

BLDG 300 - UNIT 311

12276 San Jose Blvd, Jacksonville, FL 32223

Presented By:
Parco LLC



BLDG 300 - UNIT 311

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Property Details

Building 300 - Suite 311

UPDATED -Newly designed space with NEW room, flooring, kitchenette, paint and more. 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.

Price: \$24.47 /SF/YR

- Prime Mandarin location with exceptional connectivity to major highways.
- Professional office park setting with strong curb appeal.
- Recently renovated interiors - NEW - Paint, Kitchenette, Appliances, Lighting, Ethernet
- 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:	\$24.47 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area	18,500 SF
:	
Year Built:	2002
Walk Score ®:	30 (Somewhat friendly)
Rental Rate Mo:	\$2.04 /SF/MO

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Listing space

1st Floor Ste 311

Space Available:	1,226 SF
Rental Rate:	\$24.47 /SF/YR
Date Available:	Now
Service Type:	Modified Gross
Built Out As:	Standard Office
Space Type:	Relet
Space Use:	Office
Lease Term:	1 - 5 Years

Building 300 - Unit 311 - A ground floor space offers a functional and inviting layout designed for productivity. It has 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.(I) \$2,500/MO - NO CAM FEE - Landlord pays for RE-Tax, COA-dues, WTR/SWR (II) Tenant pays Utilities - Electric, Telco, Internet (III) Annual rent escalation 3% The property co-owner is a Florida licensed real estate agent #SL3475647

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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 - SIDEWALK



311.exterior1

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Property Photos



311.exterior2



311.exterior3

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Property Photos



311.exterior4



311.exterior5

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Property Photos



311.frontdoor



311.hallway1

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Property Photos



311.hallway2



311.hallway3

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Property Photos



311.reception1



311.room1

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Property Photos



311.room2



311.room3

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Property Photos



311.room41



311.room42

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Property Photos



311.room5



311.restroom1

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Property Photos



311.kitchenette2

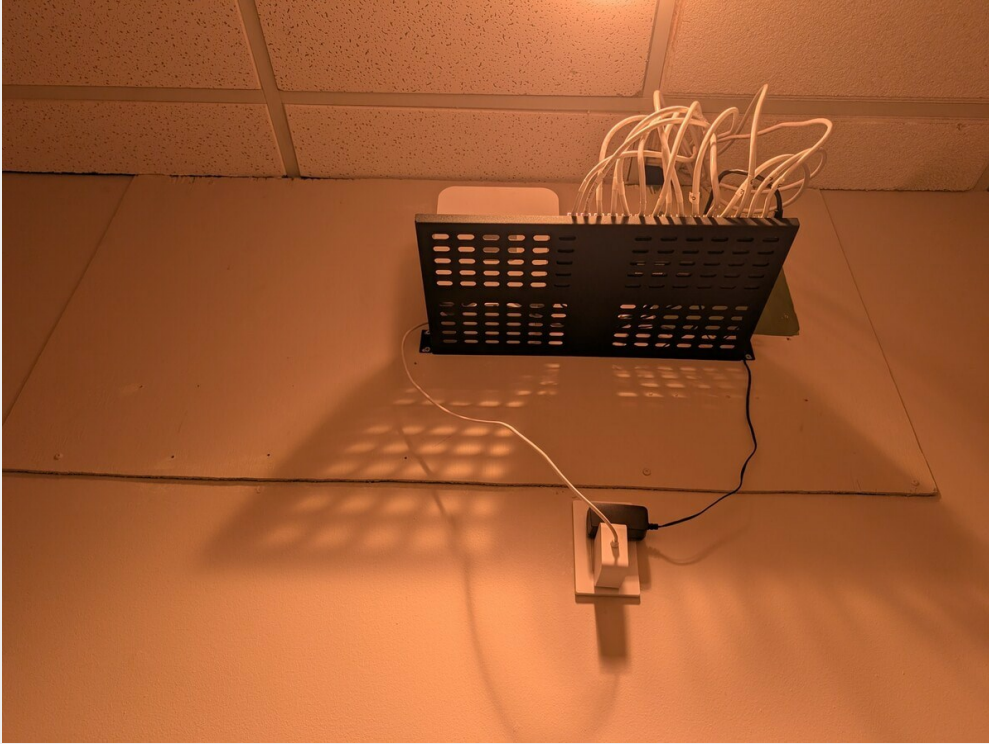


311.closet

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Property Photos



311.closet1



311.closet2

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Property Photos



Exterior - RIGHT



Siteplan

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