

3121 VENTURE PLACE



Jacksonville, FL 32257

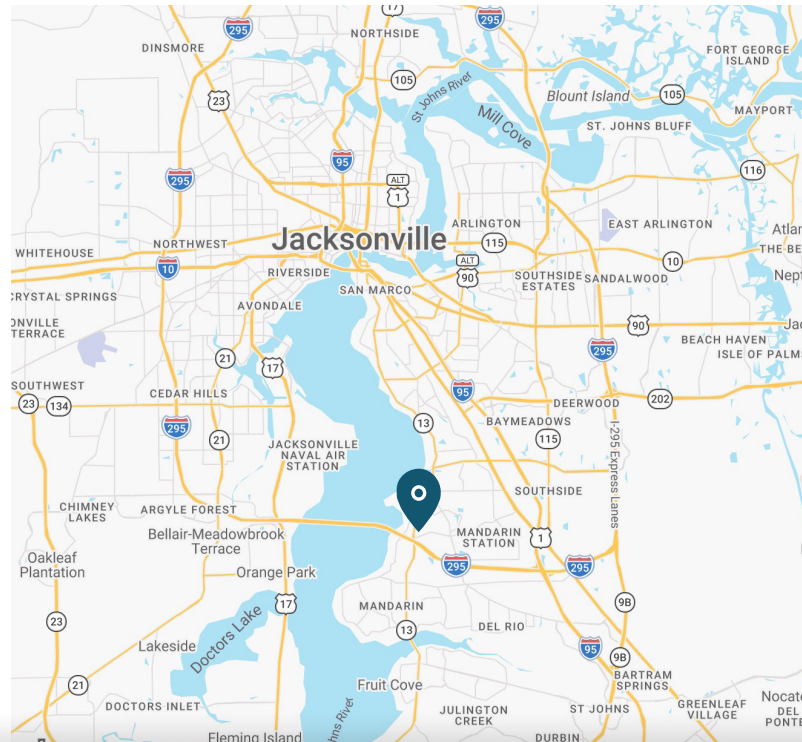
Office Space For Lease



PROPERTY HIGHLIGHTS

+/- 1,275 SF Available

- \$25/psf full service (internet & janitorial not included)
- Four private windowed offices
- Welcoming reception / waiting area
- In-suite kitchenette
- Private restroom
- Elevator access to second floor
- Ample on-site parking
- Ideal for professional services, consulting, financial, legal, or small medical users
- Located just off San Jose Boulevard in the highly desirable Mandarin submarket



LICENSED REAL ESTATE BROKER | FranklinSt.com
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Senior Associate

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Property Information

Located just off San Jose Boulevard in the highly desirable Mandarin submarket, this ±1,275 SF professional office suite offers an efficient and move-in-ready layout ideal for a wide range of users.

The space features a welcoming reception and waiting area, four private windowed offices, an in-suite kitchenette, private restroom, and dedicated storage, creating a functional environment for legal, financial, consulting, or medical office users.

Situated within a quiet, well-maintained Class B office building with elevator access and ample on-site parking, the property benefits from excellent connectivity to I-295 and strong surrounding demographics, with immediate proximity to retail, dining, and established residential neighborhoods.

This suite presents a compelling opportunity for tenants seeking a professional presence in one of Jacksonville's most stable and accessible office corridors, with availability now and flexible lease terms to accommodate a variety of business needs.

DEMOGRAPHICS

POPULATION



1 Mi Radius: 9,016
2 Mi Radius: 62,035
3 Mi Radius: 131,847

HOUSEHOLDS



1 Mi Radius: 4,200
2 Mi Radius: 128,690
3 Mi Radius: 61,174

DAYTIME POPULATION



1 Mi : ~8,000
3 Mile : ~65,000
5 Mile : ~170,000

AVE. HOUSEHOLD INCOME



1 Mi Radius: \$136,883
2 Mi Radius: \$124,299
3 Mi Radius: \$118,118

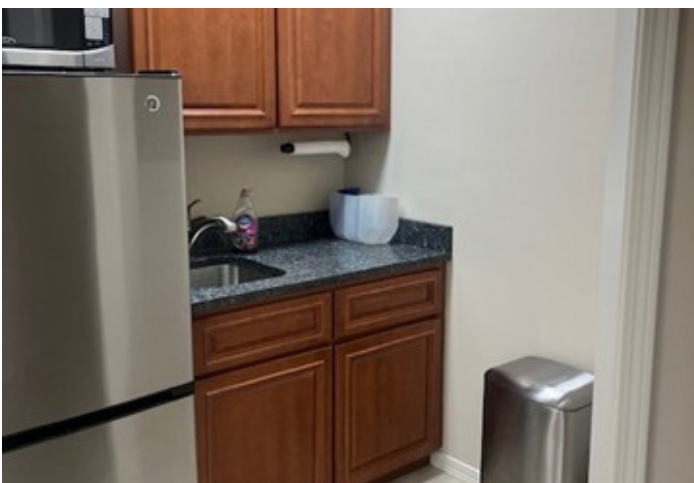


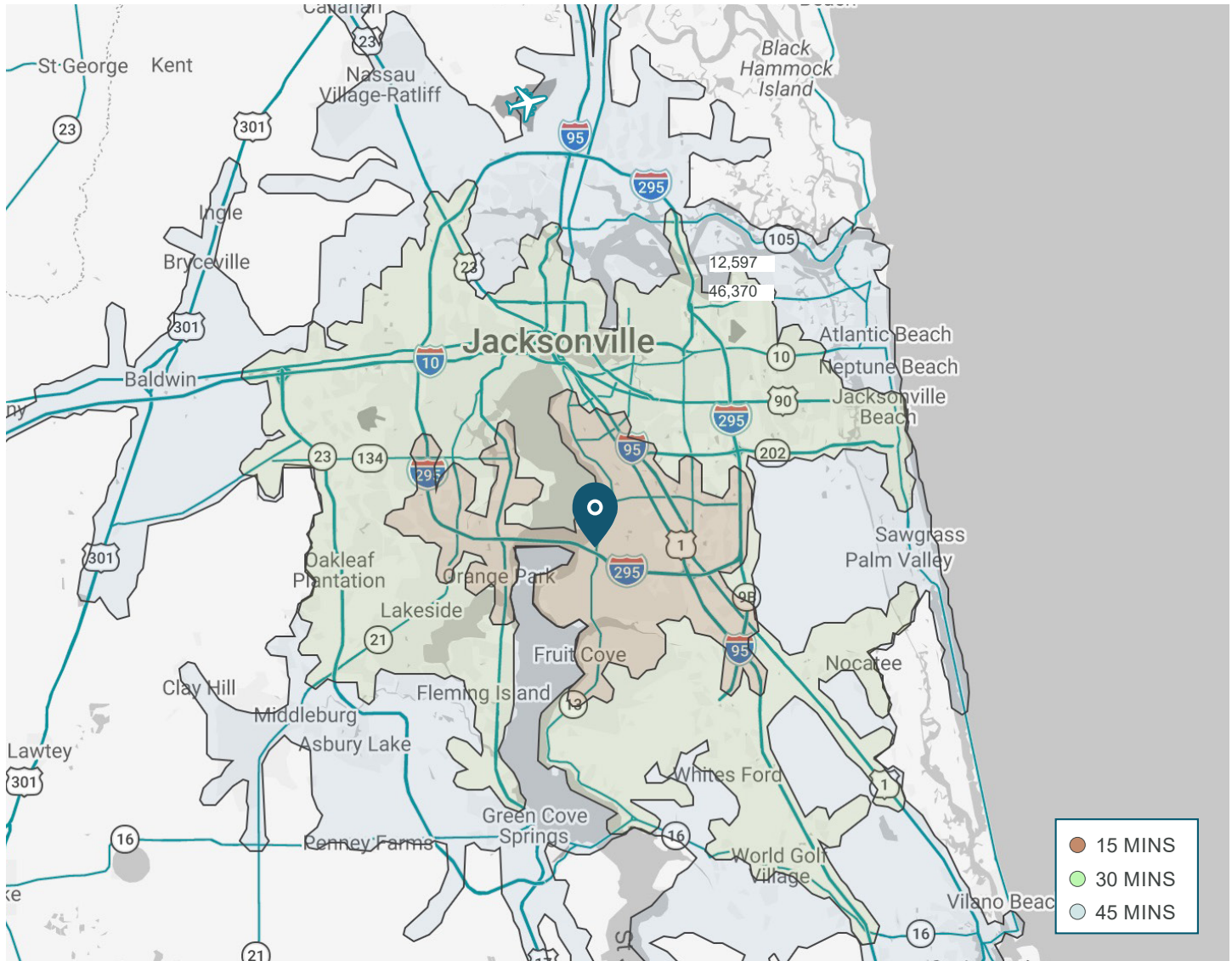
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PROPERTY PHOTOS





DRIVE TIME MAP

-  **0.4 miles / 3 minutes**
To I-295
-  **15.8 miles / 17 minutes**
To I-10
-  **4.2 miles / 12 minutes**
To US 1 (Philips Highway)
-  **12.0 miles / 26 minutes**
To Downtown Jacksonville
-  **4.9 miles / 14 minutes**
To I-95
-  **26.9 miles / 36 minutes**
To Jacksonville International Airport