



OFFICE BUILDING FOR LEASE



4940 EMERSON STREET

12,975 Square Foot Building on 1.36 Acres / Zoned: CRO

⇒ **Location:** Conveniently located on Emerson St. near Beach Blvd. and I-95. Close to downtown and the suburbs.

⇒ **Base Rent:** Quoted on a full service basis. Some Suites are leased on furnished basis.

⇒ **Amenities:** Restaurants, Retail and Motels in the the general area.

⇒ **Type of Space:** Executive office space in a multi-tenant building on two floors.

⇒ **Suite Sizes Available:** **900 SF**

⇒ **Parking and Area:** Ample Free surface parking adjacent to building.

Contact: Jack L. Garnett, CCIM
Garnett Commercial Real Estate, Inc.
904-855-8800

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.

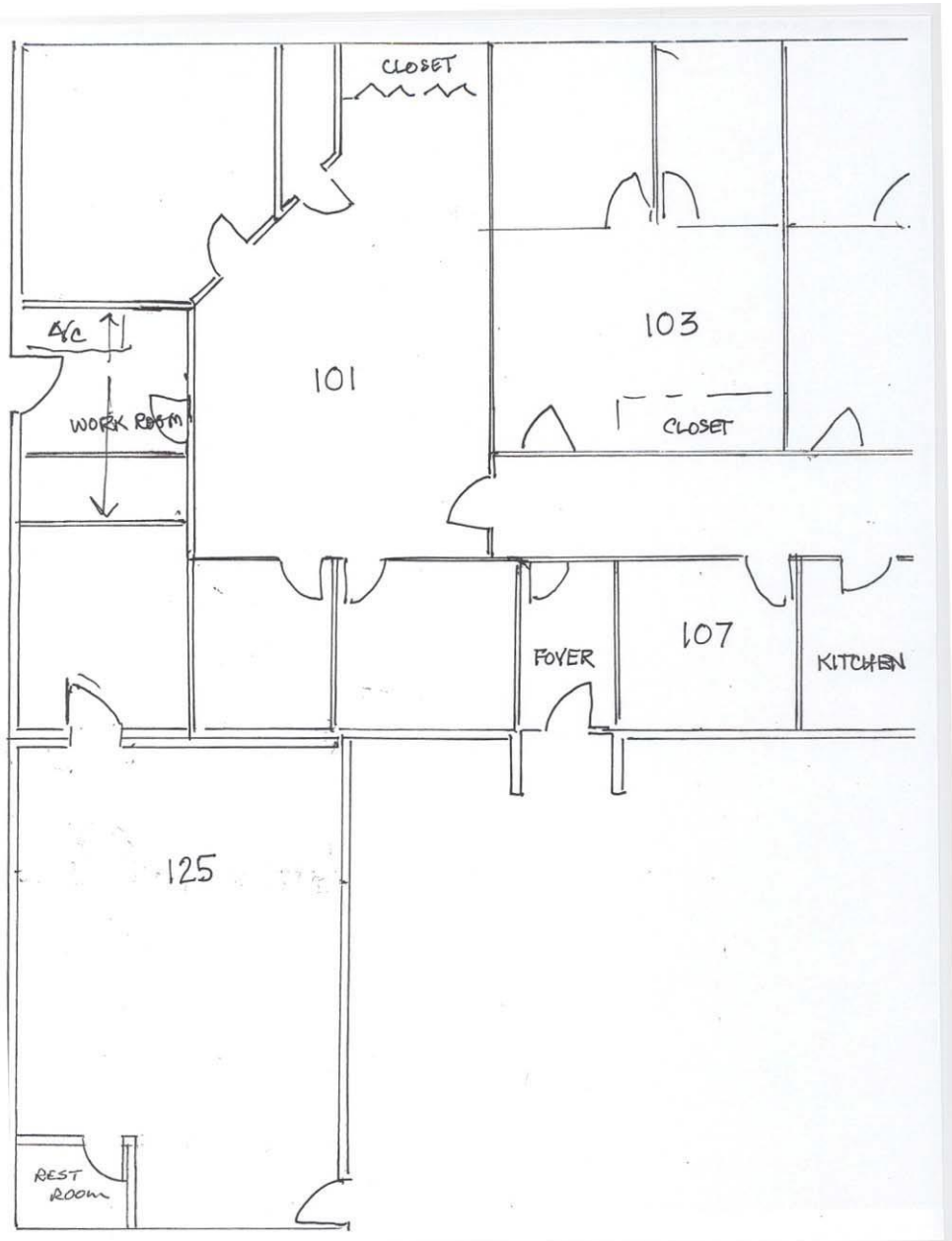


EMERSON OFFICE SUITES
4940 Emerson Street Jacksonville, Florida 32207

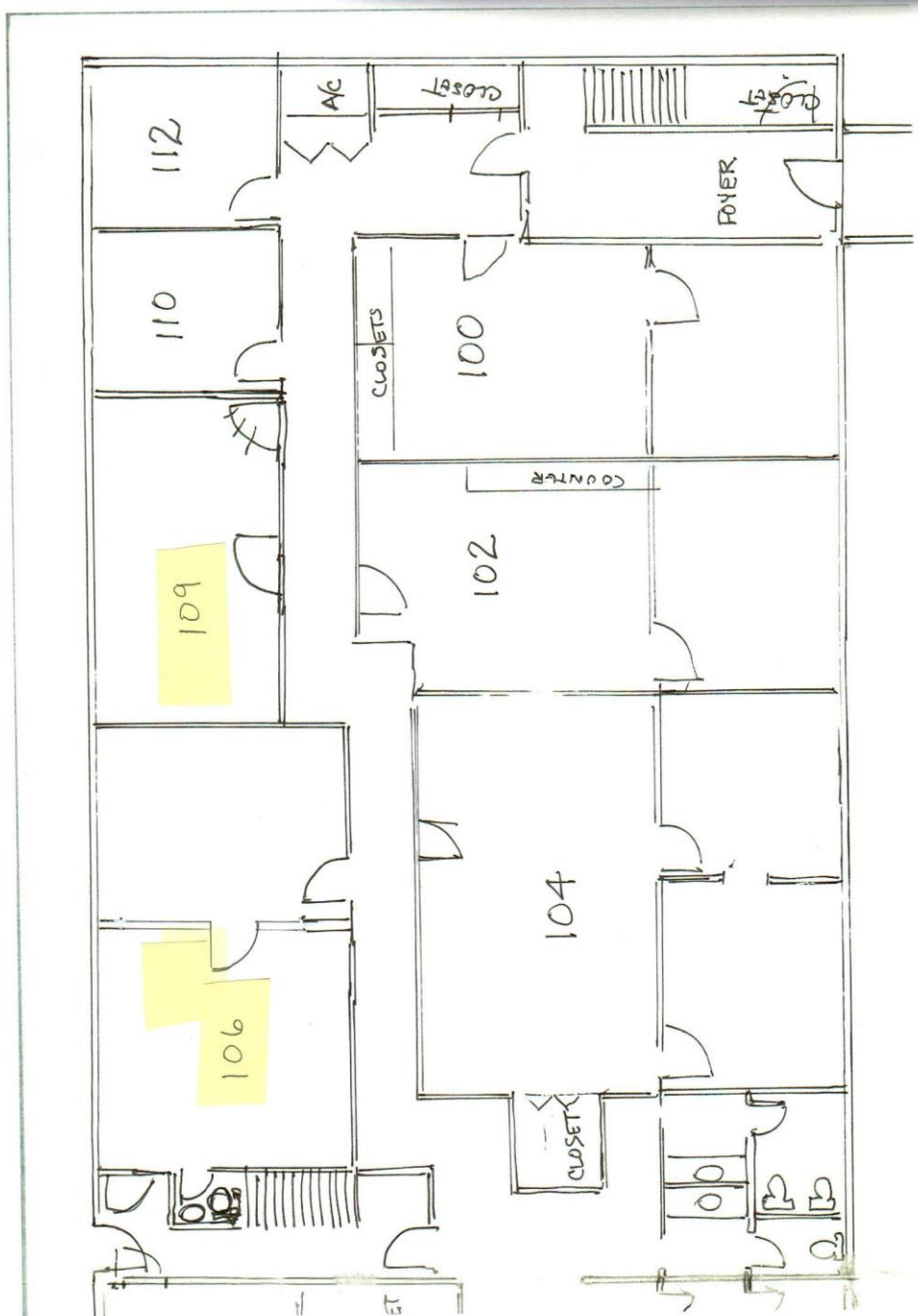
Size:	12,975 total square feet
Space Availability:	900 usf - Suite 202 (\$1,000.00 per month)* *Plus State and Local Sales Tax.
Annual Rental Increases:	Four Percent (4%)
Operating Expenses:	Included in rent.
Lease Term:	3 year and 5 year lease terms available.
Building Information:	<ul style="list-style-type: none">• Total leasable square footage: 8,702 usable square feet.• Building operating hours: 8:00 a.m. to 6:00 p.m. Monday through Friday.• Building Ownership & Management: CNJ Properties provides local based ownership and property management visiting the property several times a week.• Building access: 24-hours.
Building Amenities:	<ul style="list-style-type: none">• Excellent location with easy access to downtown and the suburbs.• Non Smoking building with smoking areas outside the building.• Well-lighted parking adjacent to the Building.• Common Area Break Rooms.• Five minutes from downtown.• In close proximity to Interstate-95, U.S. Hwy 1 and Beach Blvd.• Close to a wide variety of multi-family and single-family housing in all price ranges.
Parking:	Free first come, first serve parking in common with other tenants. Four 4 spaces per 1,000 square feet.

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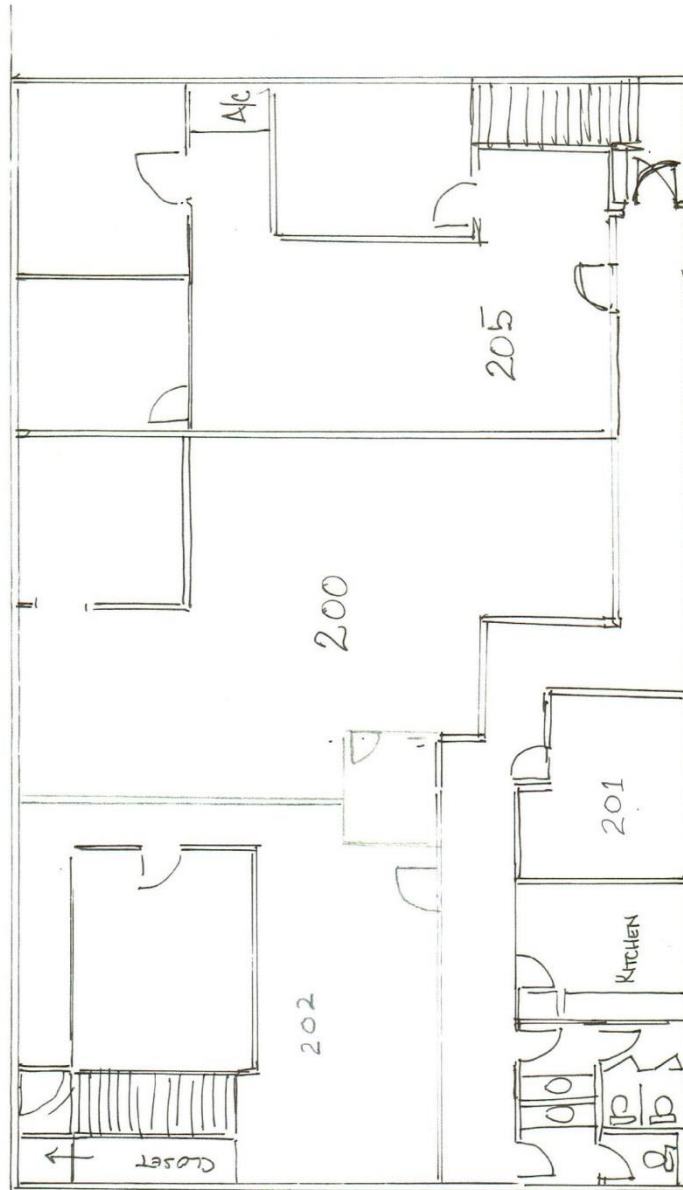
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