

OFFICE FOR LEASE

4711 US-17 U# B1

4711 US-17 U# B1, Fleming Island, FL 32003



OFFERING SUMMARY

Lease Rate:	\$18.36 SF/yr (MG)
Building Size:	2,207 SF
Year Built:	1996
Zoning:	BA

PROPERTY HIGHLIGHTS

- Upgraded Medical Space on Fleming Island
- Ready for Occupancy
- 4 Exam Rooms, Lab, 2 Offices, Break Room, Waiting/Reception Area, Nurse's Work Station
- \$18.36/sf Modified Gross

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SANDRA KAHLE, CCIM
Managing Director
O: 904.541.0700
C: 904.838.6446
skahle@kahlecg.com

CYNTHIA MCLAIN, CCIM
Broker Associate
O: 904.541.0700
C: 904.545.4195
cmclain@kahlecg.com

KAHLE COMMERCIAL GROUP
151 College Dr
#14
Orange Park, FL 32065

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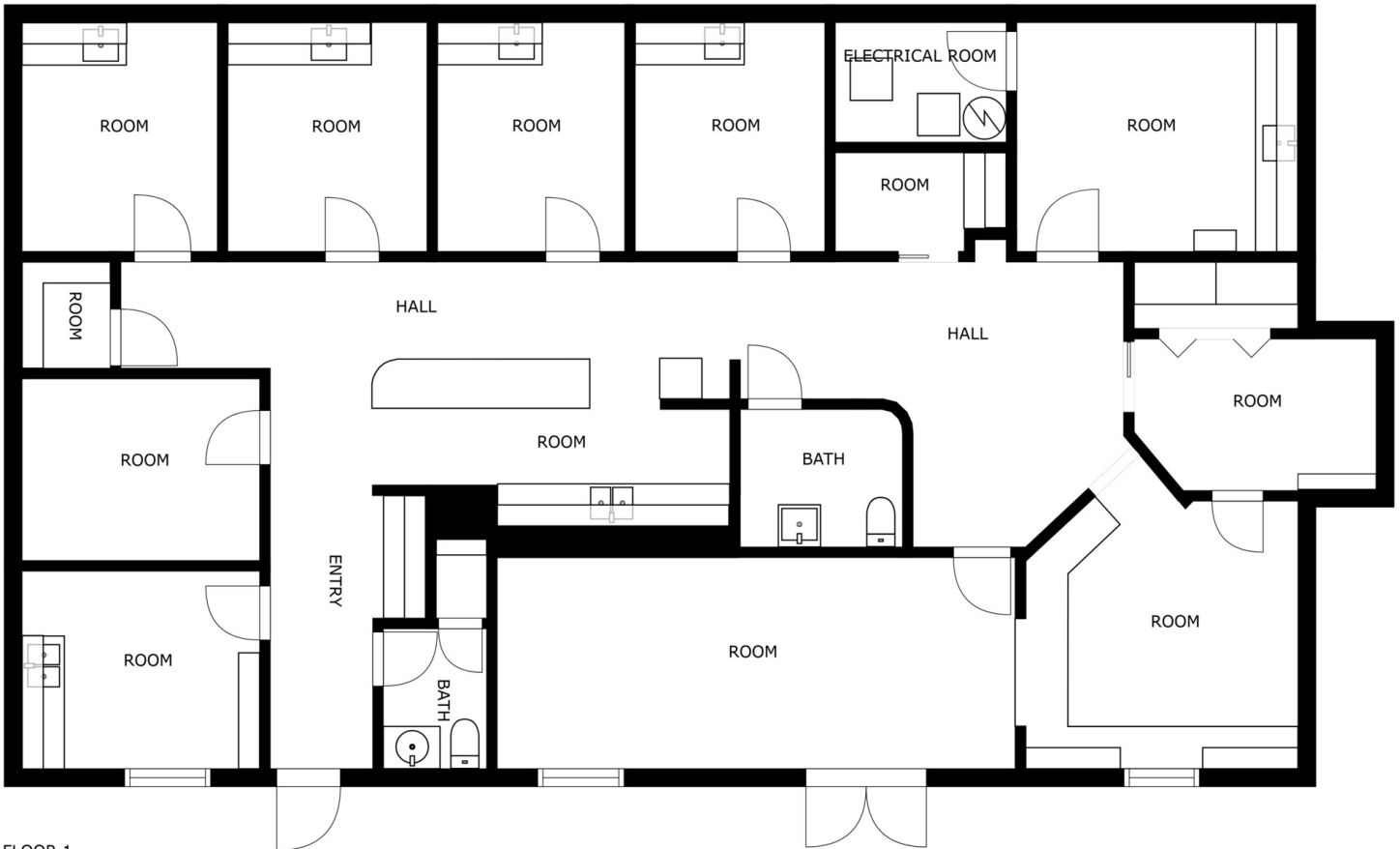
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FLOOR 1

This FlōPlan floor plan is intended to represent the flow of the property and may not accurately represent the dimensions of each room or the property as a whole. Copyright © 2022 Financial Business Systems, Inc. All rights reserved.

FlōPlan

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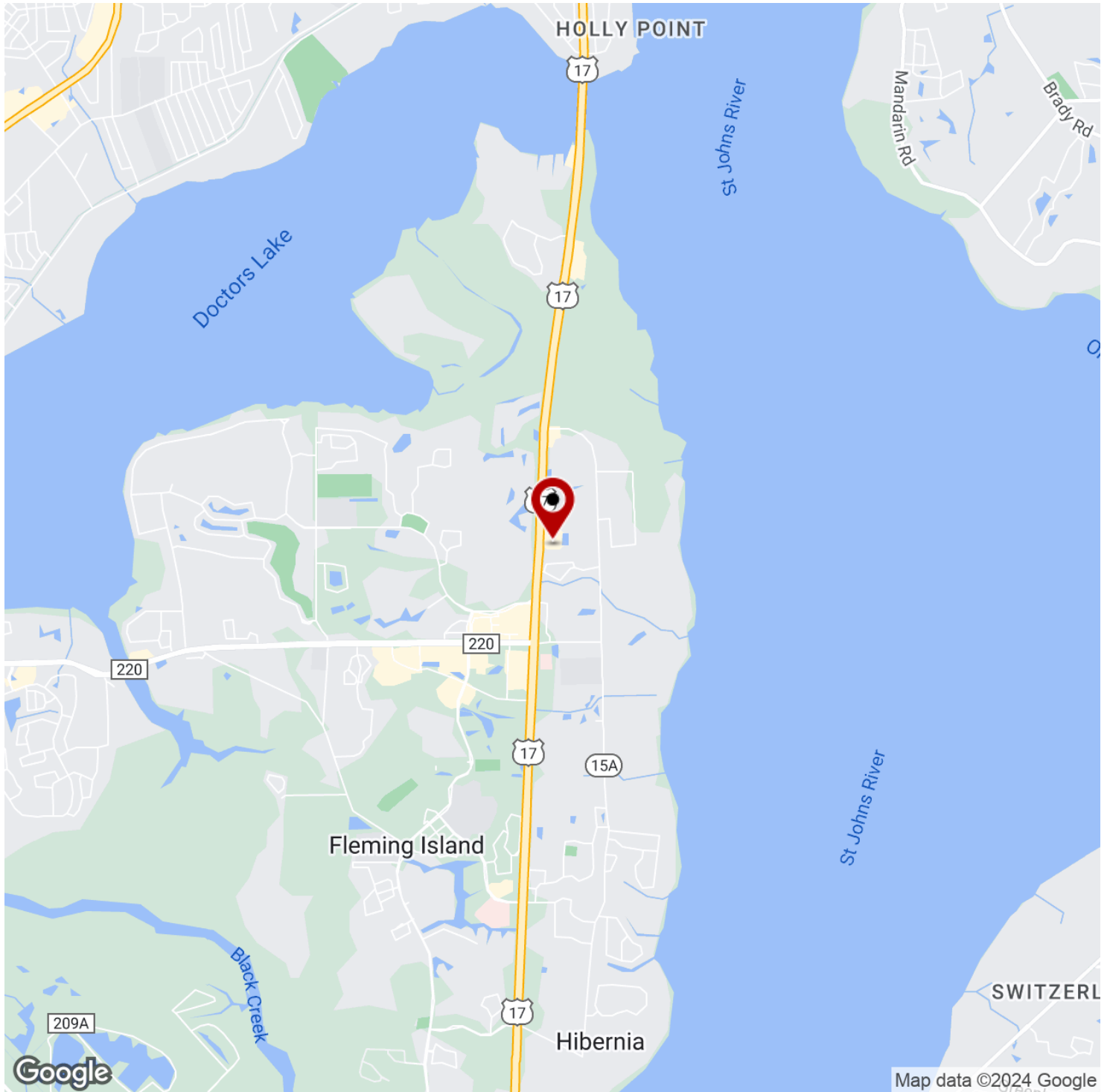
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