

PROFESSIONAL OFFICE SPACE FOR SALE OR LEASE

3811 Blanding Blvd, Jacksonville, FL 32210

Kahle Commercial Group



PROPERTY DESCRIPTION

Position your business for success with this well-maintained 3,620-square-foot professional office property located on highly traveled Blanding Boulevard near Cedar River. Offering exceptional visibility, convenient access, and strong curb appeal, this property presents an outstanding opportunity for an owner/user, investor, or business seeking a premier office location. Designed for functionality and efficiency, the office space features a professional layout with multiple offices and generous storage areas.

OFFERING SUMMARY

Sale Price:	\$645,000
Lease Price:	\$15sf/yr NNN
CAM:	\$5sf/yr
Available SF:	3,620 sf

PROPERTY HIGHLIGHTS

- 3,620 SF professional office building
- Suite 3 (750 SF) currently leased
- Suites 1 & 2 (2,870 SF) available for owner/user or new tenant
- Ample office storage throughout
- Approximately 12-15 parking spaces
- New roof (2024)
- New HVAC system (2025)
- Freshly painted exterior

CYNTHIA MCLAIN, CCIM

Broker Owner
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SANDRA KAHLE, CCIM

Broker Associate
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2821 Bolton Rd. Suite A
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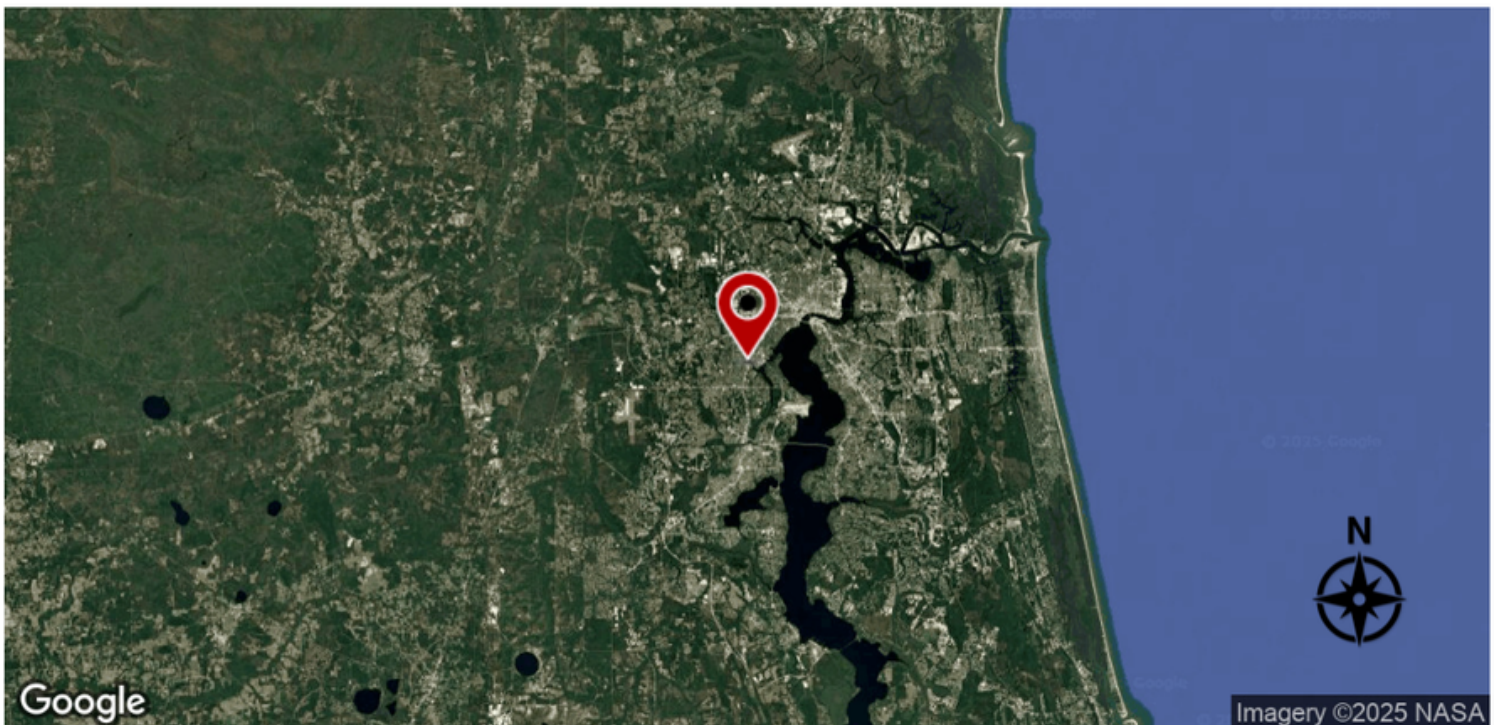
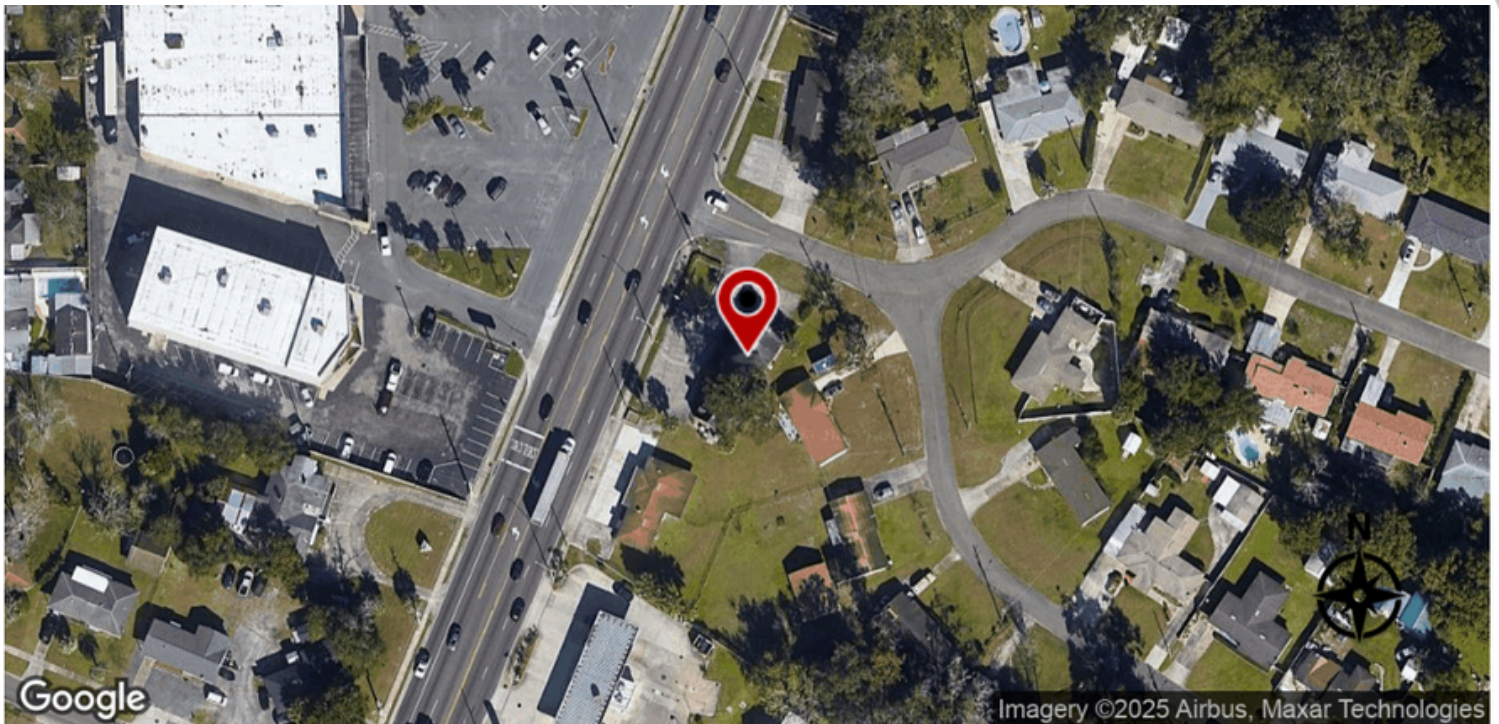
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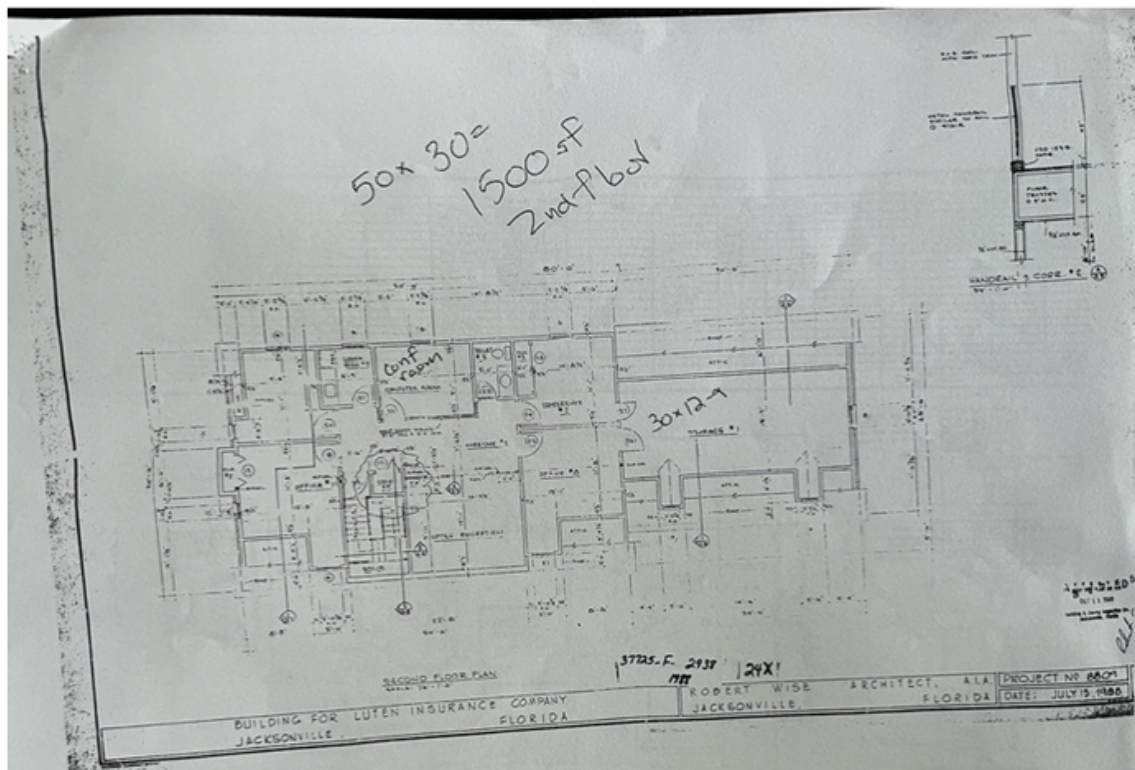
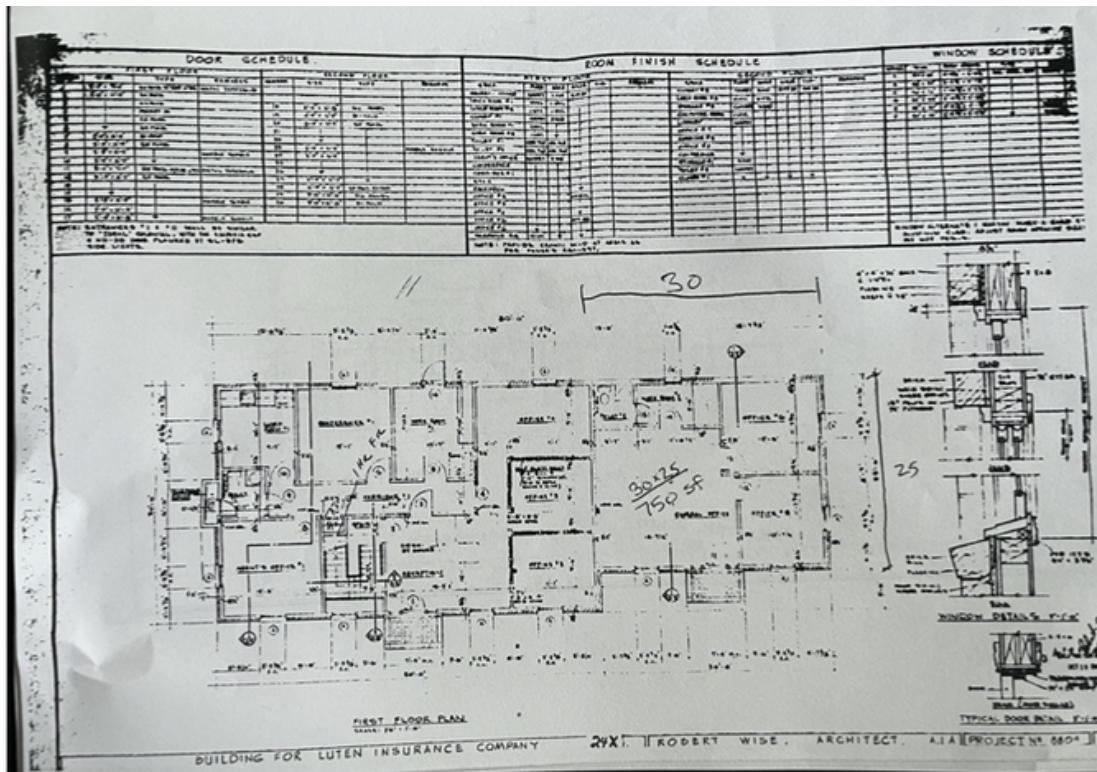
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