

31,525 SF AVAILABLE FOR SUBLEASE



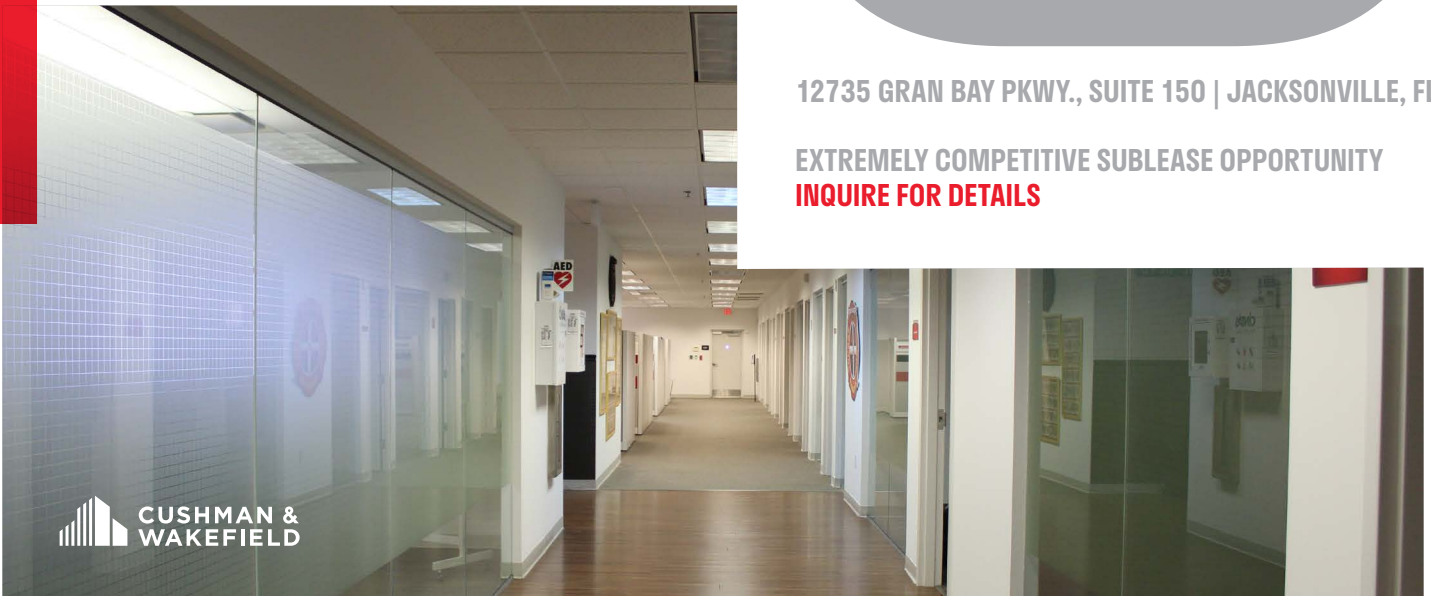
**FLAGLER**

**COO**



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

EXTREMELY COMPETITIVE SUBLEASE OPPORTUNITY  
**INQUIRE FOR DETAILS**



 CUSHMAN & WAKEFIELD



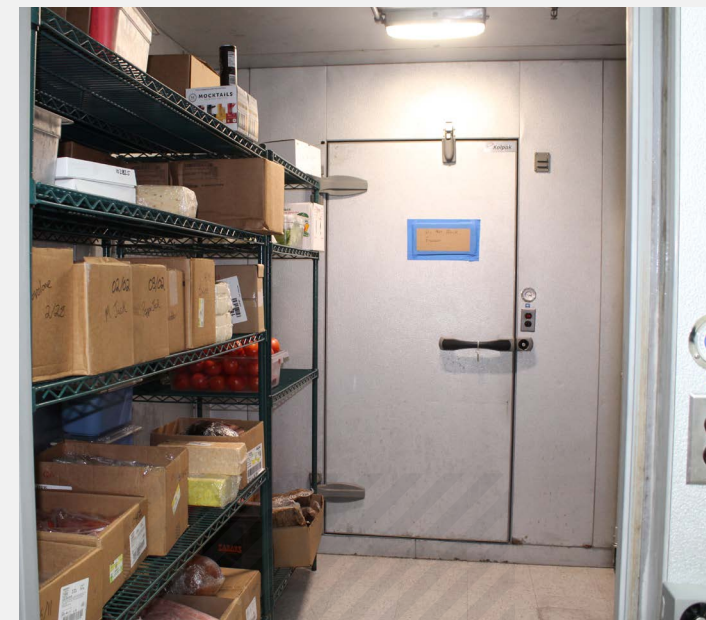
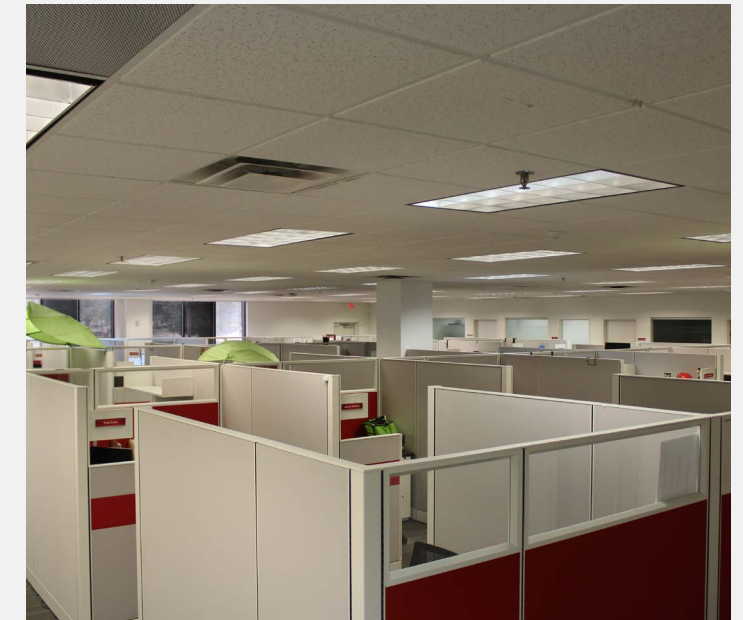
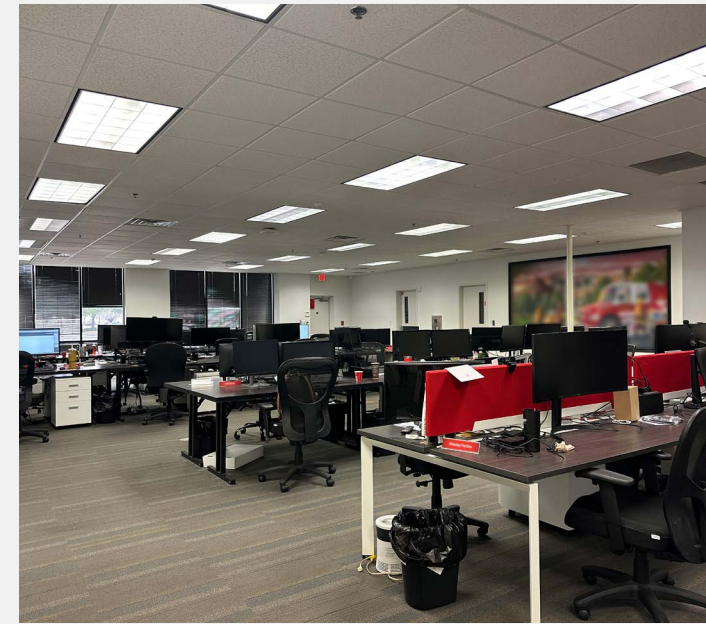
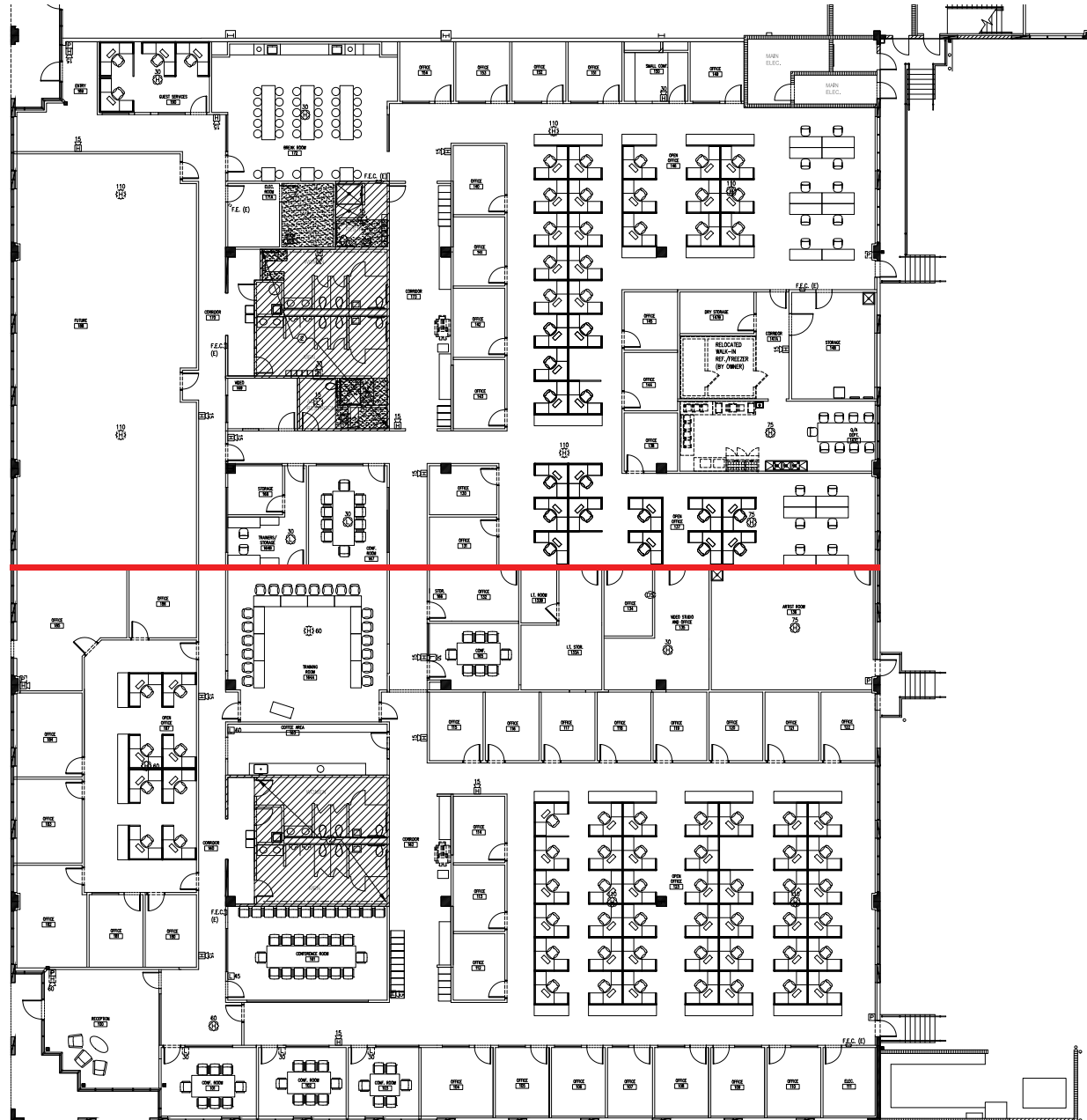
# FLAGLER 100 | SUITE 150

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:

**David J. Hillegas**  
Managing Director  
+1 904 380 8343  
[david.hillegas@cushwake.com](mailto:david.hillegas@cushwake.com)



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