



1541 MAIN STREET ATLANTIC BEACH, FLORIDA

Garnett Commercial Real Estate, Inc.
9485 Regency Square Blvd.
Suite 106
Jacksonville, FL 32225
904-855-8800
jgarnett@ccim.net
www.jackgarnett.com
Florida Licensed Real Estate Broker



**GARNETT
COMMERCIAL**
REAL ESTATE, INC.

**OFFICE SPACE
FOR SUB-LEASE**

4,500 Total SF

2 Separate Units

3,000 SF / 8,414 SF

Disclaimer: Details herein are believed to be correct; however, it is subject to errors, omissions, price change or withdrawal without notice.



1541 MAIN STREET
Atlantic Beach, Florida 32233

Building Type/Size: Single Story Warehouse Building totaling 9,000 SF.

Location: Located in the heart of Atlantic Beach, with easy access to Mayport Road and Wonderwood Expressway. Close to Mayport Naval Station.

Sublease Space Sizes: Units 4-5: 3,000 SF
Unit 3: 1,500 SF
4,500 SF Total Sublease Space Available.

Available Term: Current Lease/Sublease Term Expires March 31, 2028.

NNN Base Rent: \$12.36 PSF NNN through 3-31-27.
\$12.73 PSF NNN 4-1-27 to 3-31-28.

CAM Charges: \$4.30 PSF (Subject to adjustment annually).

Tenant Direct Expenses: Electric, Janitorial and Communications expenses.

Parking: Ample Free Parking adjacent to the Building and exclusive to this Project.

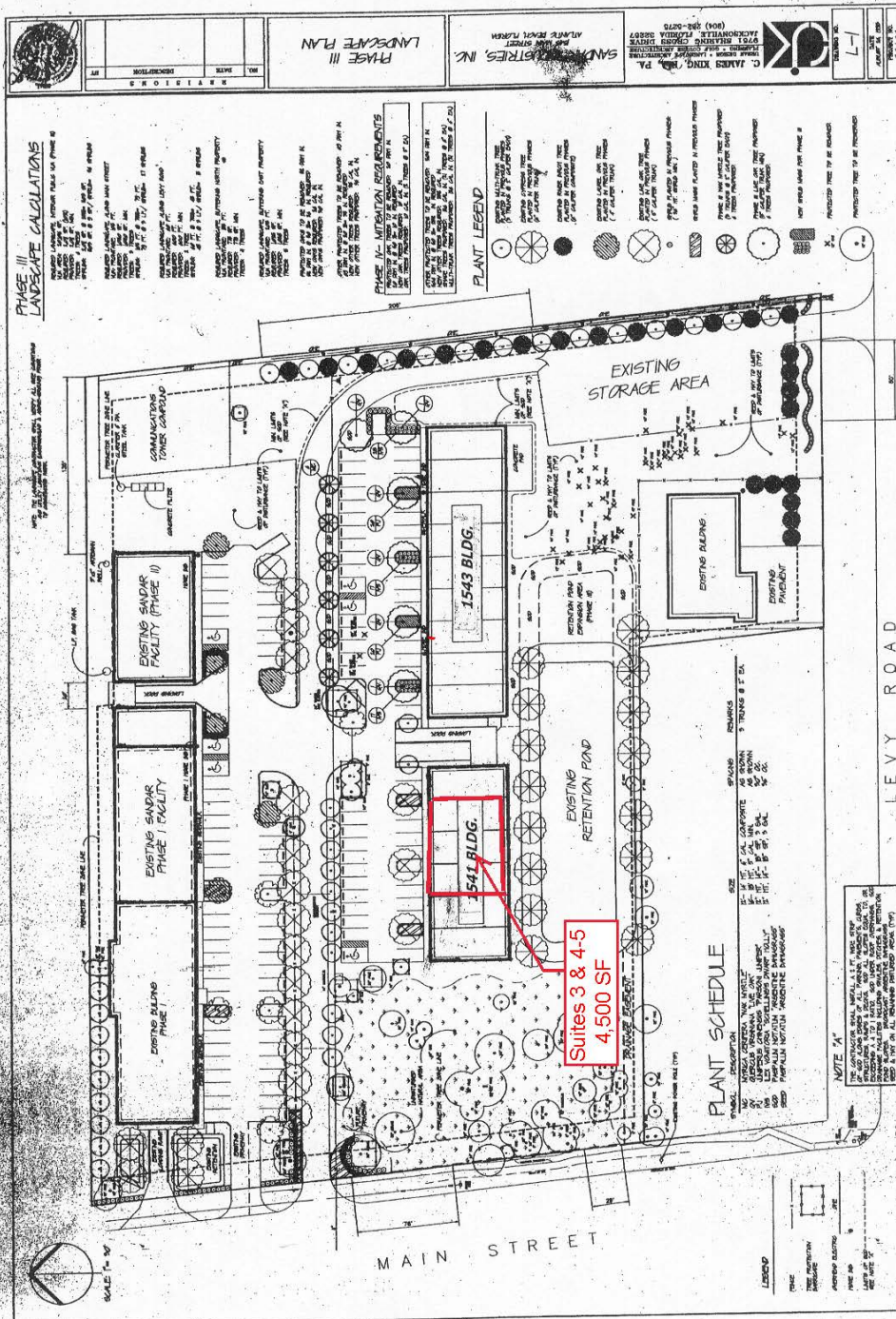
Common Dock High Ramp: Dock High Ramp between the 1541 and 1543 Buildings is available for non-exclusive Tenant use.

Signage: Exterior Building Monument Signage available at Sub-Tenant's expense. Subject to Landlord approval.

Garnett Commercial Real Estate, Inc.
9485 Regency Square Blvd., Suite 106, Jacksonville, FL 32225
904-855-8800 / jgarnett@ccim.net / www.jackgarnett.com

Disclaimer: Details herein are believed to be correct; however, it is subject to errors, omissions, price change or withdrawal without notice.

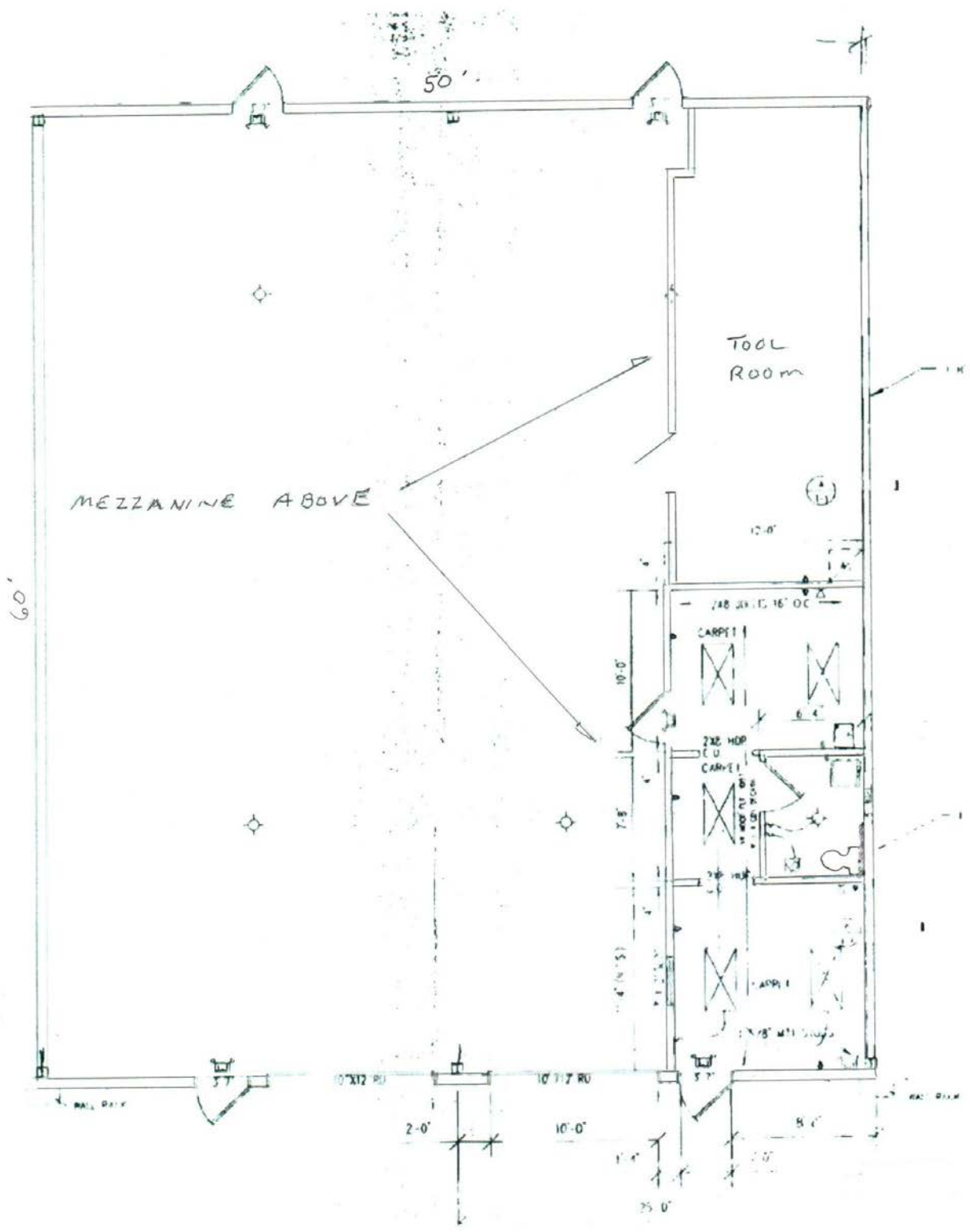
Suites 3, 4-5 Site Plan





GARNETT
COMMERCIAL
REAL ESTATE, INC.

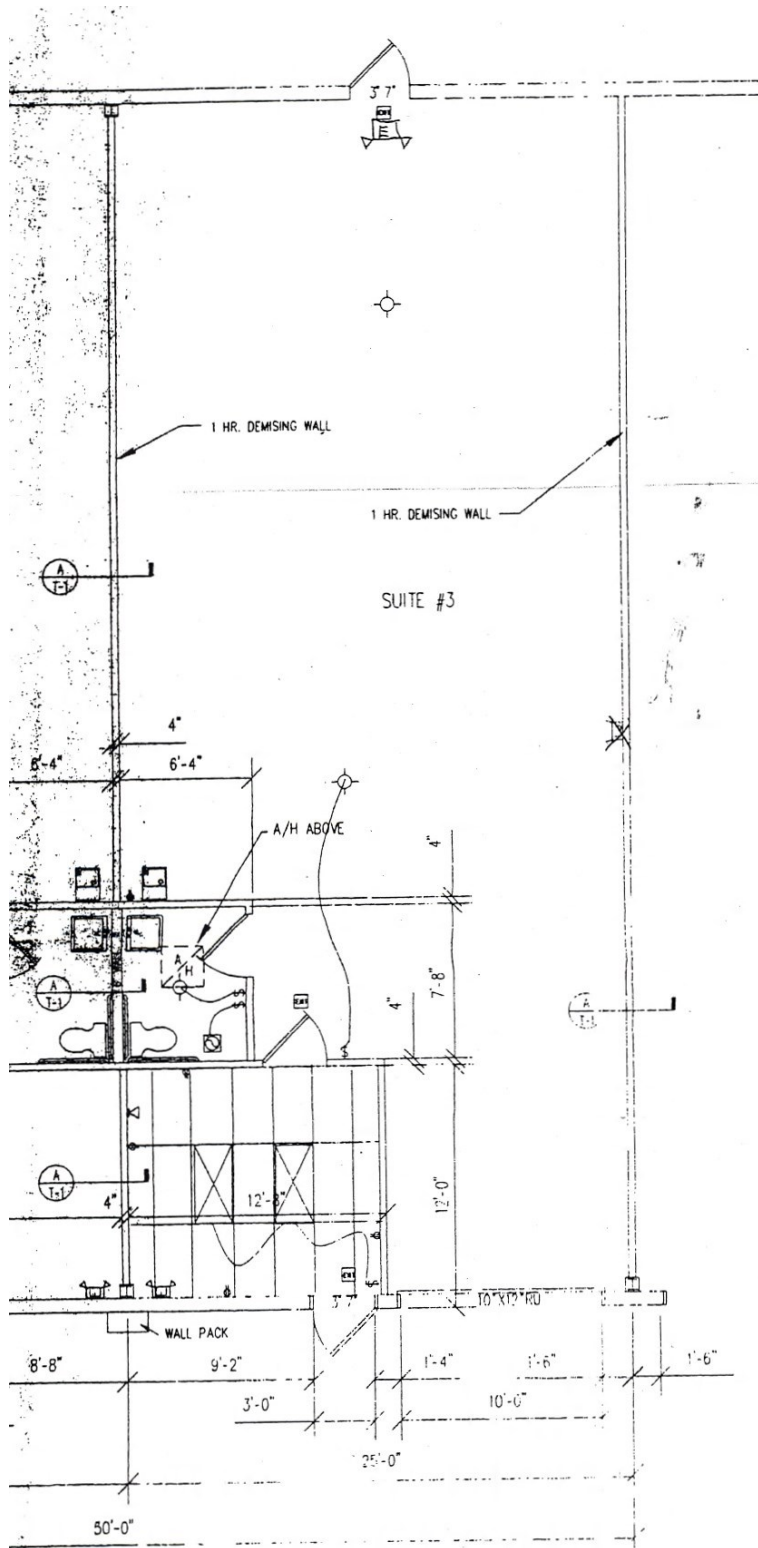
3,000 SF SUBLEASE SPACE





GARNETT
COMMERCIAL
REAL ESTATE, INC.

1,500 SF SUBLEASE PLAN



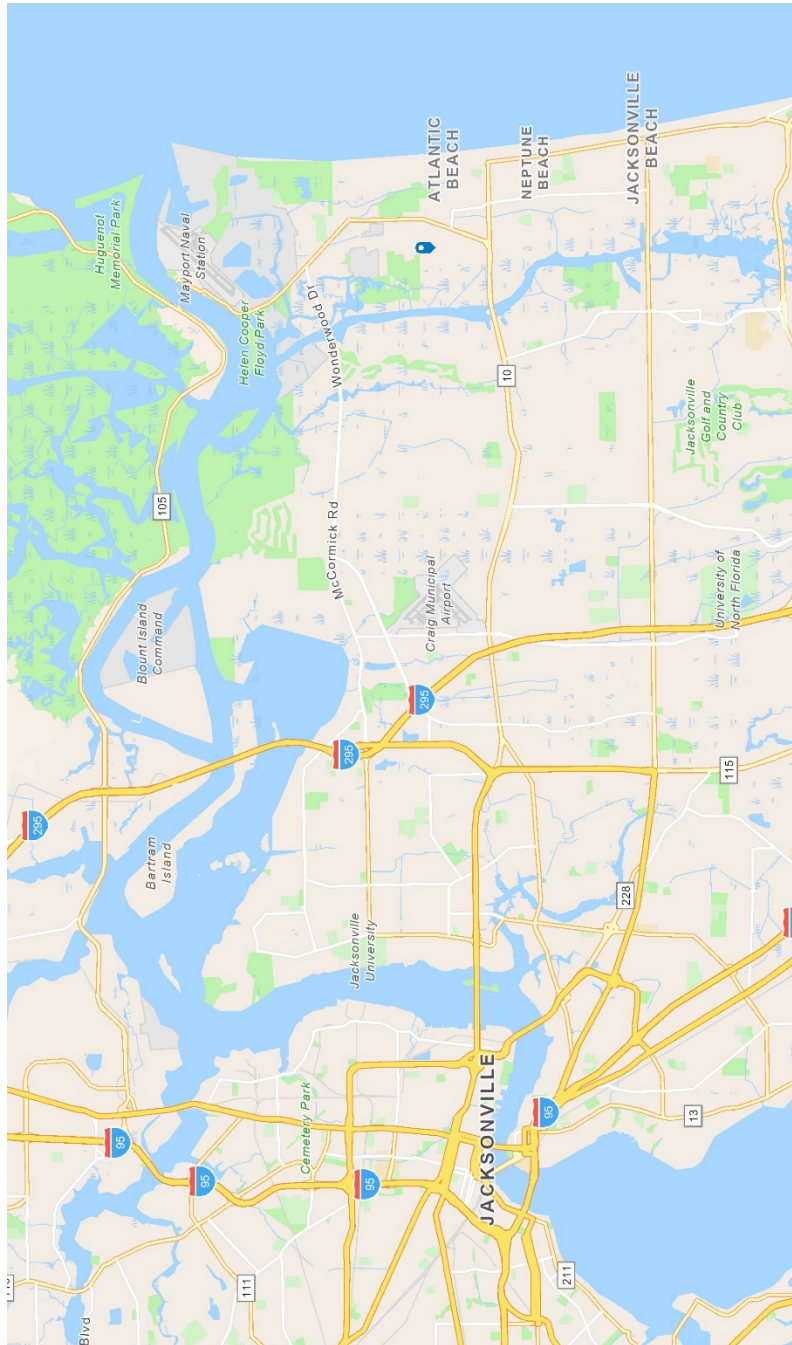


1541 Main Street
Units 3, 4-5



Garnett Commercial Real Estate, Inc.

9485 Regency Square Blvd., Suite 106, Jacksonville, FL 32225
904-855-8800 / jgarnett@ccim.net / www.jackgarnett.com
A Licensed Real Estate Broker



Garnett Commercial Real Estate, Inc.

9485 Regency Square Blvd., Suite 106, Jacksonville, FL 32225

904-855-8800 / jgarnett@ccim.net / www.jackgarnett.com

A Licensed Real Estate Broker

Disclaimer: Details herein are believed to be correct; however, it is subject to errors, omissions, price change or withdrawal without notice.