

# FOR LEASE

1411 S 14<sup>th</sup> Street Unit M, N, O  
Fernandina Beach, FL



- **MOVE-IN READY**
- **1,550 TOTAL SQUARE FEET**
- **THREE SEPARATE UNITS WITH A SHARED WAITING AREA**



- **Unit M: 787SF  
\$1,700/month**
- **Unit N: 376SF  
\$875/month**
- **Unit O: 385SF  
\$900/month**

Offering a total of 1,550 SF, this property features three recently remodeled suites connected by a welcoming shared reception/waiting area. Each suite is move-in ready, includes a private restroom, and offers a professional setting for your business.

Located on high-traffic South 14th Street, the property provides excellent visibility and ample shared parking for customers and employees.

Ideal for a variety of businesses, including professional offices, attorneys, accountants, medical or wellness providers, satellite offices, boutique retailers, and other service-oriented users.



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Disclaimer: Information is from public sources deemed to be reliable but not warranted to be accurate. Reader should independently verify the information.

**UNIT M: Turnkey, 787 SF office/retail space features 2 large offices, a large open room, a kitchenette and private restroom. \$1700/MO**



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**UNIT N: 376 SF**  
space features  
an open floor  
plan with a  
private  
restroom, a  
storage closet,  
2 large offices,  
a large open room,  
a kitchenette  
and private  
restroom.  
**\$875/MO**



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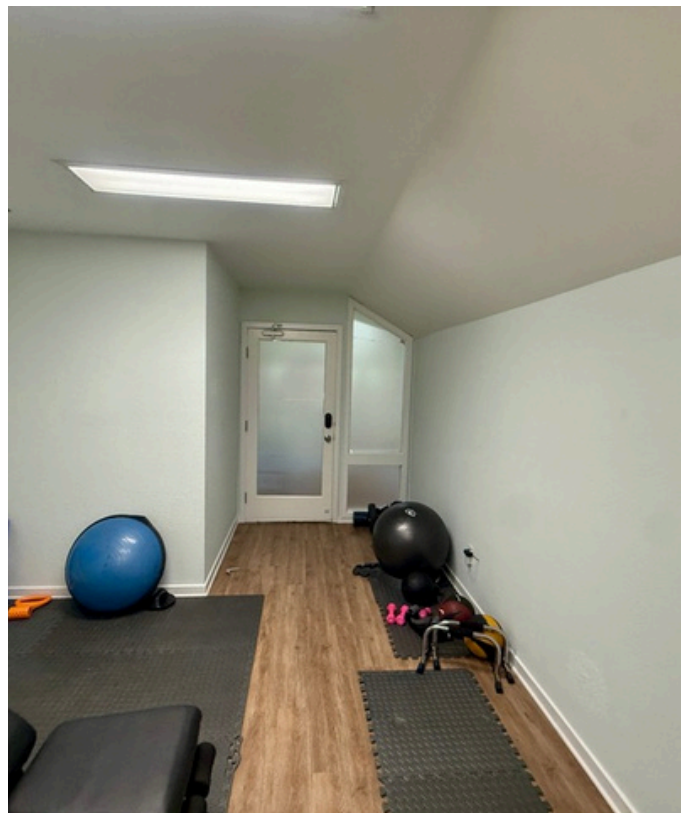
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**UNIT O: 385 SF of efficient space featuring an open-concept layout, a private restroom, and a convenient storage closet—ideal for a variety of professional or retail uses \$900/MO**



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