

**For Lease • Beautiful 1,150 SF Office Suite #6
3430 Kori Road, Jacksonville, Florida 32257
San Jose/Mandarin Location & Excellent Condition**



CONSIDER THE FOLLOWING

- Excellent Location in San Jose Office Building
- Beautiful Interior Design & Layout
- Large Reception Area/Trey Ceiling/Crown Molding
- 4 Large Private Offices
- Large Copy Center/Breakroom/Built-in Cabinets
- Beautiful Interior Design & Layout
- Cat 5 Wiring Throughout
- High Quality Construction
- On-Site Concrete Parking Spaces
- Monument Signage on Kori Road
- City Water and Sewer; Zoned CCG1
- Central Mail Box Center
- On-Site Central Mail Box Center
- Signage Front of Office Suite
- ADA Restroom/Hot Water Heater
- Air-Conditioned Attic Pull Down Staircase

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

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KORI ROAD OFFICES,LLC

3430 Kori Road, Jacksonville, FL 32257

SUITE INFORMATION:

- Approximate 1150 square feet of office space
- Spacious Reception Area with raised tray ceilings, crown molding, decorative chair rail, recess lighting and window blinds
- 4 Large Private offices with 9' ceilings
- 1 Flex space that houses sink, granite counter top and custom-built cabinet area. Area can be used as additional office space, break room, copier center, etc.
- One ADA Bathroom with porcelain tile, sink, toilet, mirror and paper towel dispenser
- Closet to house Information Technology needs and separate closet for storage
- Conditioned Storage in Attic with pull down staircase
- Each office has (2) Cat5 wiring outlets, Suite is prewired for security and has Hot water heater

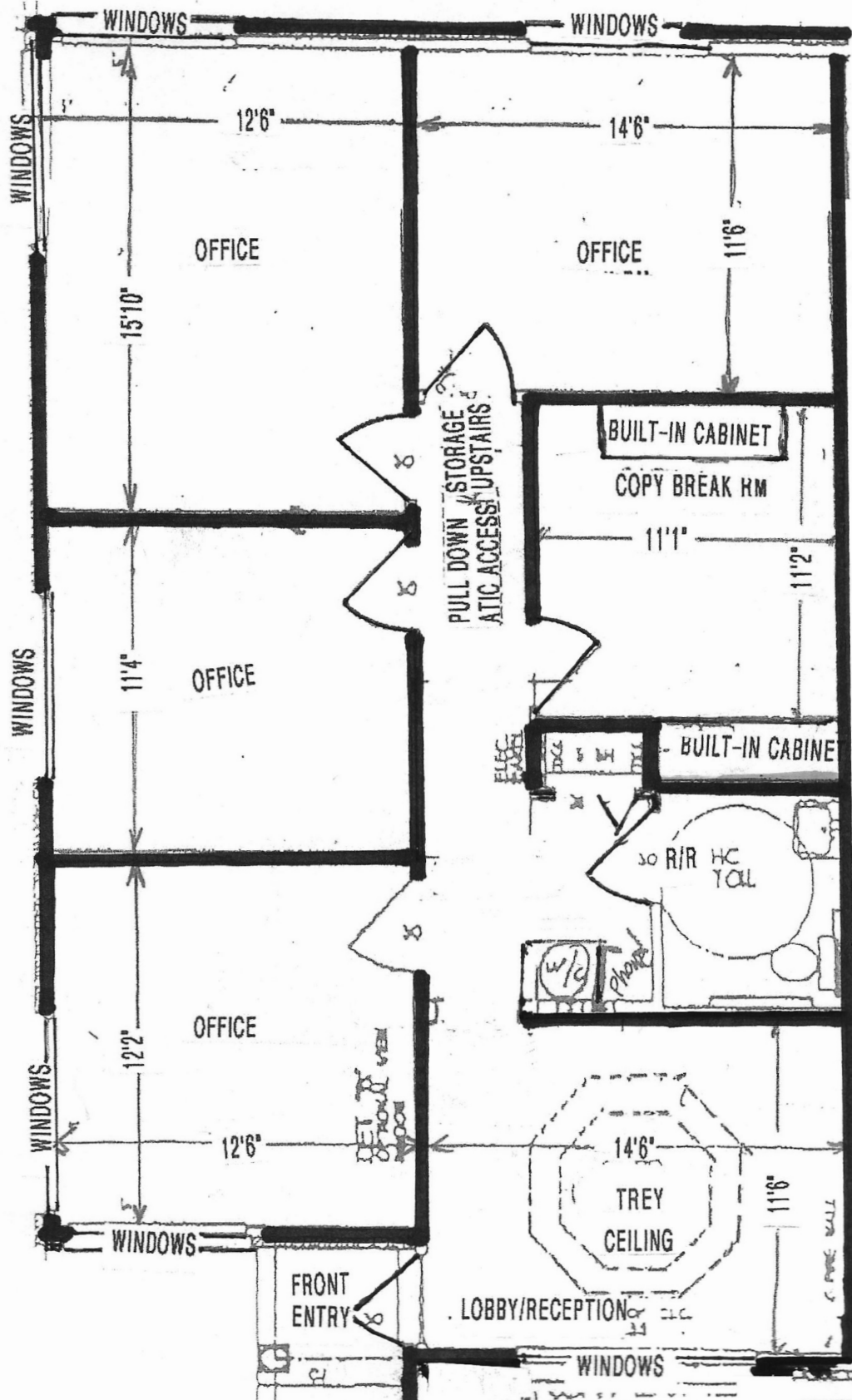
INCLUDED IN LEASE:

- Up to 5 parking spaces
- Opportunity for your business to have signage on building front and Monument sign
- Nightly exterior parking lots on timer
- Landlord maintains landscape, lawn maintenance, irrigation, dumpster/garbage (tenant is responsible for breaking down boxes)
- Mail box center easily accessible in center of property

TENANT RESPONSIBLE FOR:

- Rent, Phone, Internet Service provider, Utilities, Signage, Sales Tax (recently repealed)
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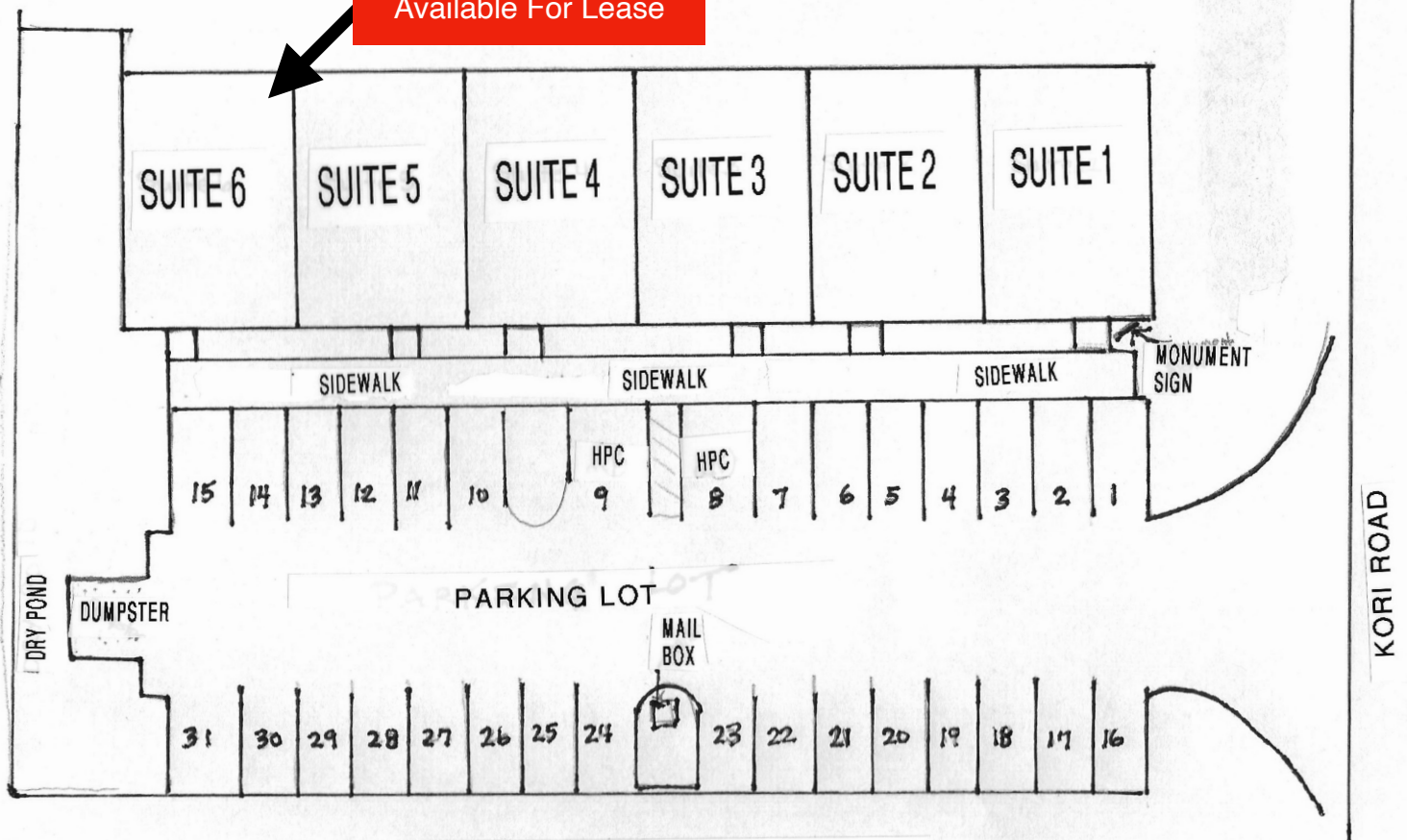
General Office Layout.



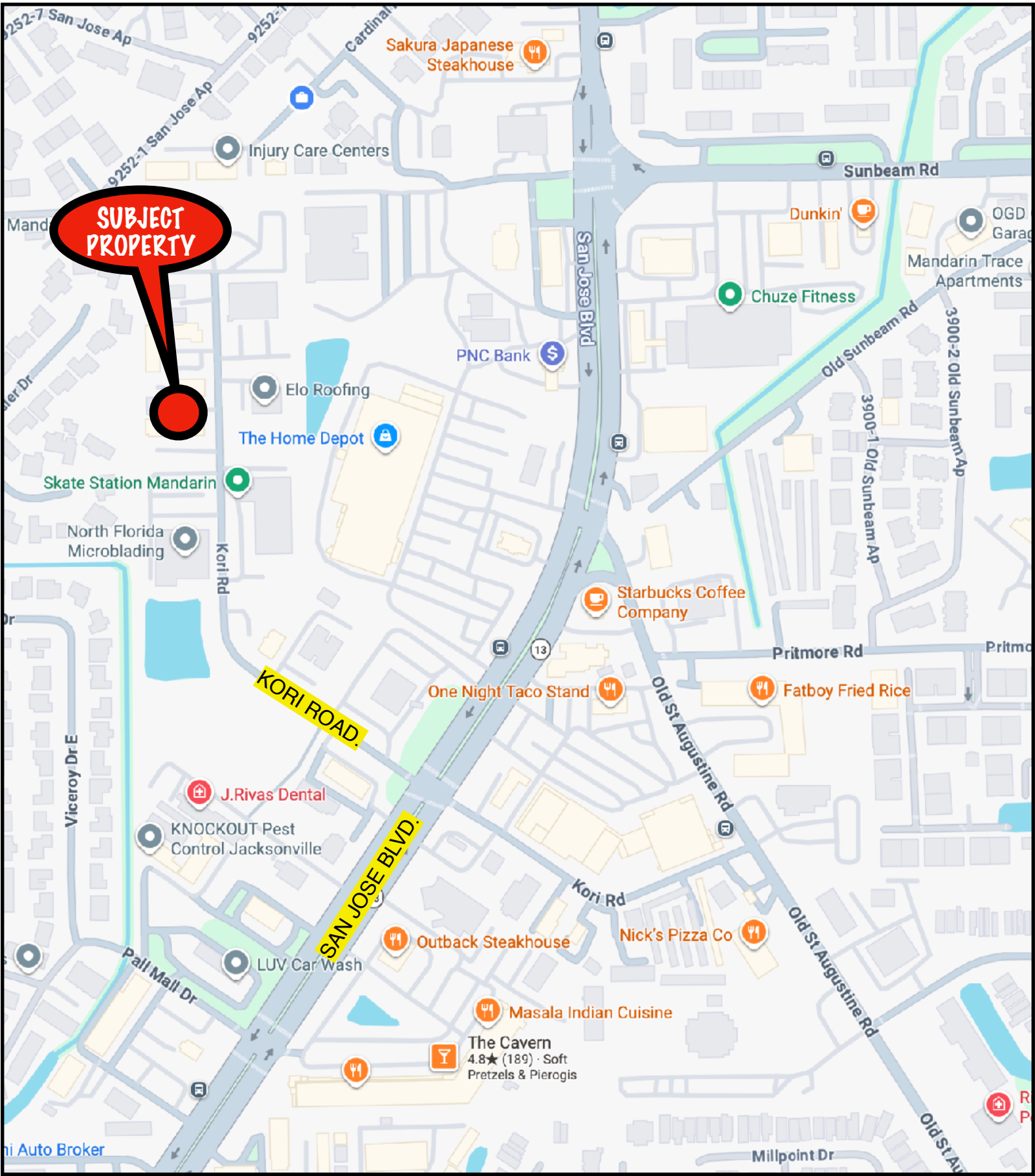
FLOOR PLAN

DIMENSIONS ARE APPROXIMATE

Suite #6 -1,150 SF
Available For Lease



SIGNAGE
AVAILABLE
ON MONUMENT
SIGN KORI ROAD

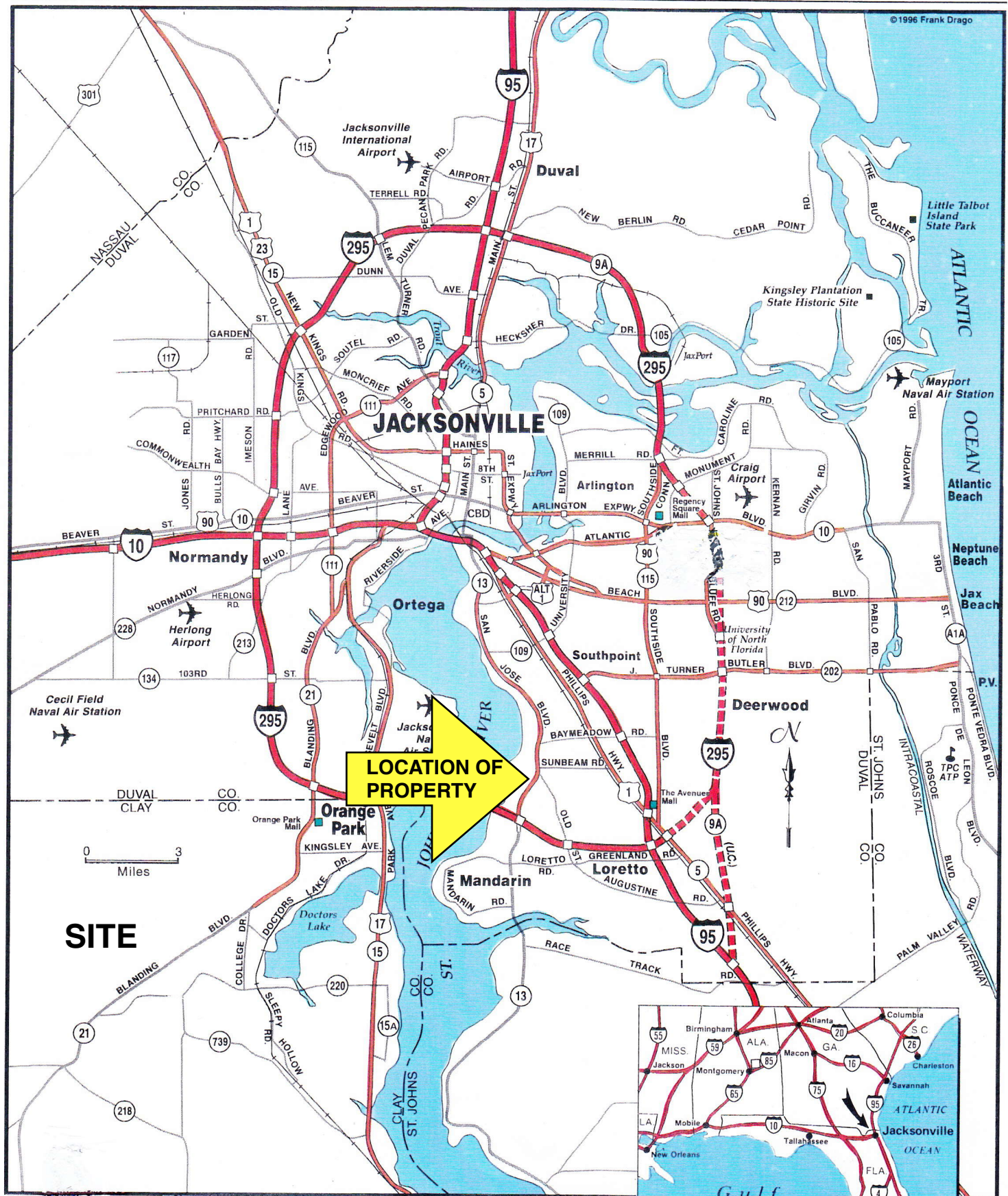


**SUBJECT
PROPERTY**

KORI ROAD

SAN JOSE BLVD

METROPOLITAN JACKSONVILLE



GOLDSTEIN COMMERCIAL PROPERTIES, INC.
Licensed Real Estate Broker

