

**12276 SAN JOSE BLVD, SUITES 311 & 312  
JACKSONVILLE, FL 32223**

**OFFICE CONDO  
FOR LEASE**



**Suites 311 & 312**

**2,750 Square Feet**

**Rent: \$20/SF/yr + \$6.73/SF/yr NNN**

**Suites 311 & 312 are move-in ready and can be demised into two separate 1,375 Sf spaces. The property currently features 9 large private offices, 2 large open areas, a conference room, 2 private ADA-complaint restrooms, storage closets, and a break area with a full kitchenette.**

- **Excellent location offering easy access to St. Johns County, I-295, I-95, San Jose Blvd, SR-13, and Racetrack Rd.**
- **Open floor plan featuring 9 private offices.**
- **Large breakroom equipped with kitchenette.**
- **ADA-compliant restrooms.**
- **\$6,125.63/mo + Sales Tax**

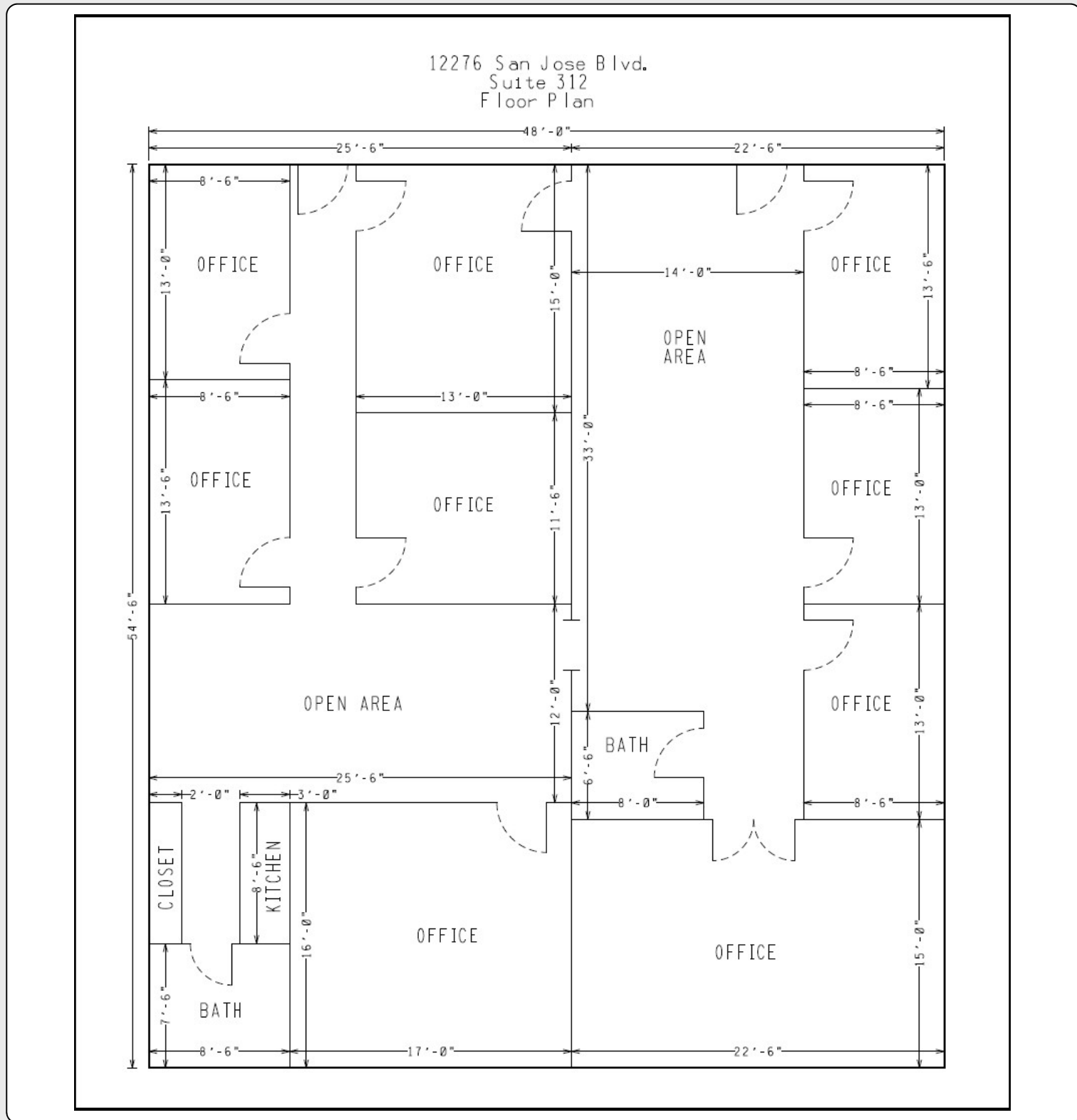
**Eric Akers, Broker**

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**The information contained herein was obtained from reliable sources and is believed to be accurate. All information presented should be verified. All or part of the property may be withdrawn from the market at any time without notice.**



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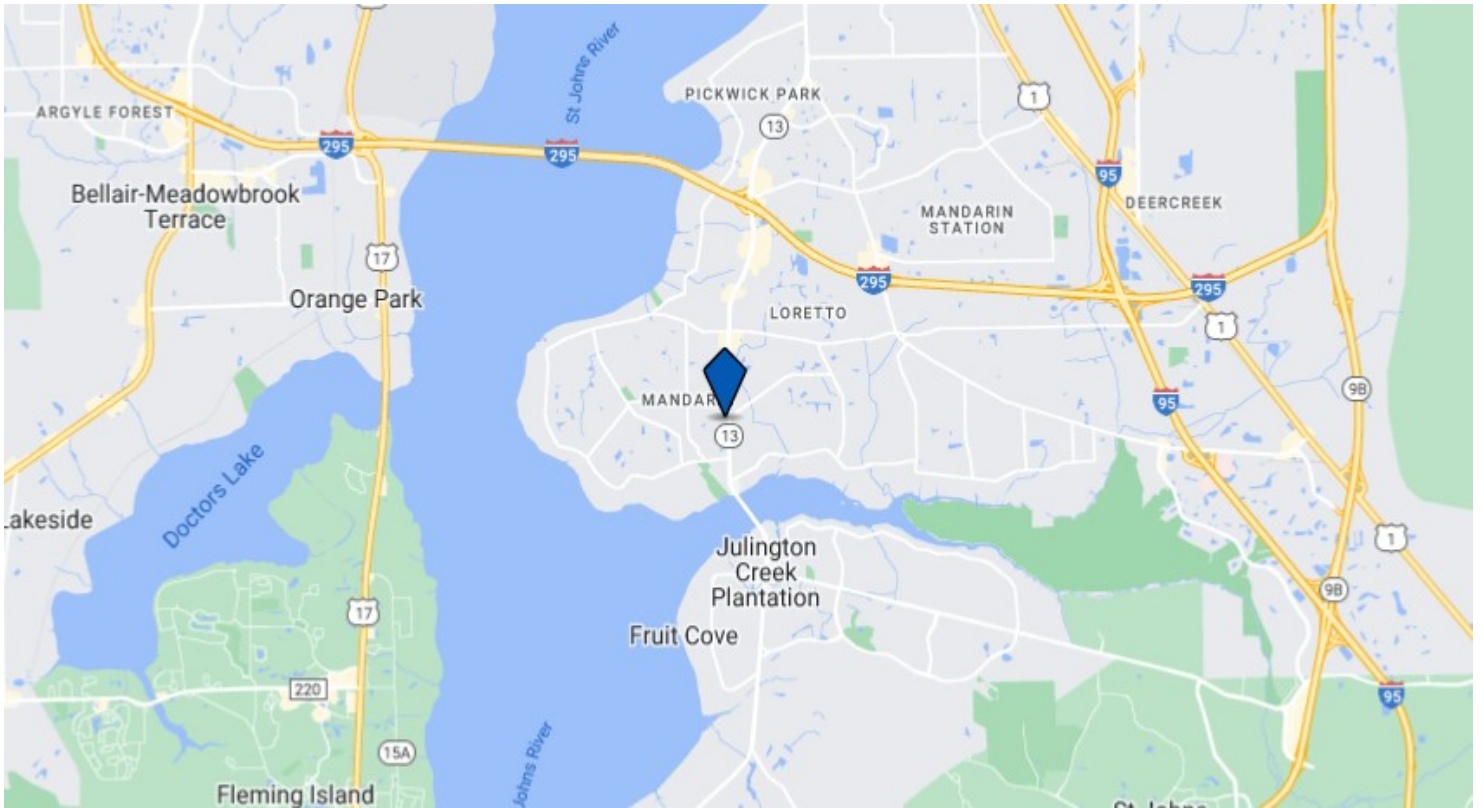
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PHOTOS &  
LOCATION MAP



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