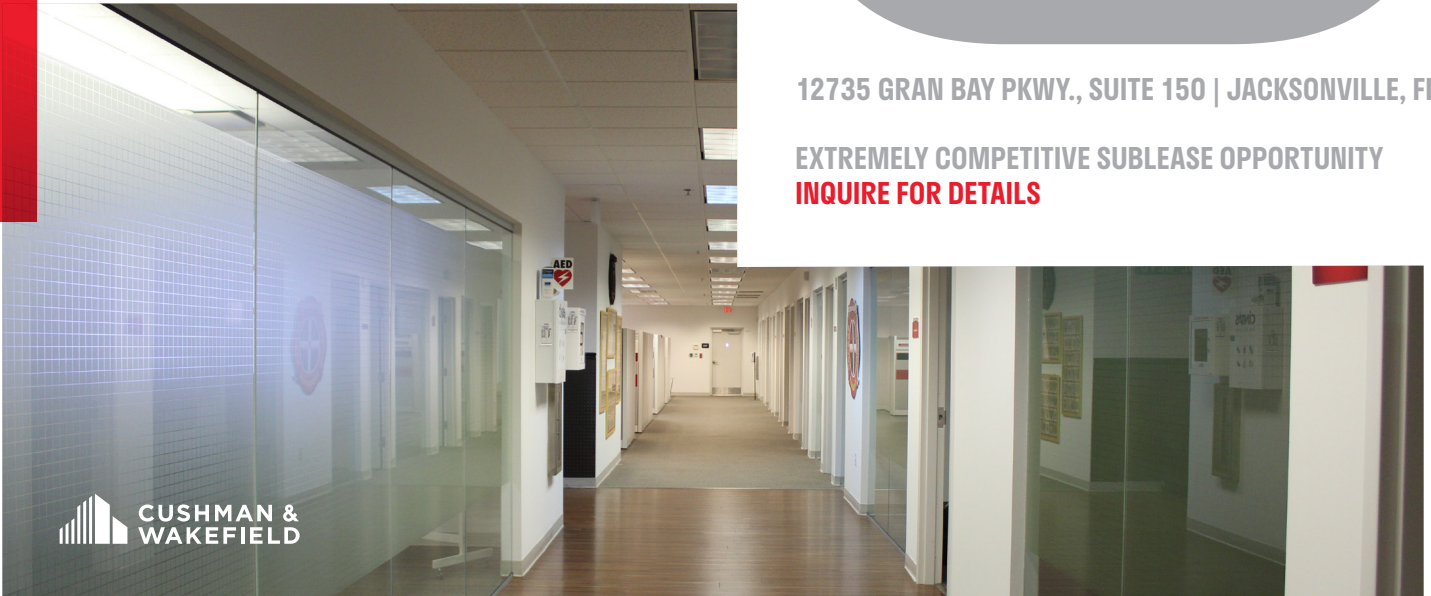


31,525 SF AVAILABLE FOR SUBLEASE



FLAGLER

00

12735 GRAN BAY PKWY., SUITE 150 | JACKSONVILLE, FL

**EXTREMELY COMPETITIVE SUBLEASE OPPORTUNITY
INQUIRE FOR DETAILS**

 CUSHMAN & WAKEFIELD

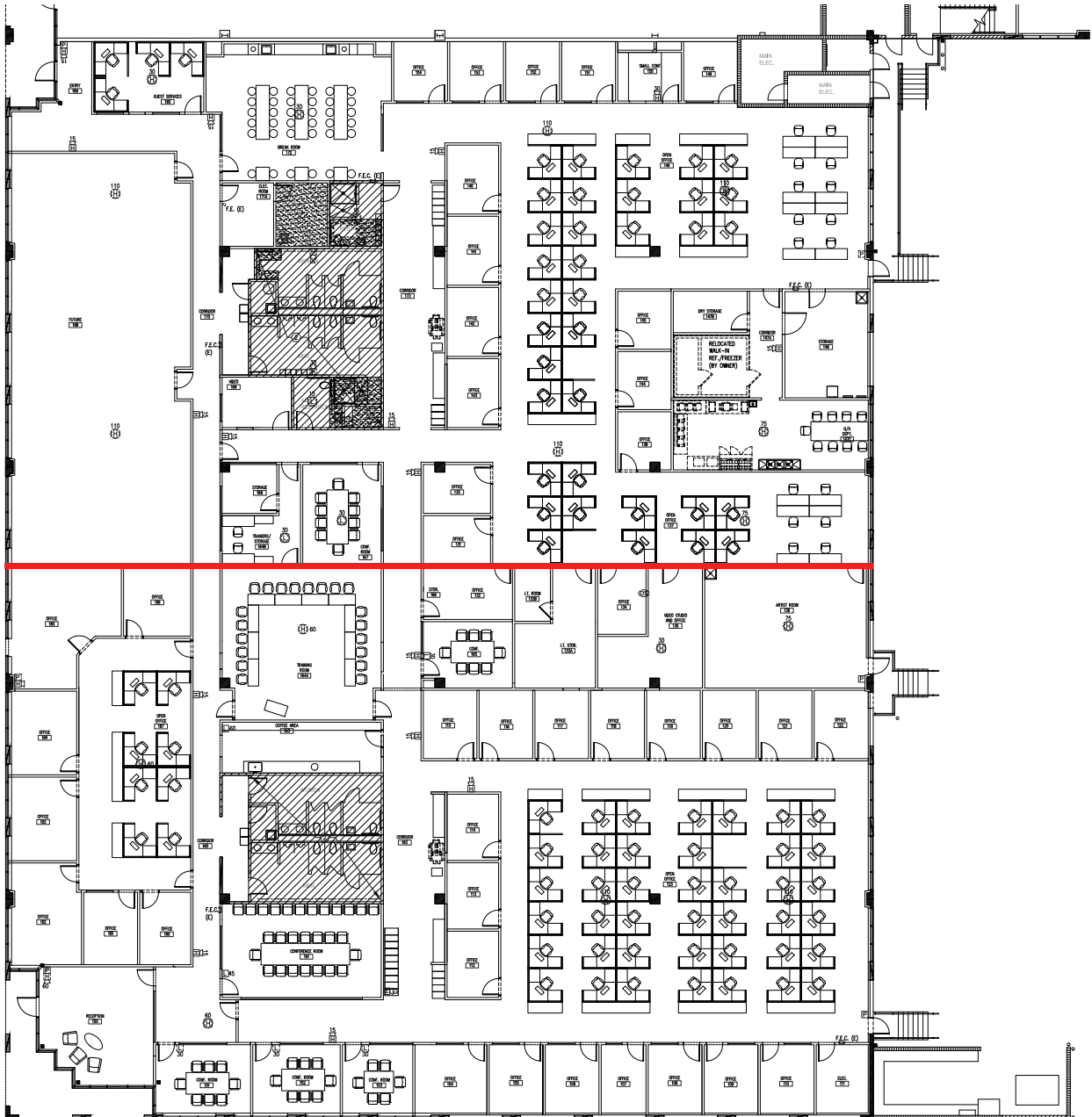
FLAGLER 100 | SUITE 150

31,525 SF FOR SUBLEASE

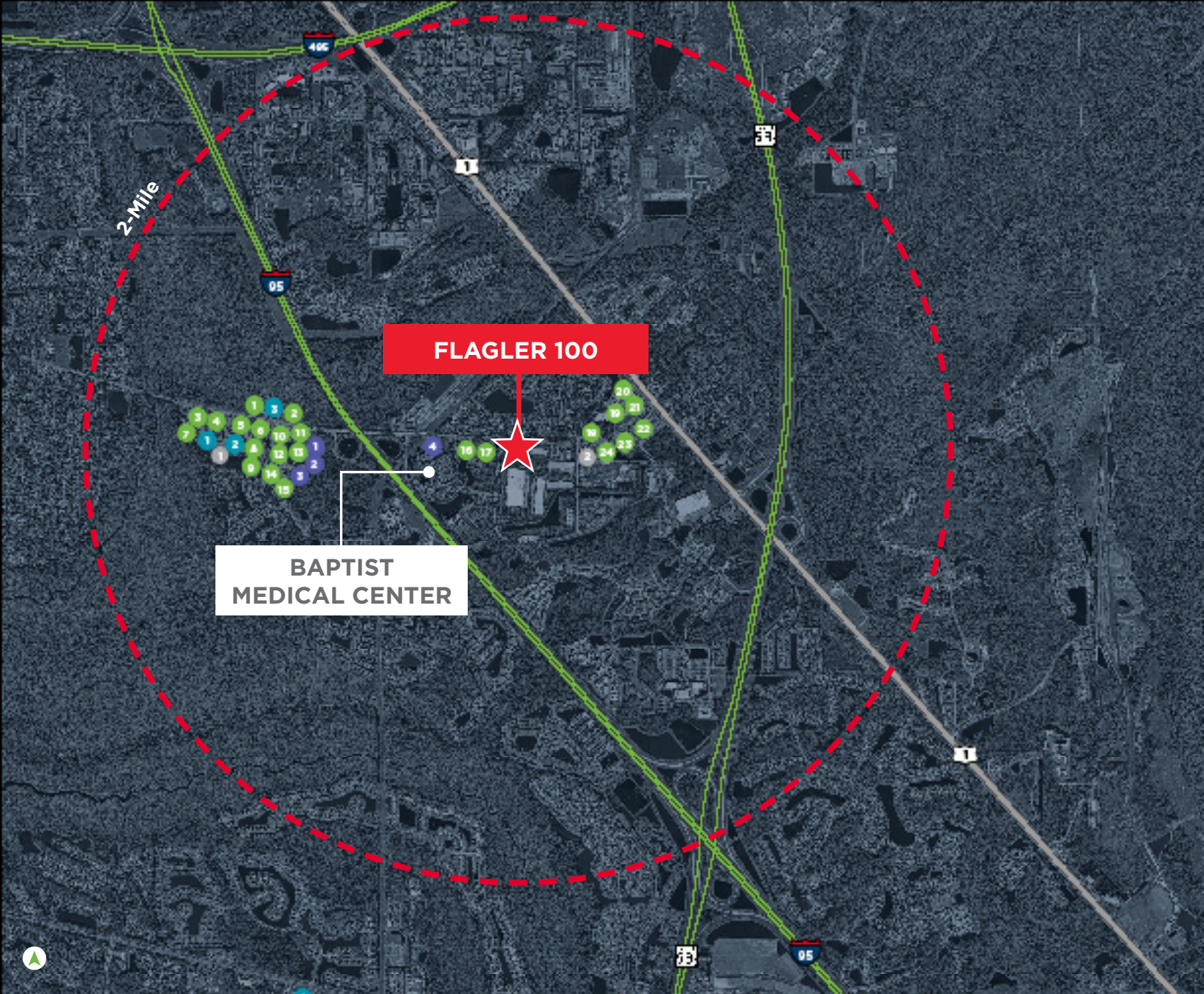
DEVISABLE TO 15,763 SF OR UP TO A FULL SPACE OF 31,525 SF

Sublease Expires 10/30/2028

- Turn Key, Move-in ready opportunity
- Complete FF&E package included
- Full kitchen system in-place
- Abundant parking at 6 : 1,000 ratio
- Building signage available
- Strategically-located with immediate proximity to I-95 and I-295 at the Border of Duval and St. Johns Counties







WITHIN MINUTES OF DINING & HOSPITALITY

FOOD

- | | | |
|------------------|------------------|---------------------------|
| 1 Chili's | 9 Bono's Pit BBQ | 17 Starbucks Coffee |
| 2 McDonald's | 10 Chipotle | 18 Chow Down Alley |
| 3 Panera Bread | 11 Jimmy John's | 19 Sweet Sushi |
| 4 PDQ | 12 Mod Pizza | 20 Spliff's Gastropub |
| 5 CAVA | 13 Zaxby's | 21 Casa Maria |
| 6 First Watch | 14 Panda Express | 22 Relish Burgers |
| 7 Top Dog Tavern | 15 Dunkin | 23 Poke Cafe |
| 8 Tijuana Flats | 16 Applebee's | 24 Lemongrass Thai Bistro |

SHOPPING

- 1 Kohl's
- 2 Publix
- 3 Walgreens

HOTELS

- 1 Holiday Inn Express
- 2 Residence Inn
- 3 Hampton Inn
- 4 Courtyard by Marriott

FITNESS

- 1 F45 Training
- 2 Planet Fitness

For more information, please contact:

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