

BLDG 300 - UNIT 311

Presented By:
US REALTY HUB LLC

12276 San Jose Blvd, Jacksonville, FL 32223



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Property Details

Building 300 - Suite 311

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 with fresh paint, upgraded lighting, and enhanced internet wiring, the building combines curb appeal with functionality, making it an ideal choice for businesses seeking a turnkey solution in a thriving area.

1Yrs - 5Yrs Lease - \$22/SFT/YR - Gross rent \$2,247.66/MO - Tenant pays Utilities - Electric, Water/Sewer and Internet (Annual rent escalation - 3%)
NO CAM or other fees | Tenant pays Janitorial | NO SUBLET ALLOWED
Also available for 6Mo - 1Yr Lease - Gross rent \$2,999/MO - Landlord pays Utilities - Electric, Water/Sewer and Internet (No rent escalation)

The property co-owner is a Florida licensed real estate agent #SL3475647

Price: \$22.00 /SF/YR

- 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.

View the full listing here: <https://www.loopnet.com/Listing/12276-San-Jose-Blvd-Jacksonville-FL/38346398/>

Rental Rate:	\$22.00 /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:	\$1.83 /SF/MO

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Listing space

1st Floor Ste 311

Space Available:	1,226 SF
Rental Rate:	\$22.00 /SF/YR
Date Available:	Now
Service Type:	Full Service
Built Out As:	Standard Office
Space Type:	Relet
Space Use:	Office
Lease Term:	1 - 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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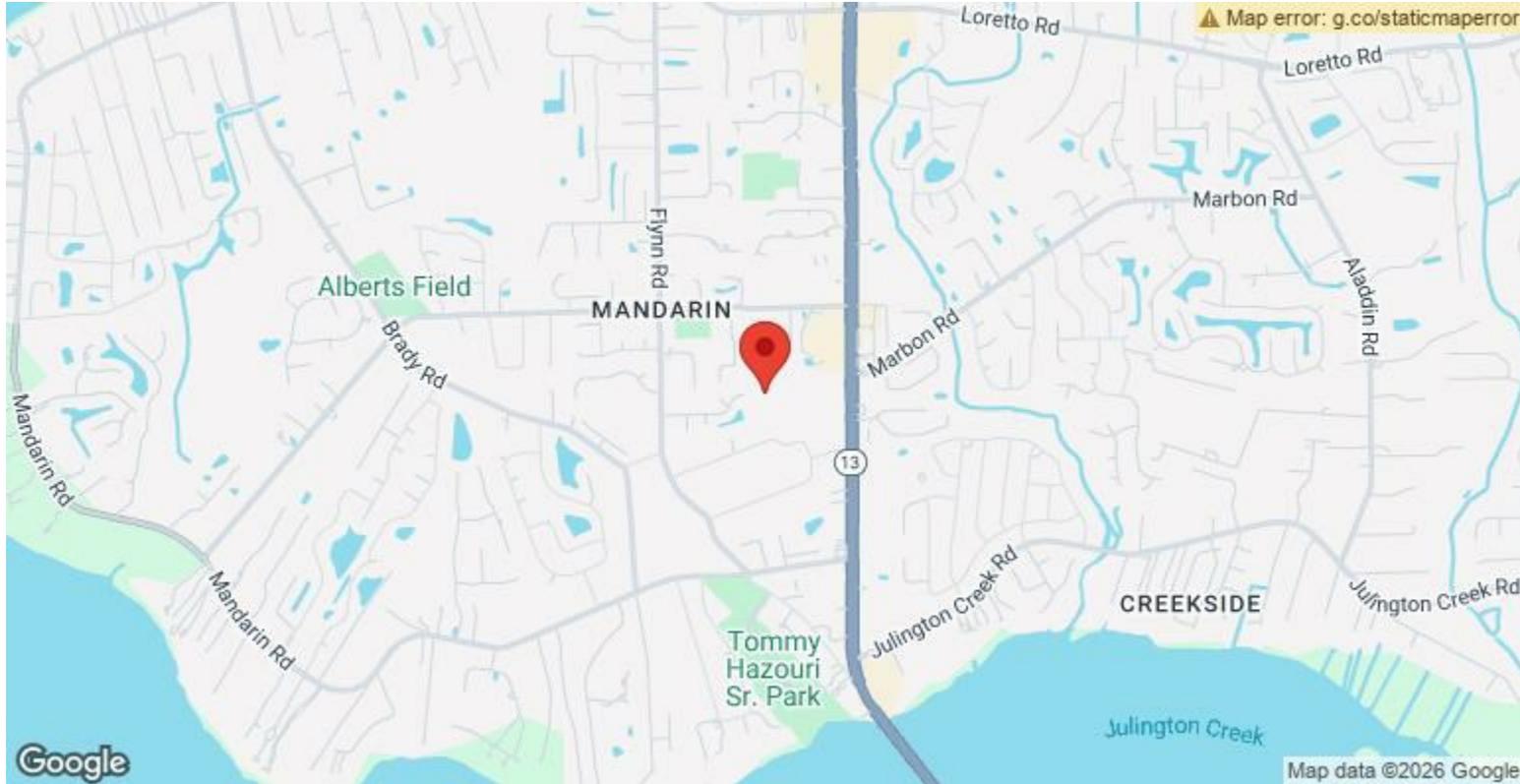
Major Tenant Information

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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Location



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Property Photos



Exterior - RIGHT

12276 SAN JOSE BLVD, JACKSONVILLE, FL 32223
OFFICE FOR LEASE
SUITE - 311 | GROSS - \$22.00/SF/YR OR \$2,247.66/MO | 1226 SFT

- Jax Professional Offices Business Park - JAXOFFICES - Building 300
- Zoned for Office, Medical and Service business
- Designed to accommodate a range of business needs
- Prime Mandarin Location. Move-in ready. Modern Ground-Level Office Suite
- Easy access to I-295, I-95, San Jose Blvd, SR-13, Racetrack Rd, and St. Johns County
- Surrounded by restaurants, shops, and essential amenities
- Recently renovated - Paint, Kitchenette, Lights, Rewired for Internet, Refrigerator, Microwave
- Open floor plan : 4 Offices, Reception, Conference Room, Kitchenette, LVP, Carpet tiles
- ADA-Complaint restroom

CONTACT: KJ Parikh
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US Realty Hub LLC | 7435 ASHLEY PARK COURT SUITE 503 ORLANDO Florida 32835 | Lic # CQ1039675
The property is listed by Owner and/or Manager. All information provided above was obtained from verified sources and is believed to be accurate; however, it should be independently verified. The property may be withdrawn from the market at any time without notice. Ask contact for listing status.

prl.jax311.flyer4lease.costar.v6

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Property Photos



311.frontentry1



311.openroom1

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Property Photos



311.openroom2



311.openroom3

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Property Photos



311.openroom4



311.openroom5

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Property Photos



311.openroom6



311.office1

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Property Photos



311.office2



311.office3

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Property Photos



311.confroom1



311.openroom7

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Property Photos



311.openroom8



311.openroom9

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311.openroom10



311.openroom11

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Property Photos



311.kitchennete1



311.kitchennete2

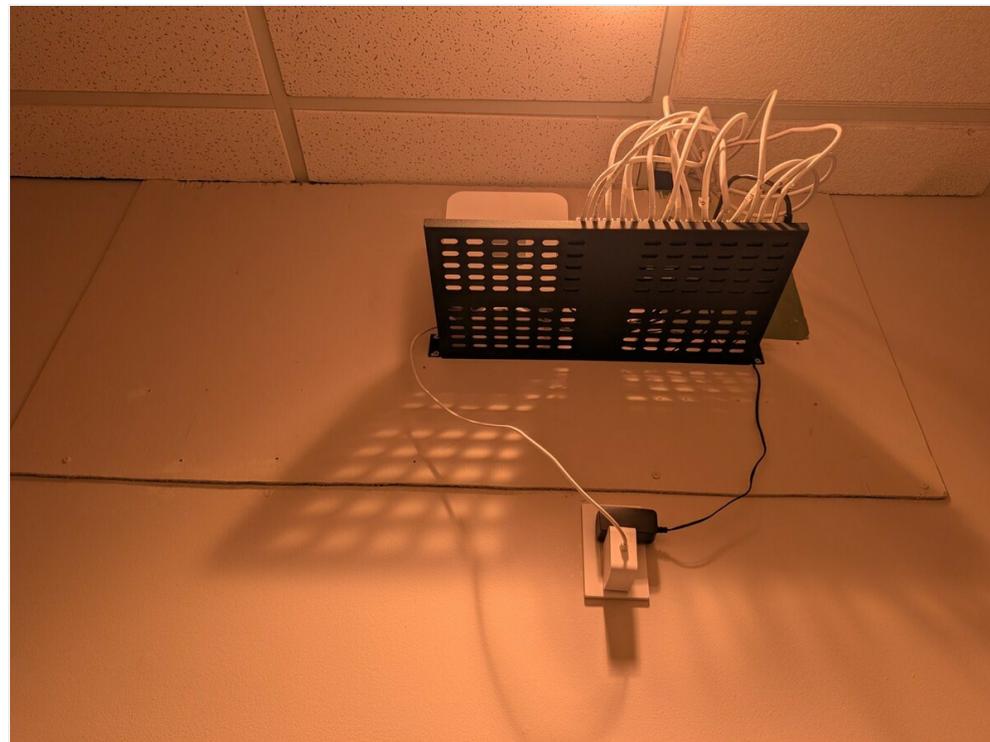
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Property Photos



311.Xbathroom1



311.closet1

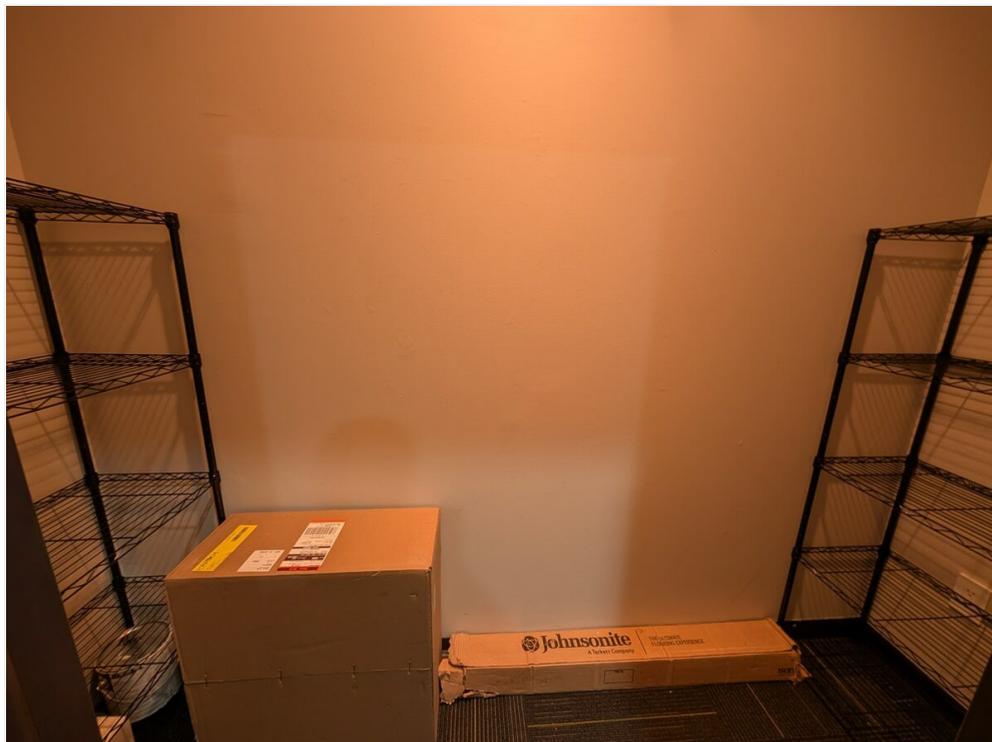
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Property Photos



311.closet2



Exterior - SIDEWALK

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Siteplan

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