

For Lease or Sale • 4,049+/- SF Free-Standing Office Building
3753 Cardinal Point Drive in Cardinal Point Office Park
A Rare Find • Excellent Prestigious San Jose/Mandarin Location



CONSIDER THE FOLLOWING

- Excellent Location in Prestigious Office Park
- City Water and Sewer;
- Pylon Signage San Jose Blvd.
- Dryvit Elastomeric Stucco Exterior
- Interior Design in Excellent Condition
- 25 Parking Spaces
- Year Built 1987; Land 26,789 SF+/- (.615 Acre.)
- Low Maintenance Concrete Parking
- Two Central HVAC Heat-Pump Units
- Building Subdivided into 2 Suites
- Conference Room
- Well System for Irrigation
- Employee Kitchen/Lounge
- Mens and Womens Restrooms both Sides
- Zoned Commercial Community (CCG1)
- 2'X2' Recessed Ceiling Grid & Lighting
- Upgraded Concrete Tile Roof & Trusses

**For Further Information, Please Contact: Barry J. Goldstein, President
GOLDSTEIN COMMERCIAL PROPERTIES, INC.**

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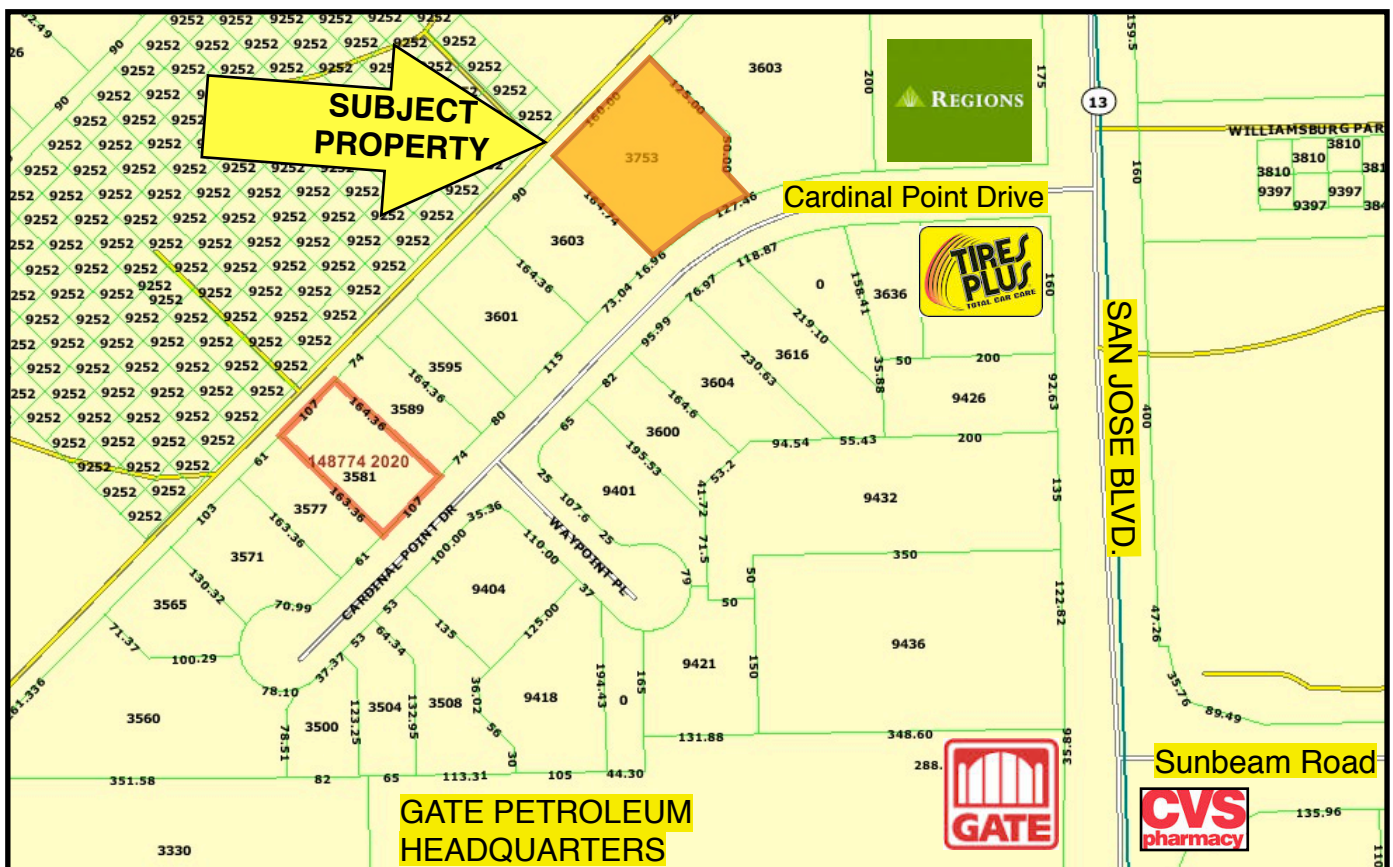
**PHOTO GALLERY 3753-1 & 3753-2 CARDINAL POINT DRIVE
JACKSONVILLE, FLORIDA 32257**



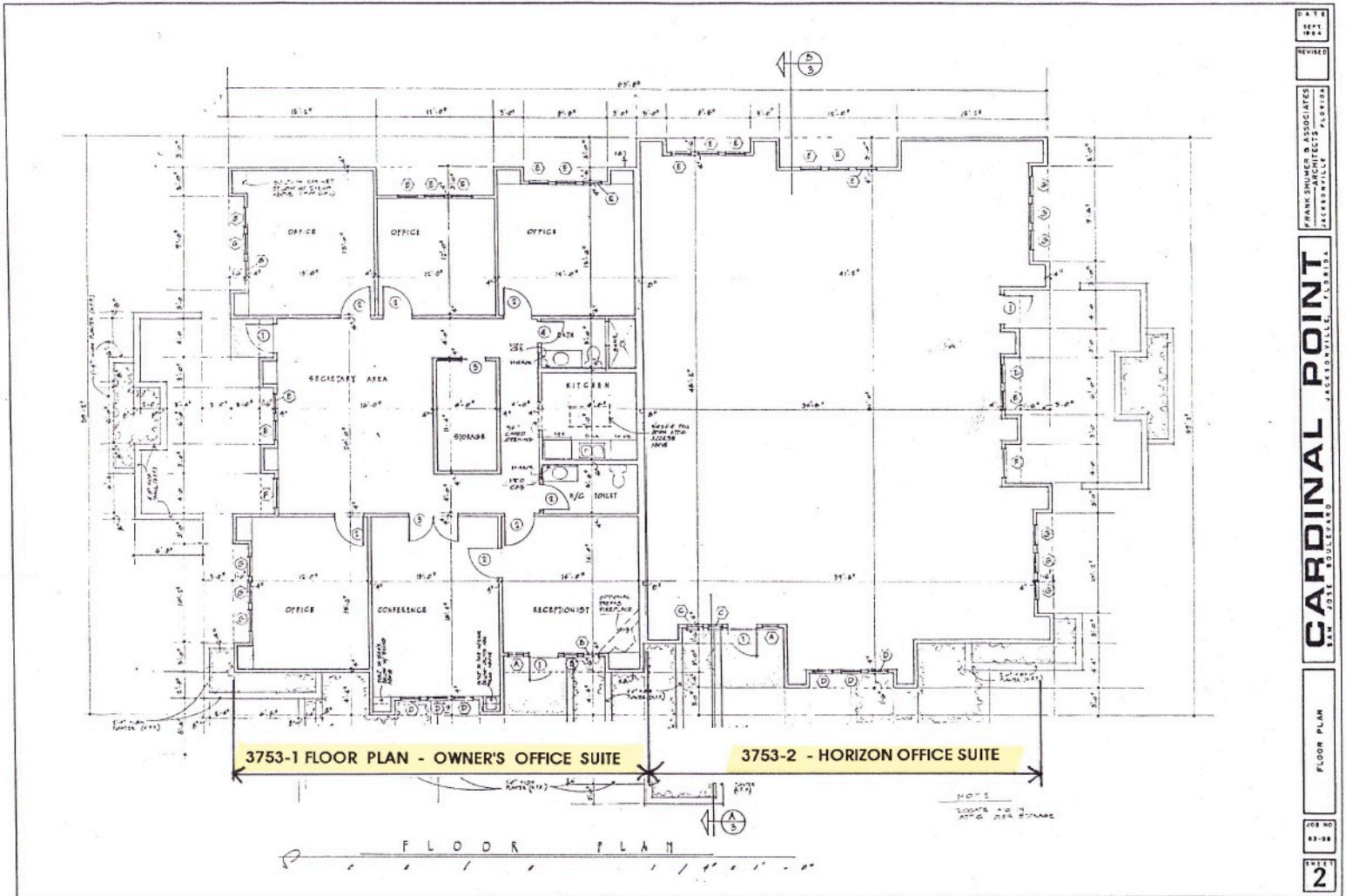
CONFERENCE ROOM



TYPICAL OFFICE



**FLOOR PLAN OWNER'S SUITE 3753-1 &
ADJACENT SUITE 3753-2 CARDINAL POINT DRIVE FLOOR
SEE LARGER FLOOR PLANS FOLLOWING PAGES
DIMENSIONS ARE APPROXIMATE**



FLOOR PLAN MRI SUITE - VACANT 3753-2 CARDINAL POINT DRIVE

