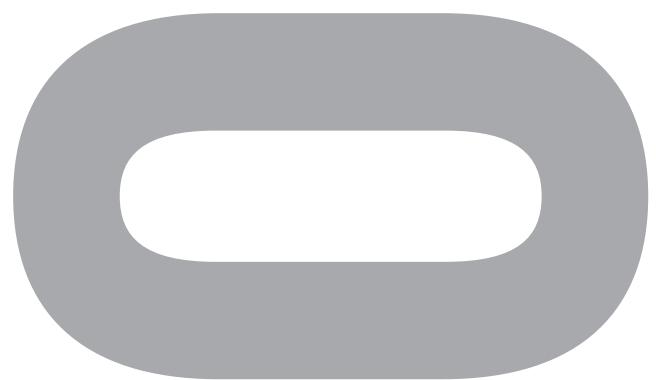
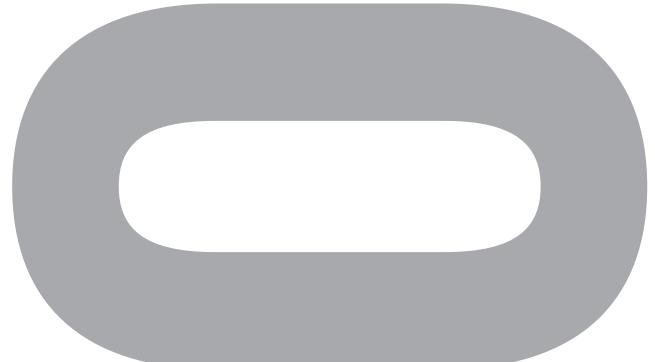


31,525 SF AVAILABLE FOR SUBLICENSE

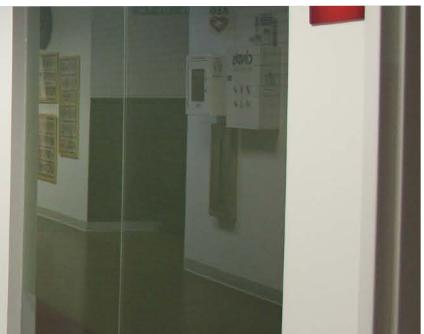


FLAGLER



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

EXTREMELY COMPETITIVE SUBLICENSE OPPORTUNITY
INQUIRE FOR DETAILS



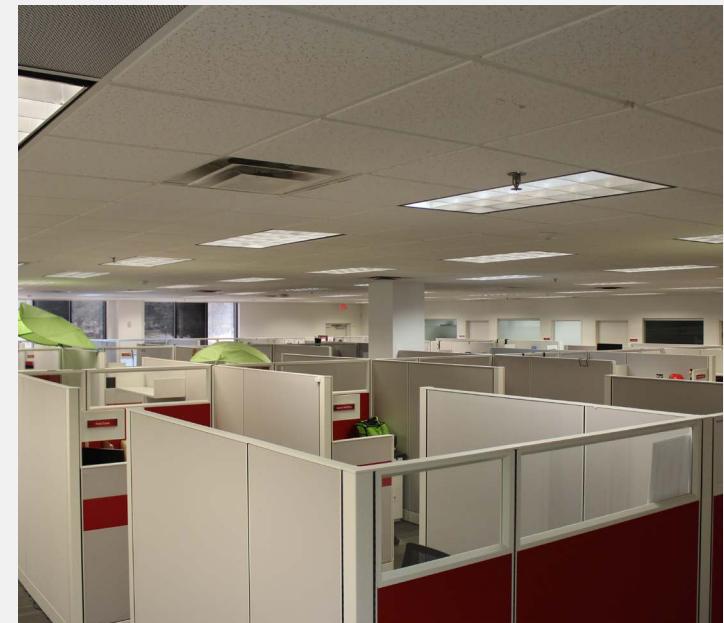
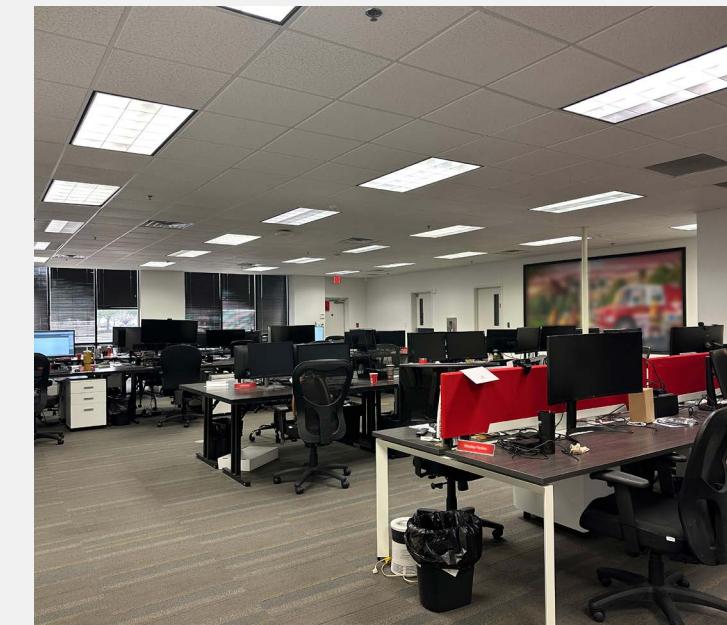
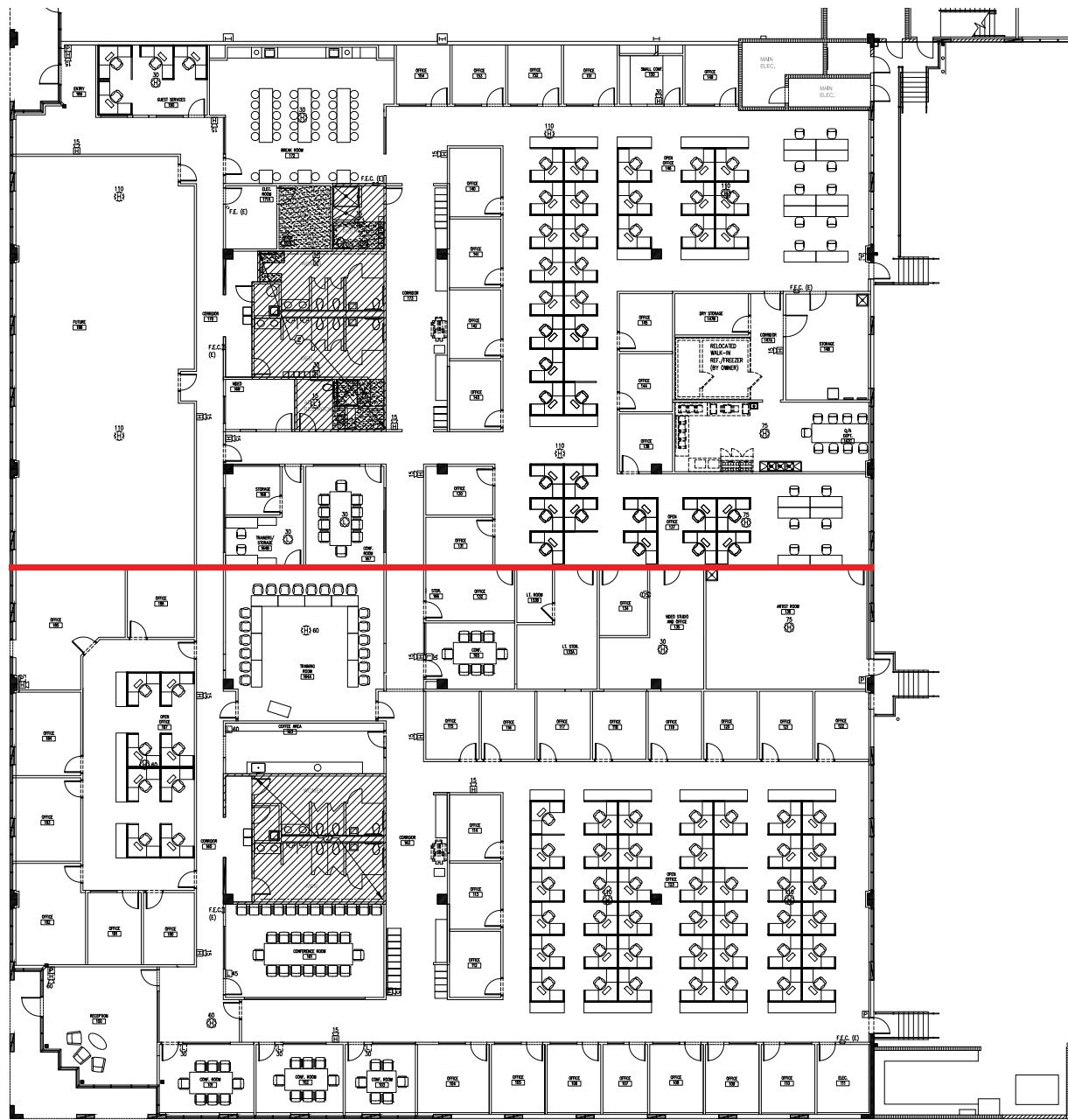
FLAGLER 100 | SUITE 150

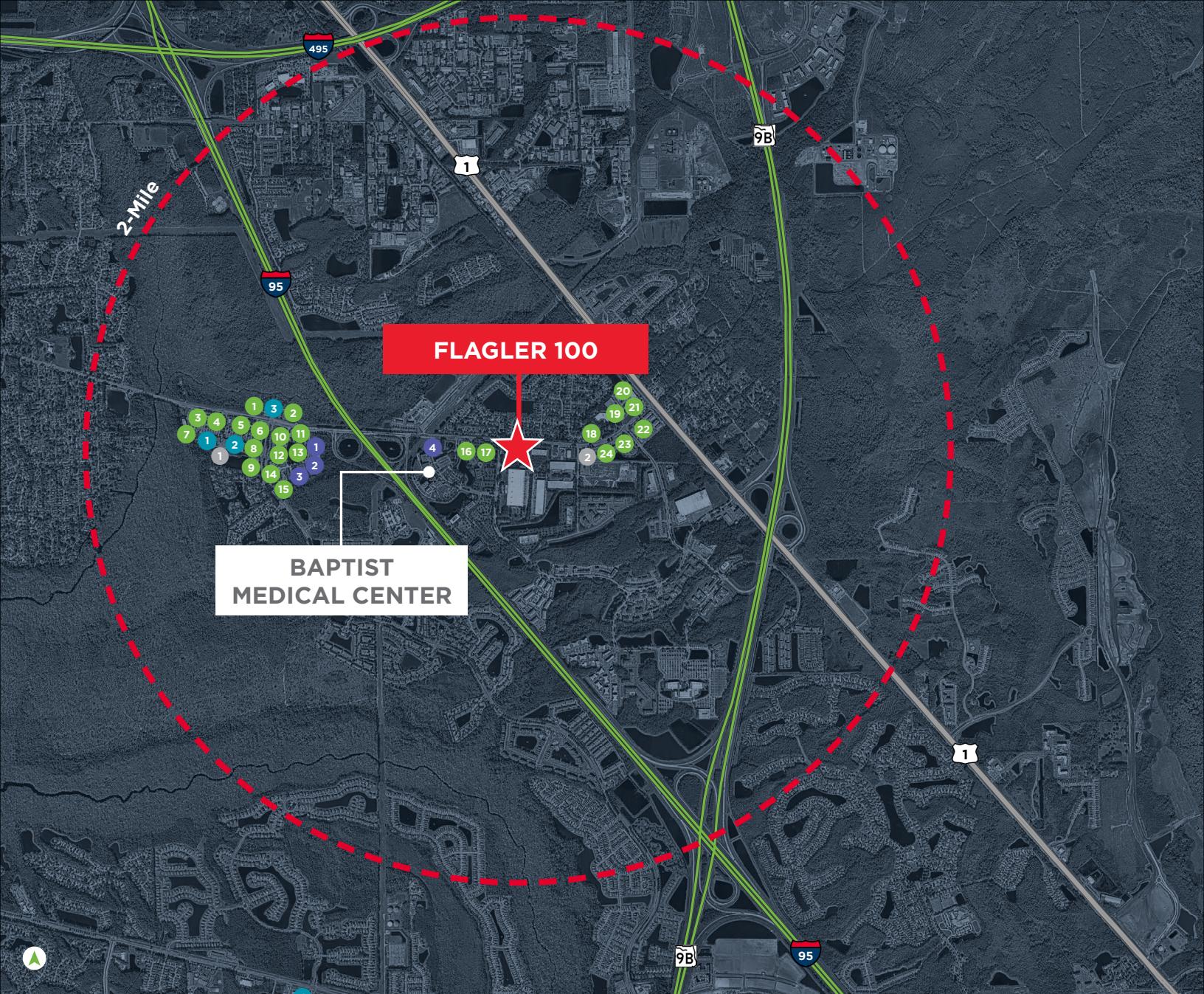
31,525 SF FOR SUBLEASE

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
- 2 McDonald's
- 3 Panera Bread
- 4 PDQ
- 5 CAVA
- 6 First Watch
- 7 Top Dog Tavern
- 8 Tijuana Flats
- 9 Bono's Pit BBQ
- 10 Chipotle
- 11 Jimmy John's
- 12 Mod Pizza
- 13 Zaxby's
- 14 Panda Express
- 15 Dunkin'
- 16 Applebee's

- 17 Starbucks Coffee
- 18 Chow Down Alley
- 19 Sweet Sushi
- 20 Spliff's Gastropub
- 21 Casa Maria
- 22 Relish Burgers
- 23 Poke Cafe
- 24 Lemongrass Thai Bistro

SHOPPING

- 1 Kohl's
- 2 Publix
- 3 Walgreens

FITNESS

- 1 F45 Training
- 2 Planet Fitness

HOTELS

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

For more information, please contact:

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