

FLAGLER 100



12735 Gran Bay Pkwy., Suite 130 | Jacksonville, FL

31,788 SF AVAILABLE FOR SUBLEASE

Extremely Competitive Sublease Opportunity
Inquire for Details



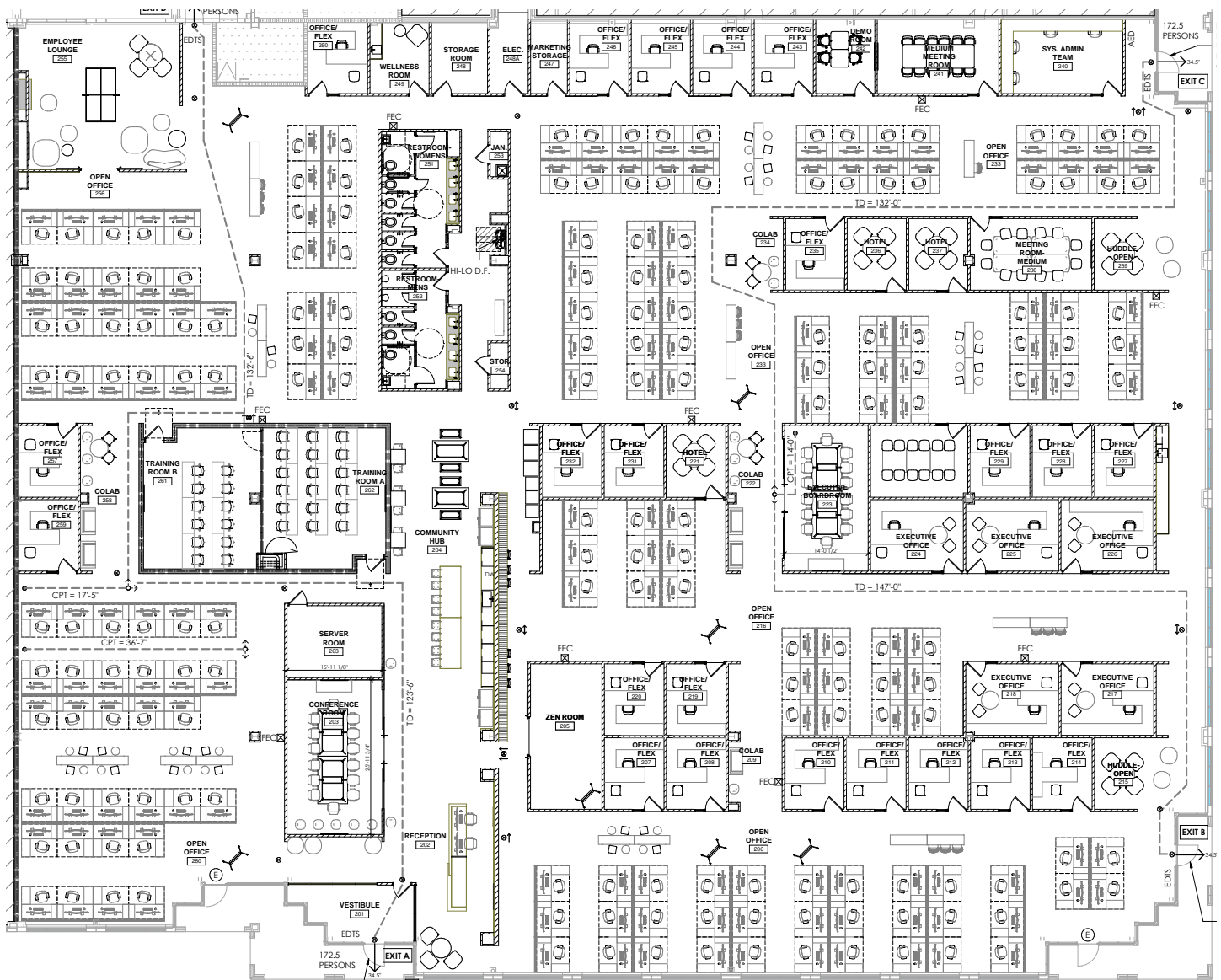
FLAGLER 100 | SUITE 130

31,788 SF FOR SUBLEASE




Sublease Expires 11/30/2027


- Turn Key Opportunity - FF&E Can Be Included
- High-End Finishes Throughout
- 24' Exposed Ceilings
- Strategically-Located with Immediate Proximity to I-95 and I-295 at the Border of Duval and St. Johns Counties







**JACKSONVILLE INTERNATIONAL AIRPORT**
31 MILES / 32 MINUTES

**DOWNTOWN JACKSONVILLE**
17 MILES / 20 MINUTES

**ST. JOHNS TOWN CENTER**
11 MILES / 15 MINUTES

FLAGLER 100

BAPTIST MEDICAL CENTER

WITHIN MINUTES OF DINING & HOSPITALITY

- FOOD**
 - 1 Starbucks
 - 2 Applebees
 - 3 Chipotle
 - 4 McDonald's
 - 5 First Watch
 - 6 Panera Bread
 - 7 MOD Pizza
 - 8 Red Bowl
 - 9 Zaxby's Chicken
 - 10 Bono's Pit Bar-B-Q
 - 11 Panda Express
 - 12 Dairy Queen
 - 13 Tijuana Flats
 - 14 Chili's
 - 15 Lemongrass Thai Bistro
 - 16 Chow Down Alley
 - 17 Sweet Sushi & Grill
 - 18 Poke Café
 - 19 Dunkin'
- HOTELS**
 - 1 Courtyard Marriott
 - 2 Holiday Inn Express
 - 3 Hampton Inn & Suites
 - 4 Residence Inn

For more information, please contact:
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