

# ± 2300 SF PROFESSIONAL OFFICE SUITE

3197

CORTEZ RD.

**SUITE 1**

JACKSONVILLE  
FLORIDA, 32246



FOR LEASE | CONTACT BROKER FOR DETAILS

SAMUEL GASLIN • 904.505.5282 | JORDAN CACHO • 407.721.0602





# HIGHLIGHTS

- Great location and easily accessible to I-95 (.25 Mi)
- Located off of Beach Blvd & St. Johns Bluff Rd.
- Spacious and flexible
- High growth area
- Move-in ready



## PROPERTY DETAILS

LEASE RATE:	CONTACT BROKER
BUILDING SIZE:	±4,500 SF
AVAILABLE SPACE:	±2,300 SF
LAND SIZE:	0.58 ACRES
ZONING:	CO
YEAR BUILT:	2008
SIGNAGE:	YES

## MOVE IN READY OFFICE FOR LEASE

Move in ready office space just off of 295 and Beach Blvd. This corner unit is equipped with a reception area, two private offices, open work areas, bathroom, break room and storage closet. The layout is very efficient and has a ton of windows allowing natural light to shine into the space. Property sits on over half an acre and has its own parking lot directly in front of the suite offering 7 parking spots.

OFFERED BY:



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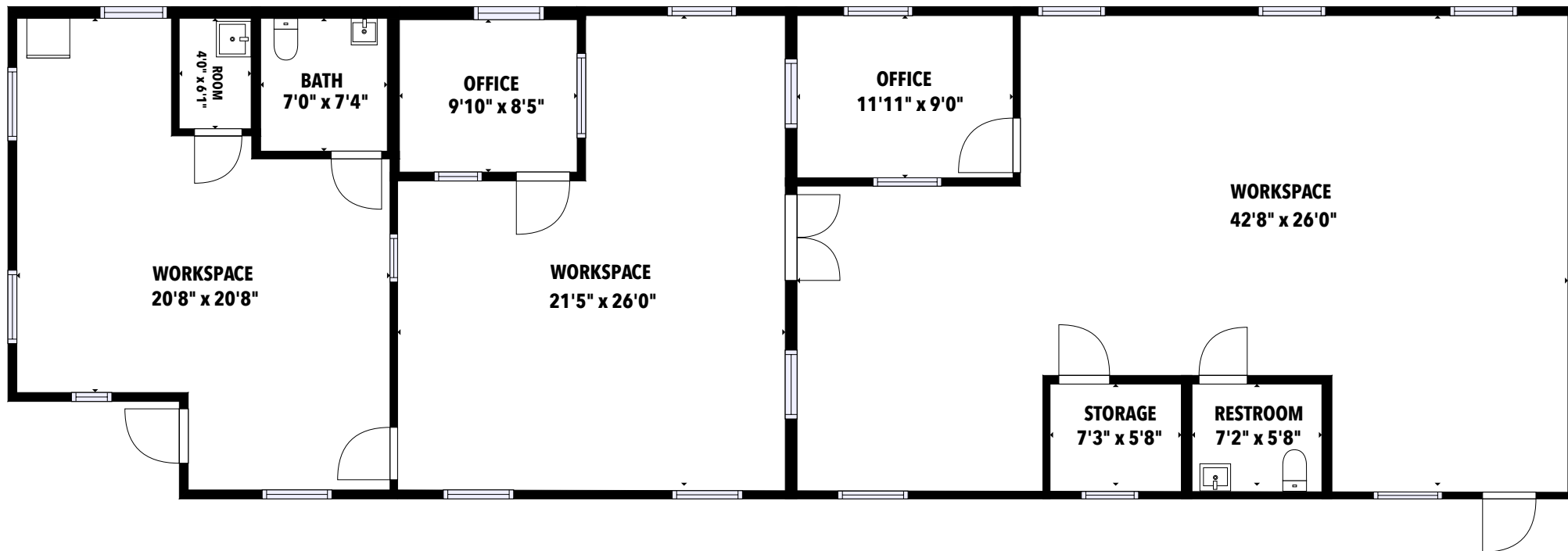
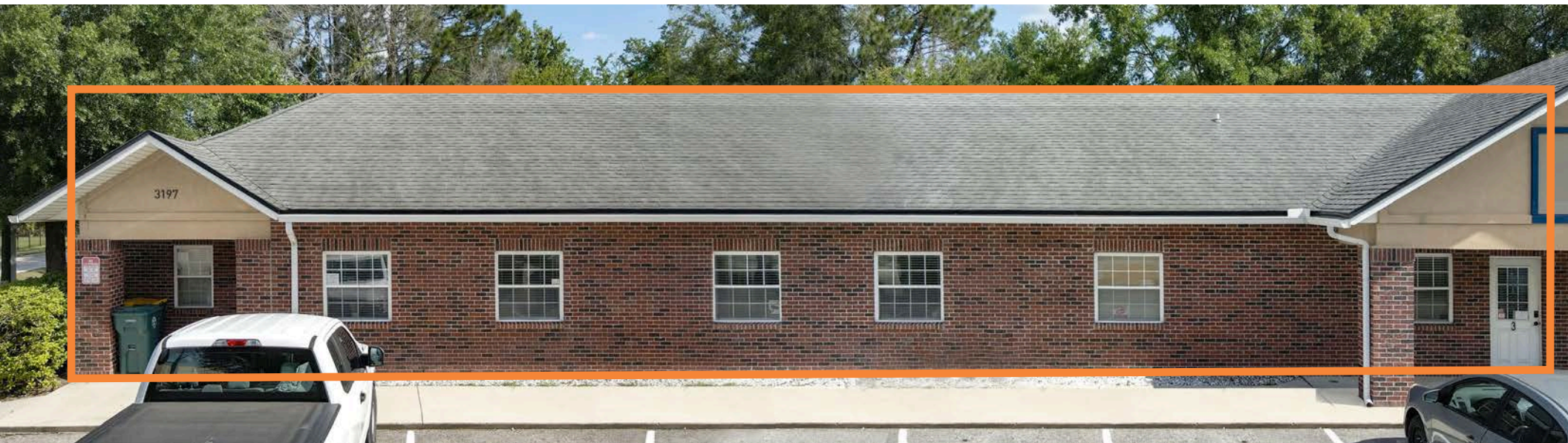


# AERIAL





# SUITE 1 | 2,300 SF



# SUITE 1 | 3D LAYOUT



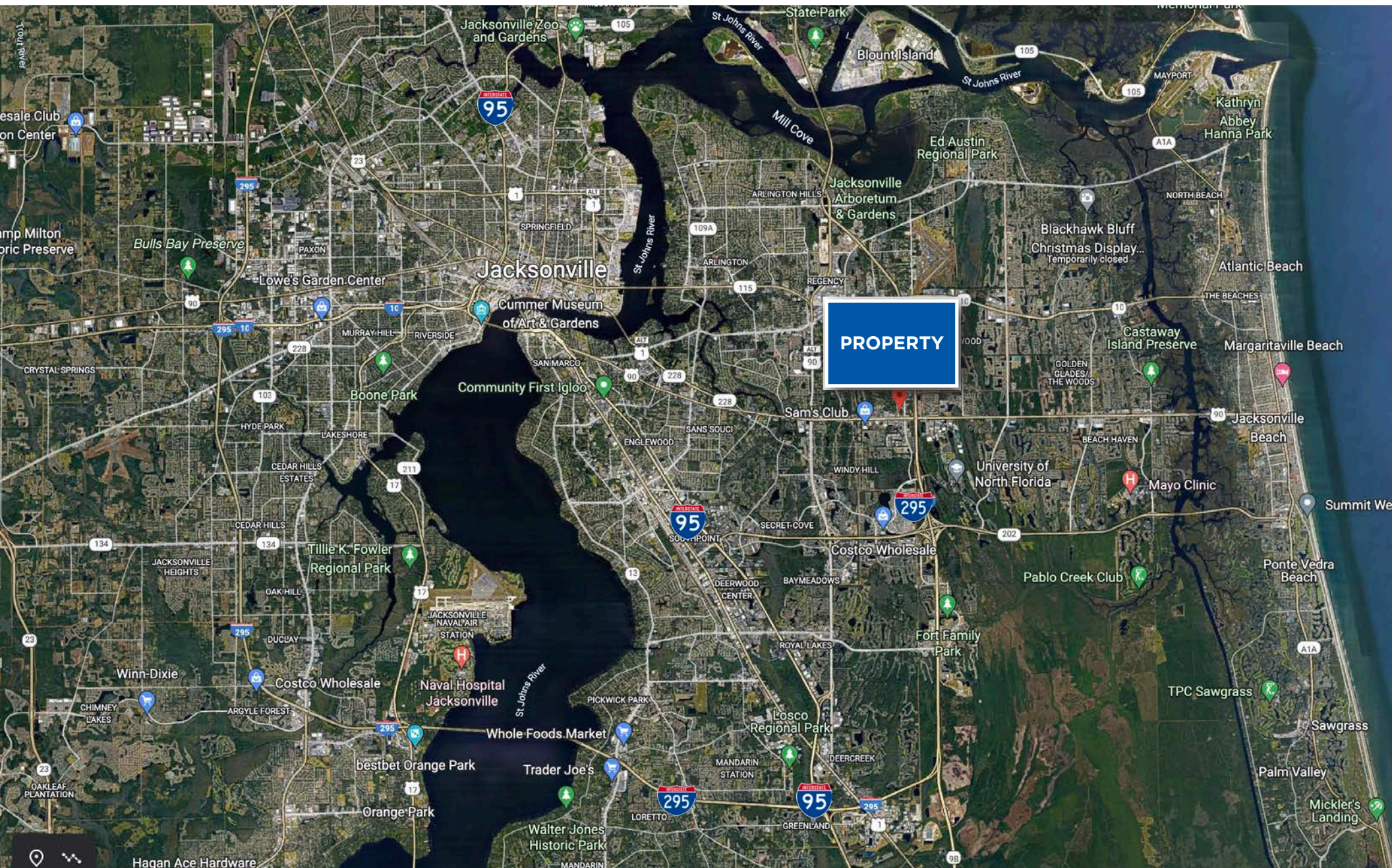


# INTERIOR PHOTOS





# AERIAL LOCATION



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# LOCAL POINTS OF INTEREST







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