

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

**OFFICE SUITE
FOR LEASE**



Suites 311 & 312

1,226—2,750 Square Feet

\$16.50/sf/yr + \$6.73 NNN

Suites 311 & 312 are move-in ready and can be demised into two separate spaces. Suite 311 is 1,226 SF and features 3 private offices, one large open area, a conference room, and an ADA-Compliant restroom. Suite 312 is 1,523 SF and features 5 private offices, one large open space, a full kitchenette, and an ADA-compliant restroom equipped with a shower.

- Excellent location offering easy access to St. Johns County, I-295, I-95, San Jose Blvd, SR-13, and Racetrack Rd.
- Restaurants and shopping nearby.
- Open floor plan
- Private offices

Andrew S. Akel, Broker

Phone: (904)708-2714

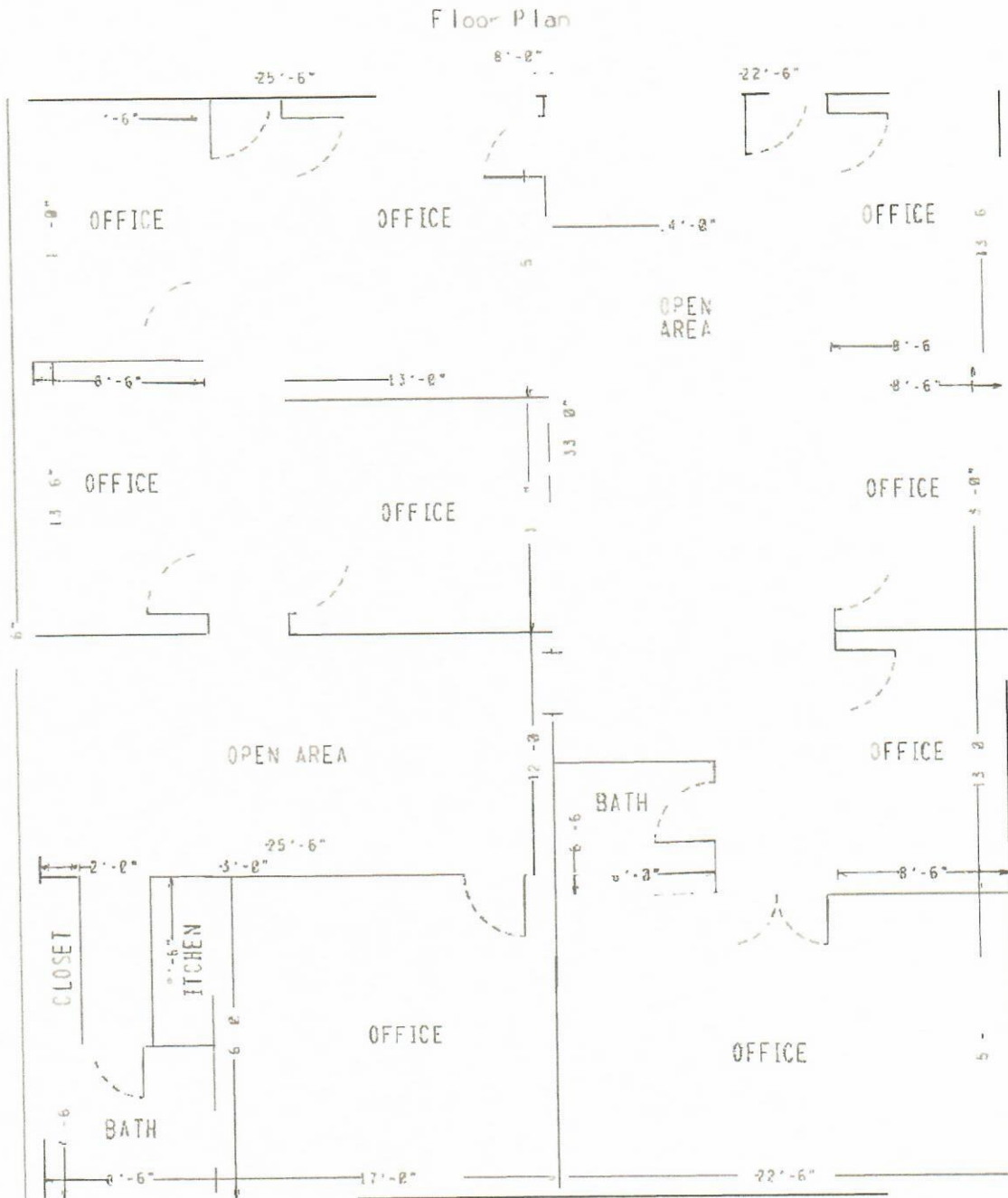
andyakel@antrarealty.com



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 All or part of the property may be withdrawn from the market at any time without notice.

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FLOOR PLAN



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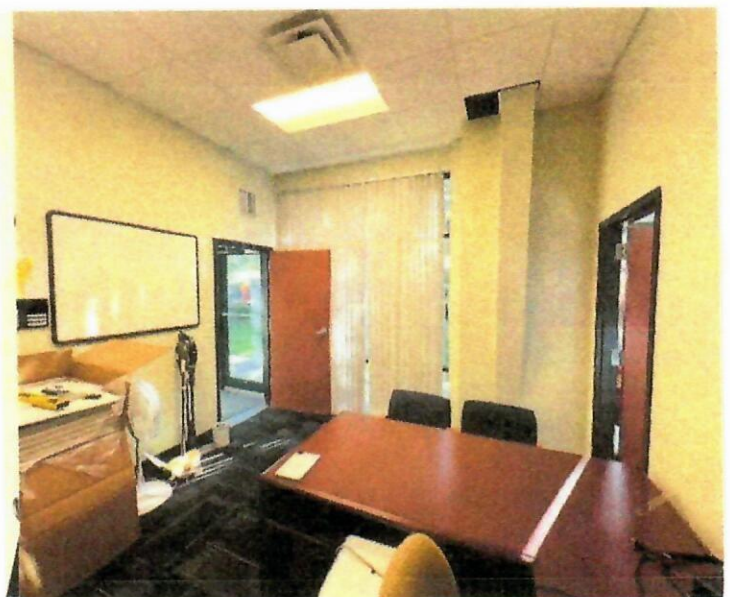
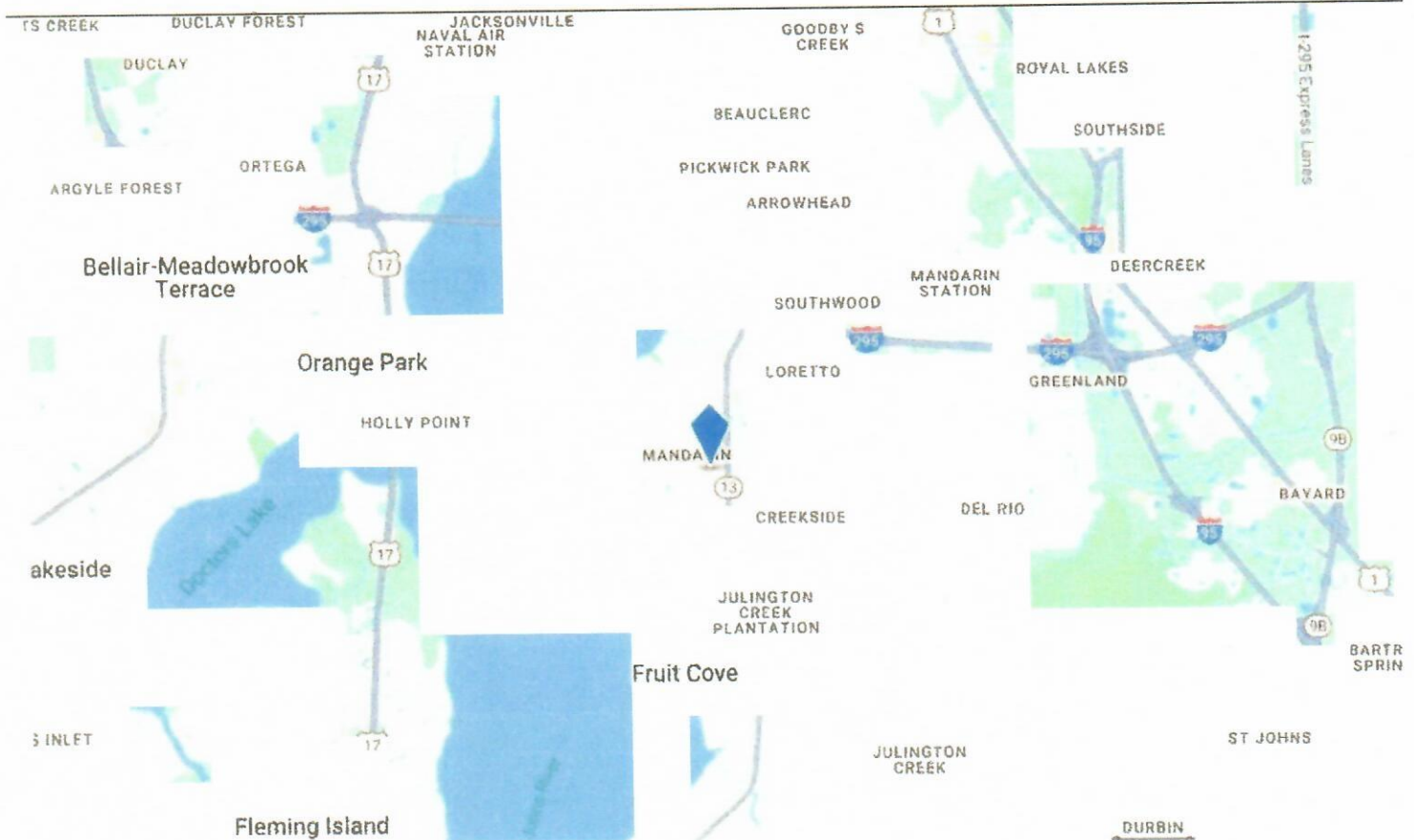
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LOCATION MAP & PHOTOS



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