

## MOVE-IN READY OFFICE FOR SUBLEASE

9143 Philips Hwy Ste 400, Jacksonville, FL 32256

Kahle Commercial Group



### PROPERTY DESCRIPTION

Flexible commercial space offering a professional office setup plus 750 SF of climate-controlled warehouse space, ideal for a business needing professional office space with additional storage or operational space. The property is being offered as a 3-year sublease, providing a ready-to-use solution for your business.

### PROPERTY HIGHLIGHTS

- Move-in ready office space
- 14 private offices
- Open work area
- Conference room
- Kitchen / breakroom / mailroom
- 10' grade-level warehouse door

### OFFERING SUMMARY

|                       |                   |
|-----------------------|-------------------|
| <b>Lease Price:</b>   | <b>\$16sf/yr</b>  |
| <b>CAM:</b>           | <b>\$4.53/sf</b>  |
| <b>Building Area:</b> | <b>186,830 sf</b> |
| <b>Zoning:</b>        | <b>IL</b>         |

#### **CYNTHIA MCLAIN, CCIM**

Broker Owner  
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cmclain@kahlecg.com

#### **SANDRA KAHLE, CCIM**

Broker Associate  
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skahle@kahlecg.com

#### **KAHLE COMMERCIAL GROUP**

2821 Bolton Rd. Suite A  
Orange Park, FL 32073

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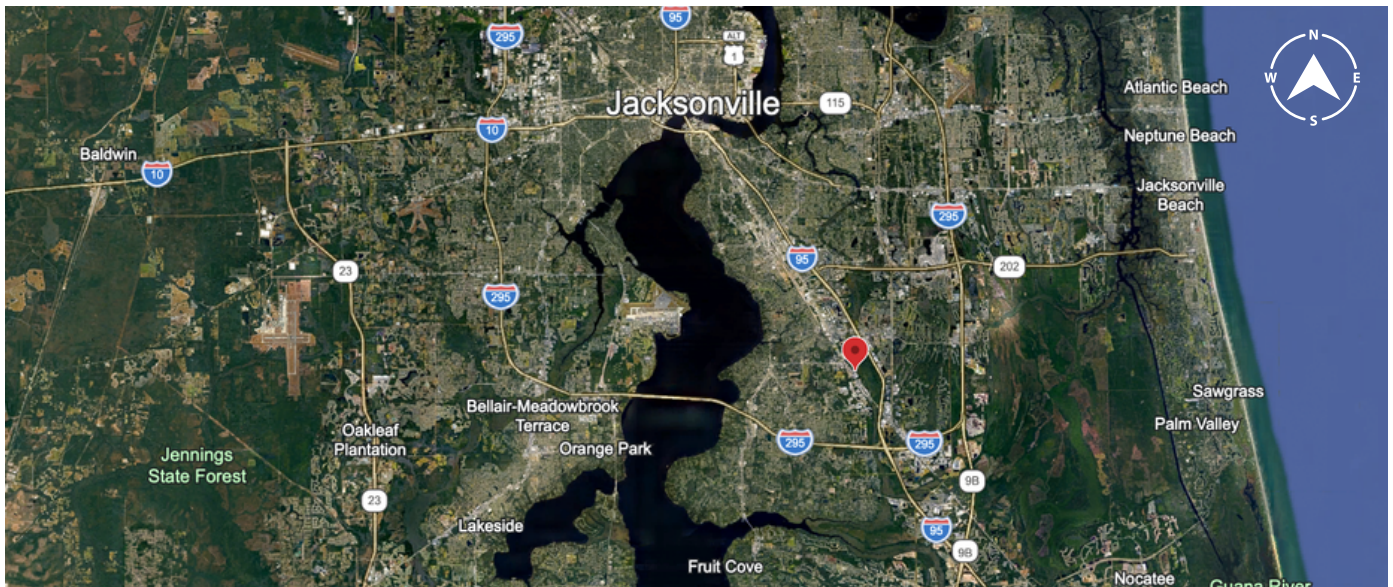
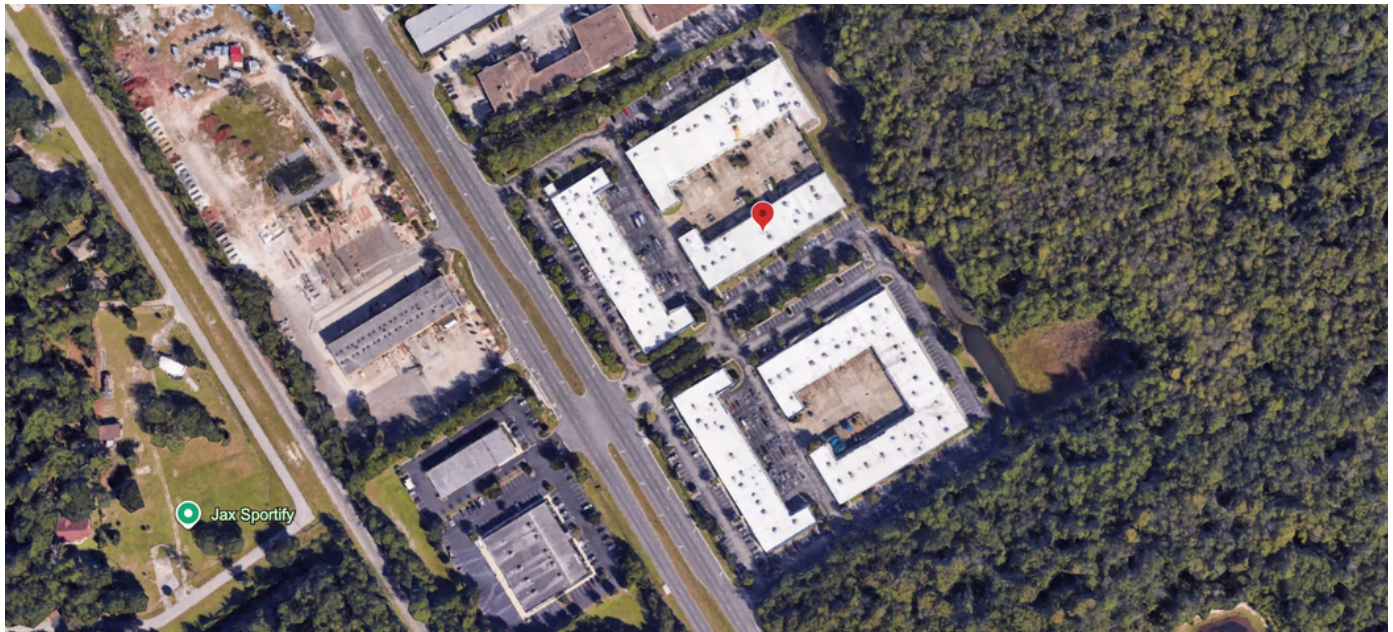
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**TOTAL: 6022 sq. ft**

1st floor: 6022 sq. ft

EXCLUDED AREAS: UTILITY: 29 sq. ft, WORKSHOP: 732 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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