



## **BLDG 300 - UNIT 311**

12276 San Jose Blvd, Jacksonville, FL 32223



**KJ Parikh**

US REALTY HUB LLC

7635 ashley park Ct, Suite 503, Orlando, FL 32835

[parcocorp@gmail.com](mailto:parcocorp@gmail.com)

(850) 679-5850



## BLDG 300 - UNIT 311

\$22.50 /SF/YR

Jax Professional Offices Business Park offers a modern, well-maintained office environment in the heart of Mandarin, one of Jacksonville's most desirable business corridors. This professional complex is designed for flexibility, accommodating medical, professional, and service-oriented businesses. The property boasts excellent visibility and connectivity, with quick access to I-295, I-95, San Jose Boulevard, SR-13, Racetrack Road, and St. Johns County. Surrounded by vibrant retail, dining, and essential amenities, the location ensures convenience for both employees and clients. Recently updated...

- Prime Mandarin location with exceptional connectivity to major highways.
- Professional office park setting with strong curb appeal.
- Recently renovated interiors including new paint, lighting, and internet wiring.
- Close proximity to restaurants, retail, and essential services.
- Zoned for office, medical, and service business use.



Rental Rate:	\$22.50 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area:	18,500 SF
Year Built:	2002
Walk Score ®:	42 (Car-Dependent)
Transit Score ®:	23 (Minimal Transit)
Rental Rate Mo:	\$1.88 /SF/MO

1st Floor Ste 311

Space Available	1,226 SF
Rental Rate	\$22.50 /SF/YR
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	2 - 5 Years

Suite 311 offers a functional and inviting layout designed for productivity. The space includes four private offices, a large conference room, and a welcoming reception area. A kitchenette equipped with a refrigerator and microwave adds convenience, while an ADA-compliant restroom ensures accessibility. The suite is internet-ready with data connections in all offices, making it ideal for professional, medical use or other services business.

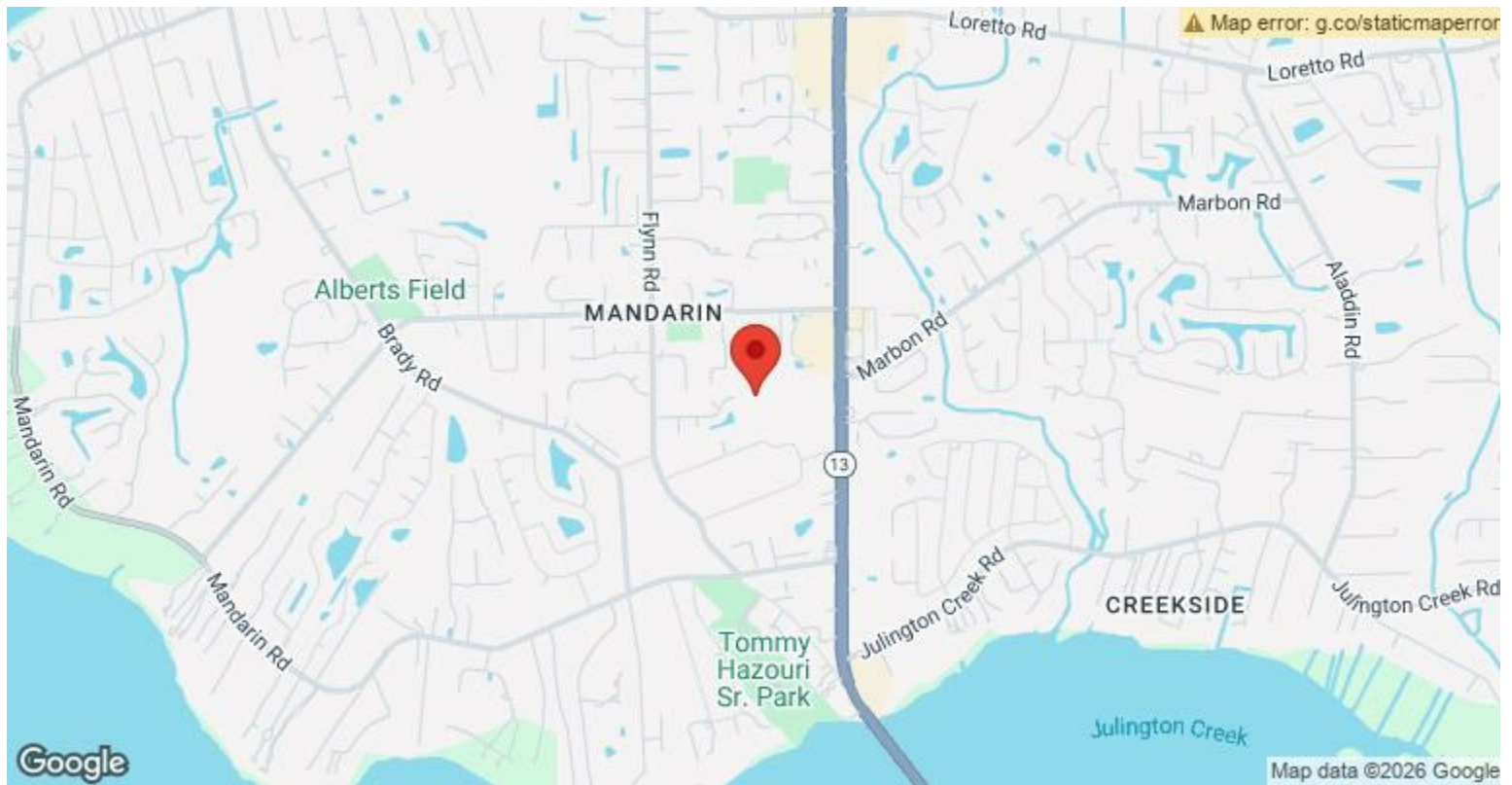
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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Comfort Keepers	-	
Integrated Financial Strategies	-	
JR Dental	-	
Keyseries, LLC	-	
Primerica	-	
Retirement Solutions	-	
Specialists		
Signal South	-	
Soul Spa	-	
Vaikuntam Realty Group	-	





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**TOTAL GROSS RENT \$2,299/MO - NO CAM OR OTHER FEE**

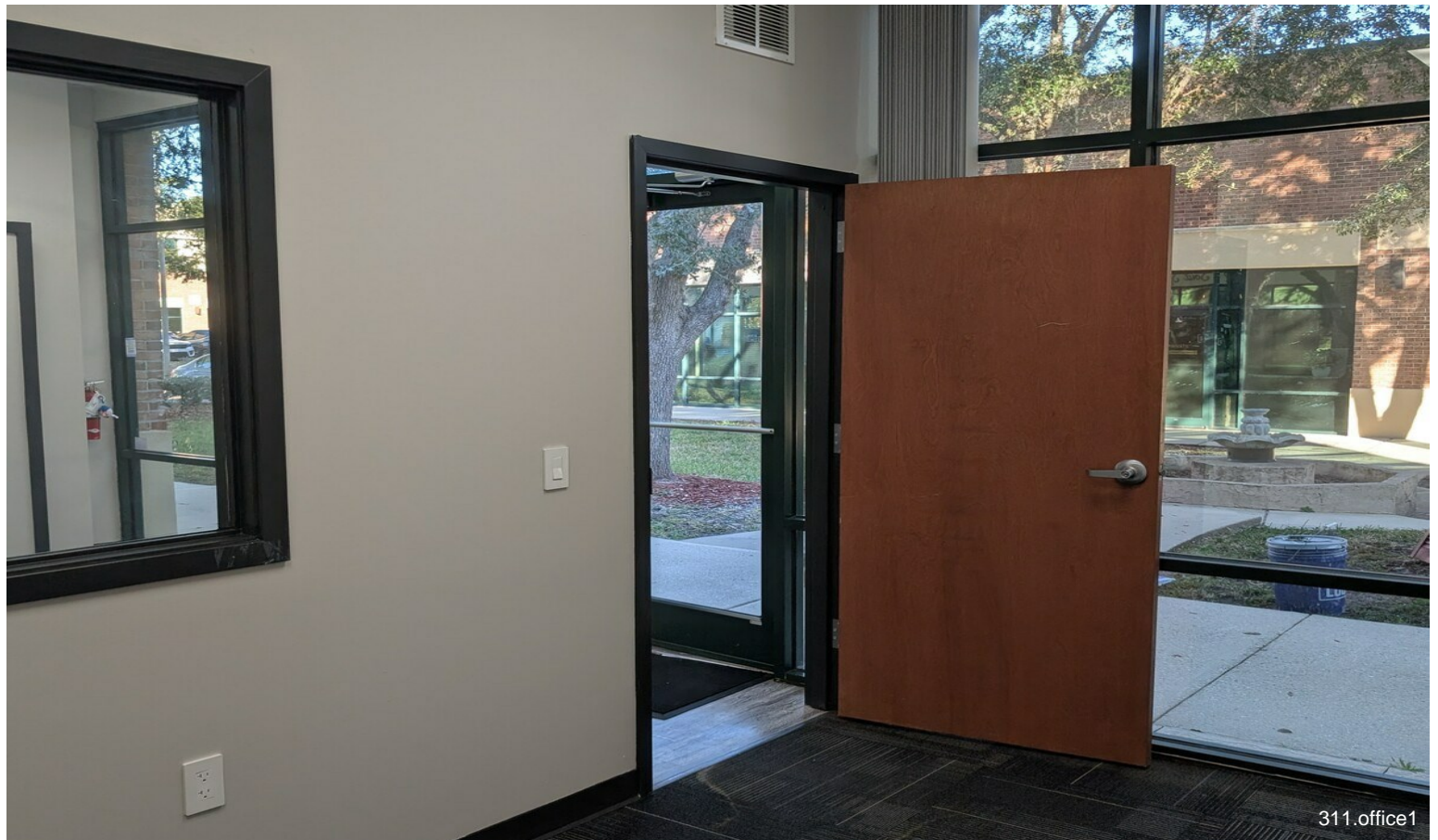
Tenant pays Electric, Internet and Janitorial

## Property Photos



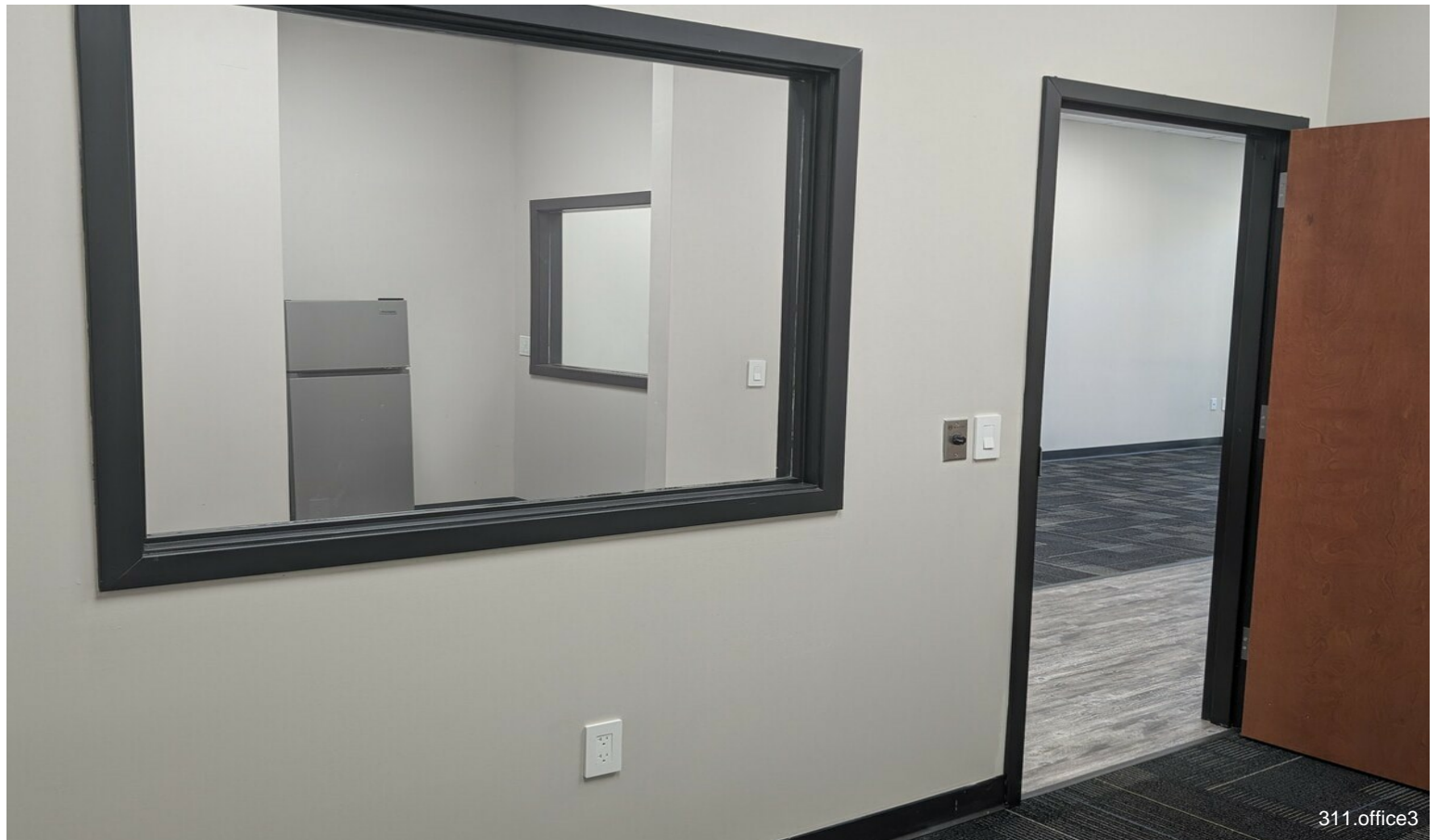
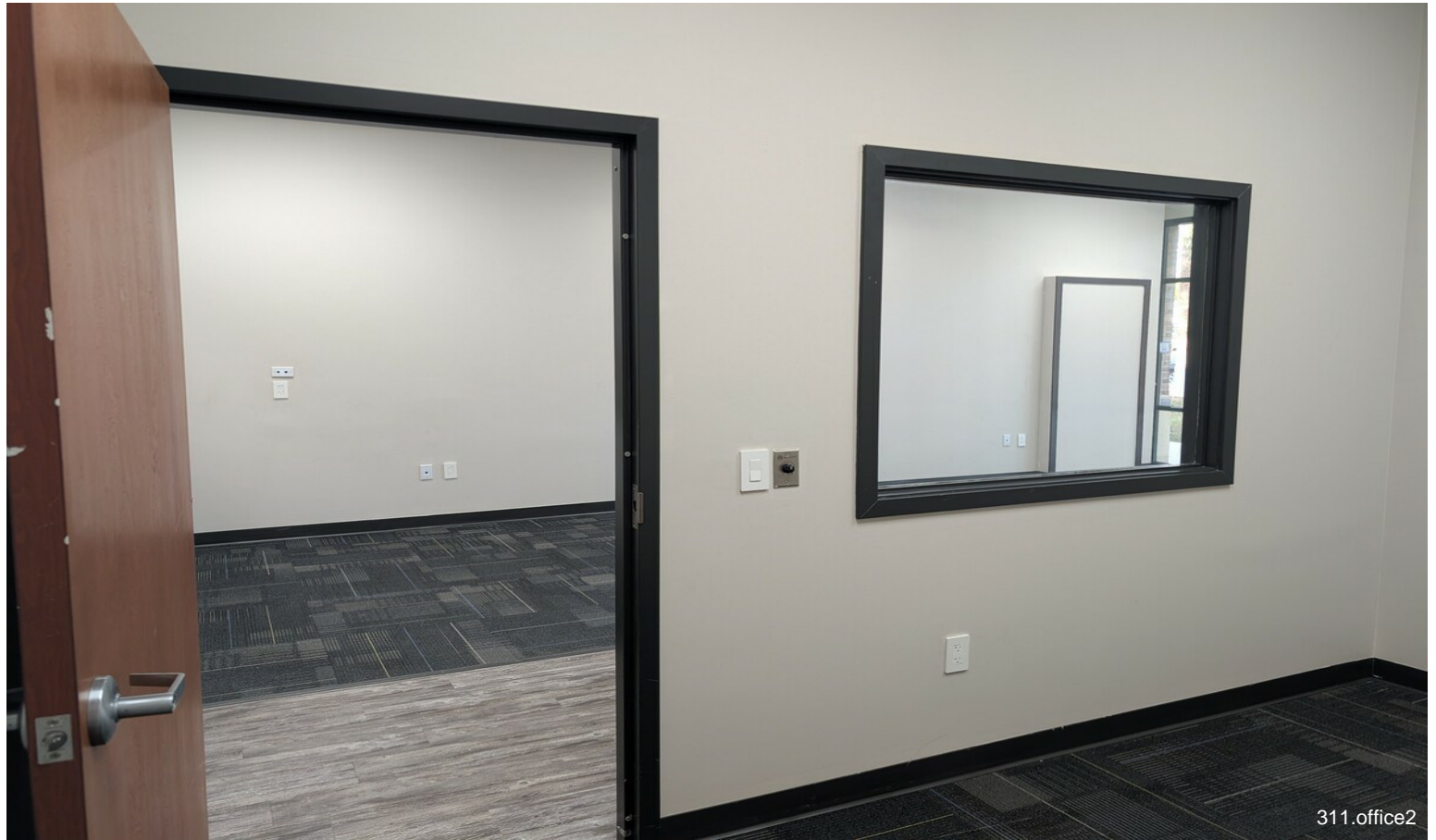


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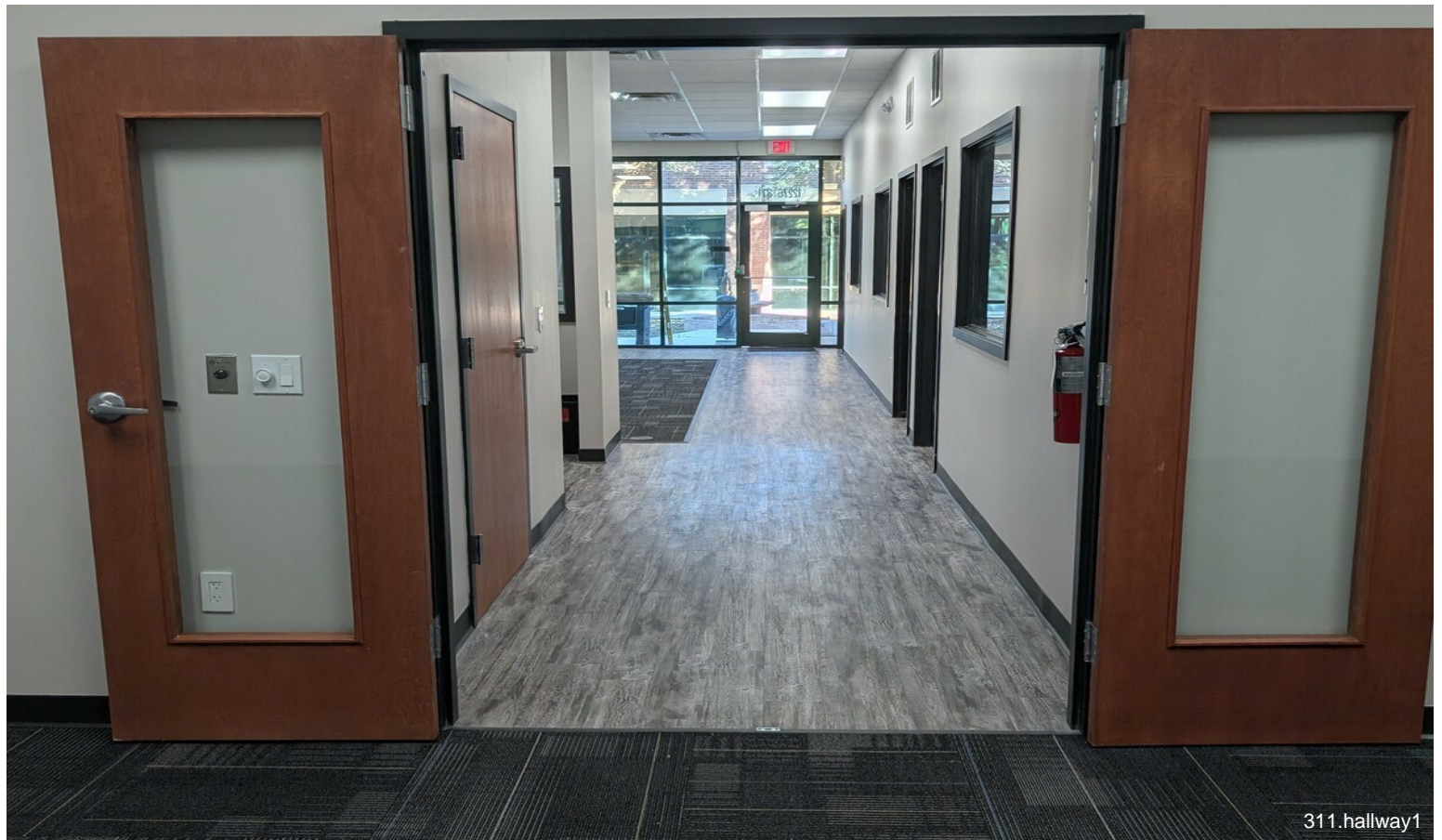


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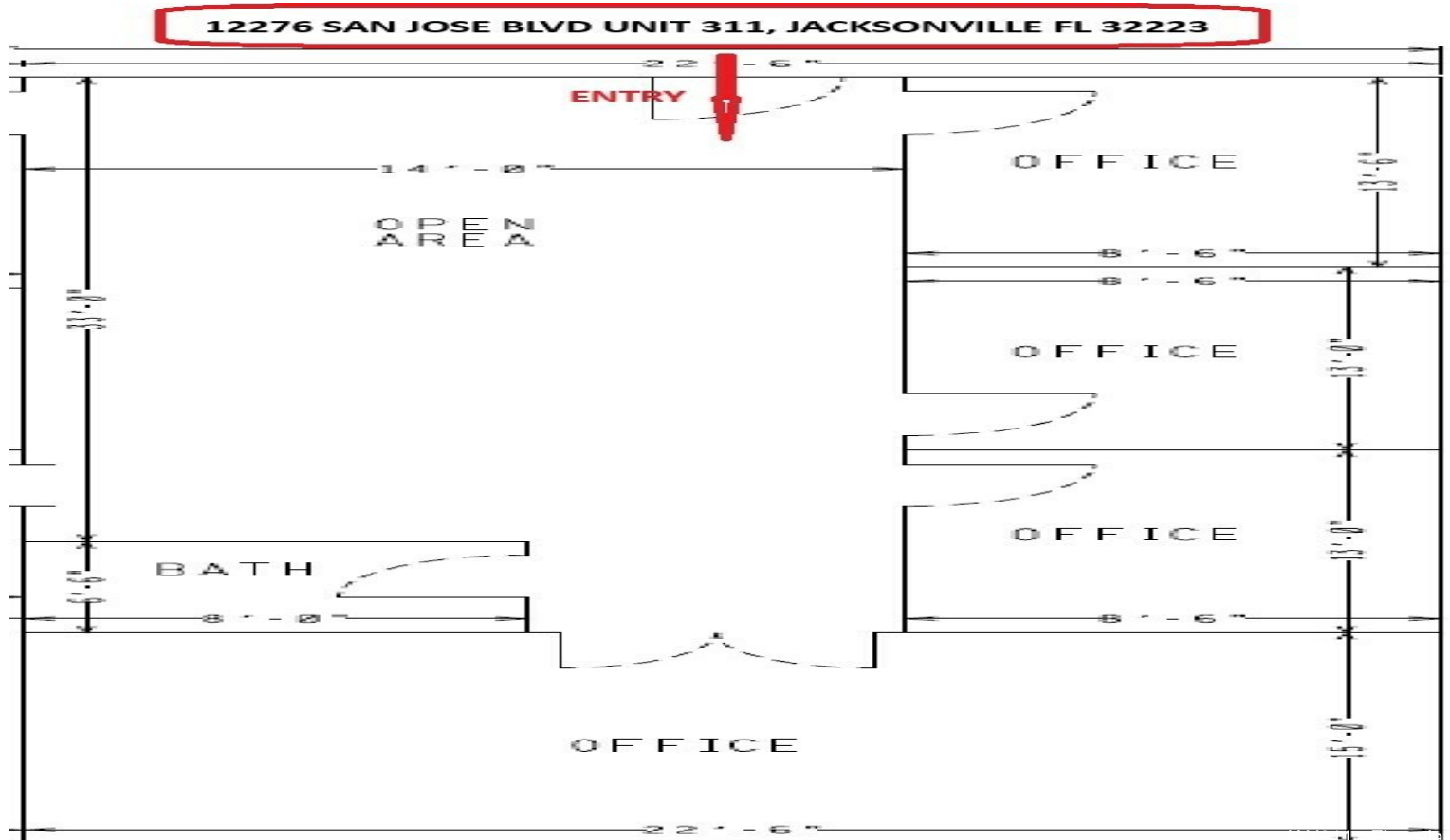




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