

Office Building For Lease

3400 Kori Road
Jacksonville, FL 32257



Property Overview

- ◆ One story concrete block office built in three sections.
- ◆ Easy Access to I-295
- ◆ Gross area of 7,887 sf. of which 427 s.f. is garage or storage, with roll up door in Suite 1
- ◆ Now partitioned with four office suites
- ◆ Magnetic door locks
- ◆ Security System
- ◆ Cat 5 cable throughout
- ◆ Convenient to the Mandarin Library
- ◆ With traffic light at Kori Rd and San Jose Blvd
- ◆ San Jose Blvd amenities include restaurants, shopping and much more

Property Size: 160 X 194 ± or .72 Acres
(West 25 feet, 4,000sf Utility and drainage easement)

LEASE RATE: \$9.65/SF NNN

CAM = \$3.05/SF

Suite #1: 2,027 sf

Suite #2: 1,170 sf

Suite #3: 2,010 sf

Suite #4: 2,680 sf

(#4 Includes Commercial Kitchen Area)

Zoning: CCG-1 (Commercial Community General)

Parcel #: 148976-0020

Chip Sistare

Direct: (904) 421-8546

csistare@cdbcbenchmark.com

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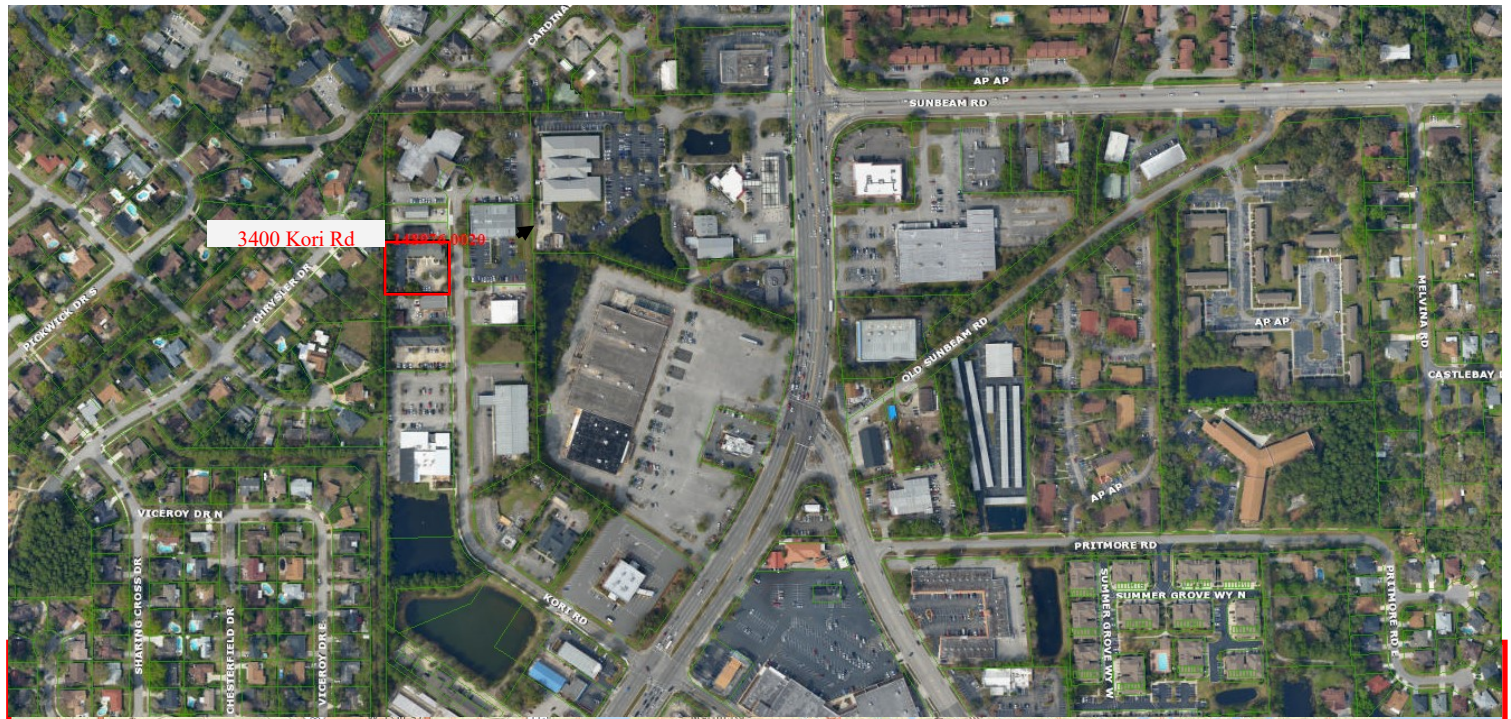
4348 Southpoint Blvd., Ste #310
Jacksonville, FL 32216

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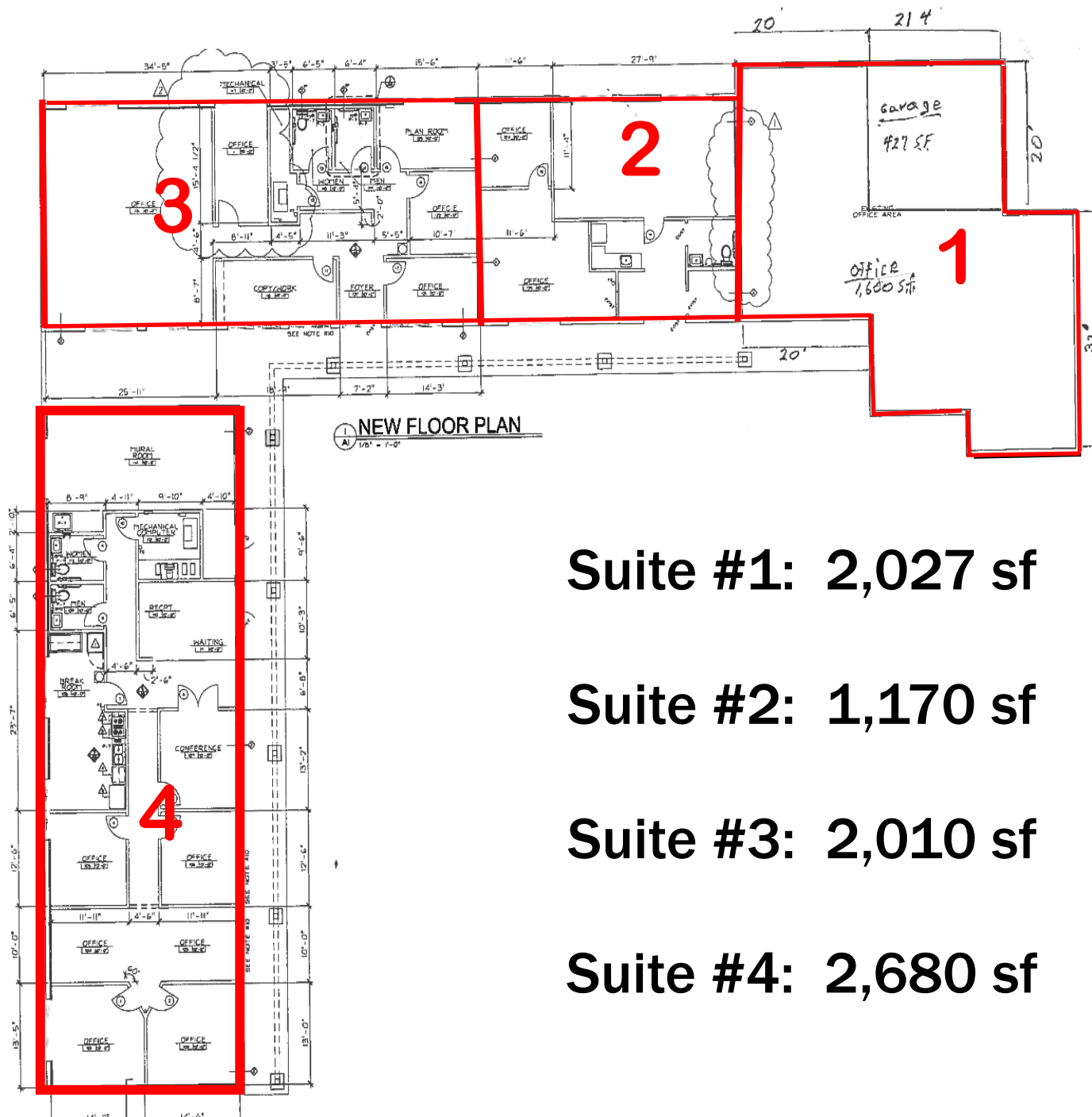
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