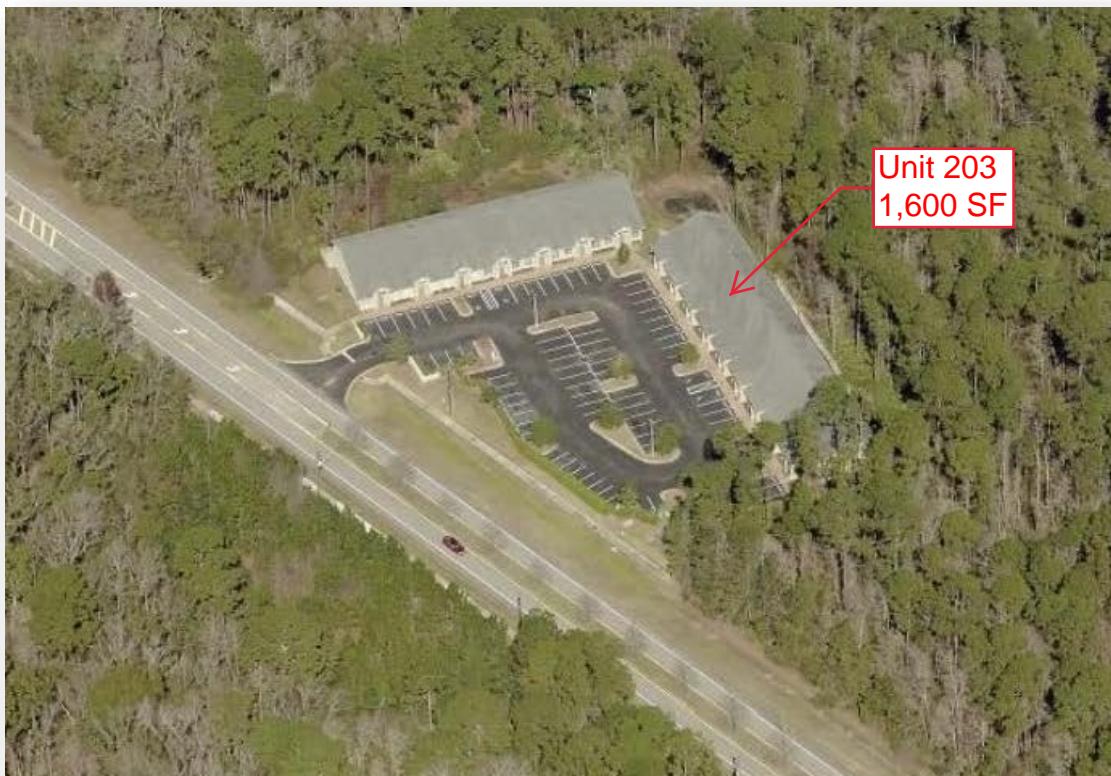


Venture Professional Center
10365 Hood Road South
Unit 203
Jacksonville, Florida 32257

Building Type:	Two Story Office Condominium Units.
Location:	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.
Unit Size:	1,600 SF / Unit 203
Available Date:	April 1, 2026
Modified Gross Base Rent:	\$2,500.00 per month (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.
Property Management:	Attentive Local Based Property Management provided by Weaver Realty Group, LLC.

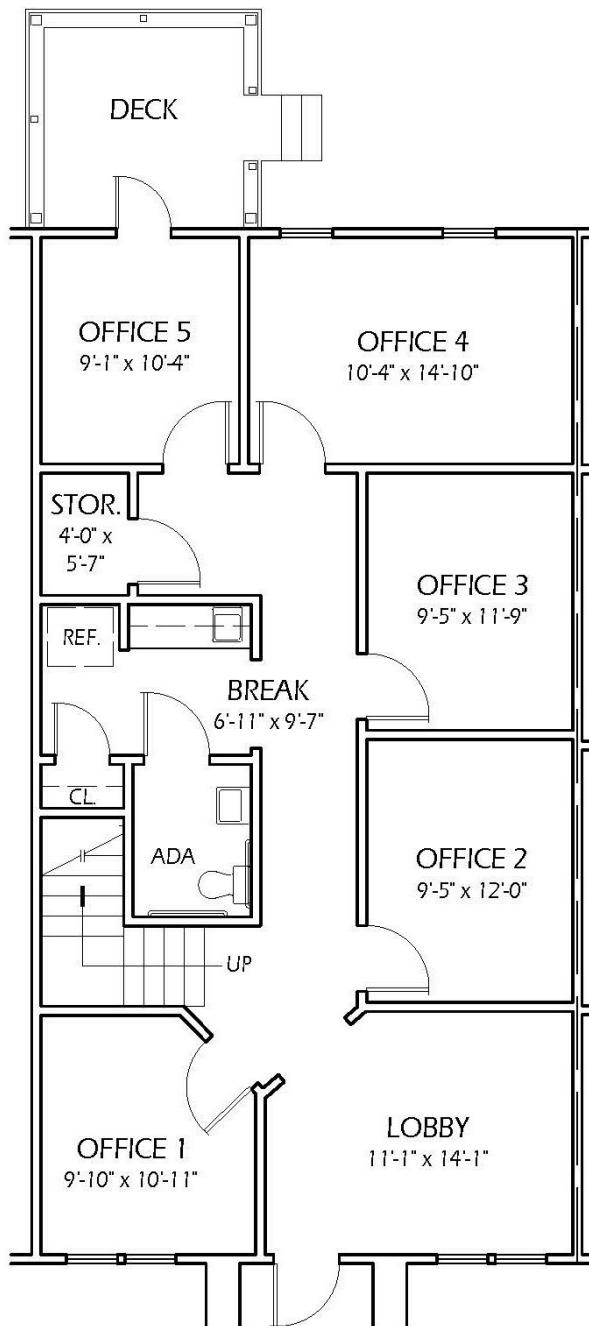
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Disclaimer: Details herein are believed to be correct; however, it is subject to errors, omissions, price change or withdrawal without notice.





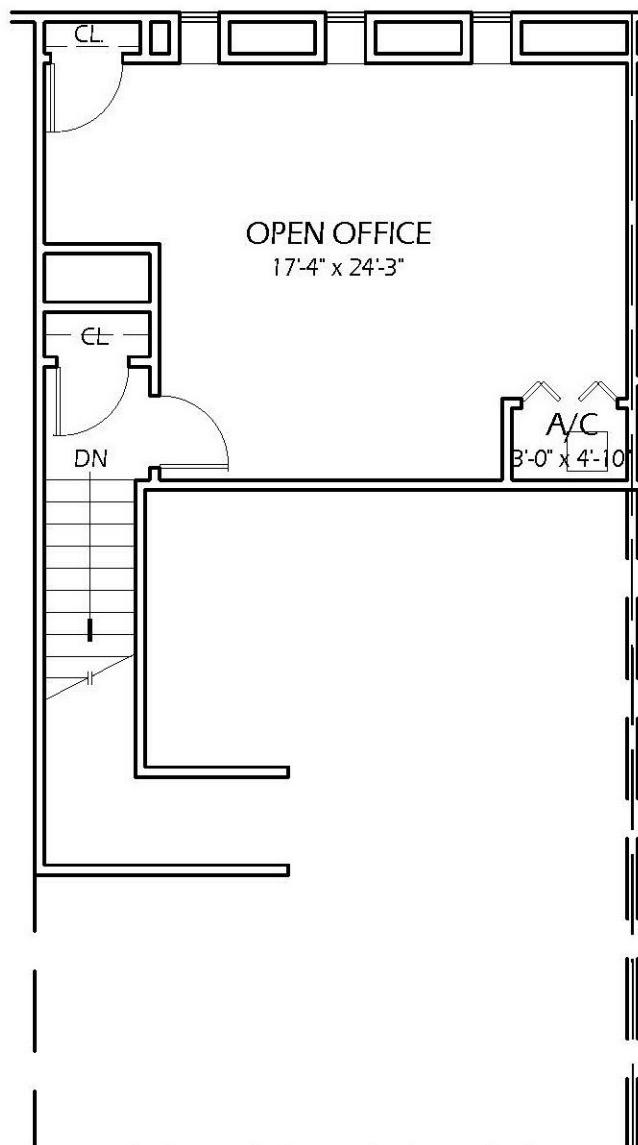
SUITE 203 FLOOR PLAN / 1,600 SF ON TWO FLOORS
FIRST FLOOR



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**SUITE 203 FLOOR PLAN
SECOND FLOOR**



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