

**7545 CENTURION PARKWAY, SUITE 106
JACKSONVILLE, FL 32256**

**OFFICE SUITE
FOR LEASE**



Suite 106

1,162 Square Feet

\$23/sf/yr MG (\$2,227.17/mo)

Suite 106 is a prime suite with numerous windows providing abundant natural light. Features include a reception area, 4 private offices, break area equipped with a kitchenette, and an ADA-compliant restroom. Conveniently located near St. Johns Towncenter allowing easy access to I-95, I-295, US-1, and Jay Turner Butler Blvd. Ideal for both office and medical tenants.

- **No NNN or CAM fees, Modified Gross Lease**
- **Excellent location offering easy access to I-295, I-95, US-1 and Jay Turner Butler Blvd.**
- **Restaurants and shopping nearby**
- **ADA-Compliant**

Eric Akers, Broker

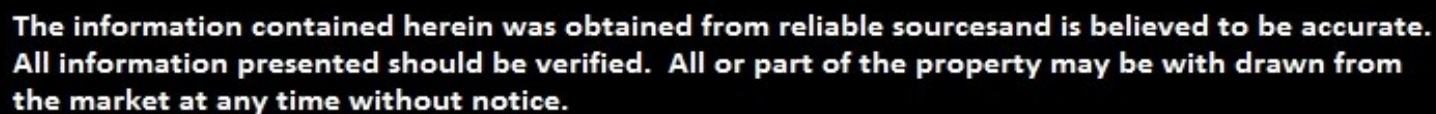
Phone: (904)535-8465

william.e.akers@gmail.com



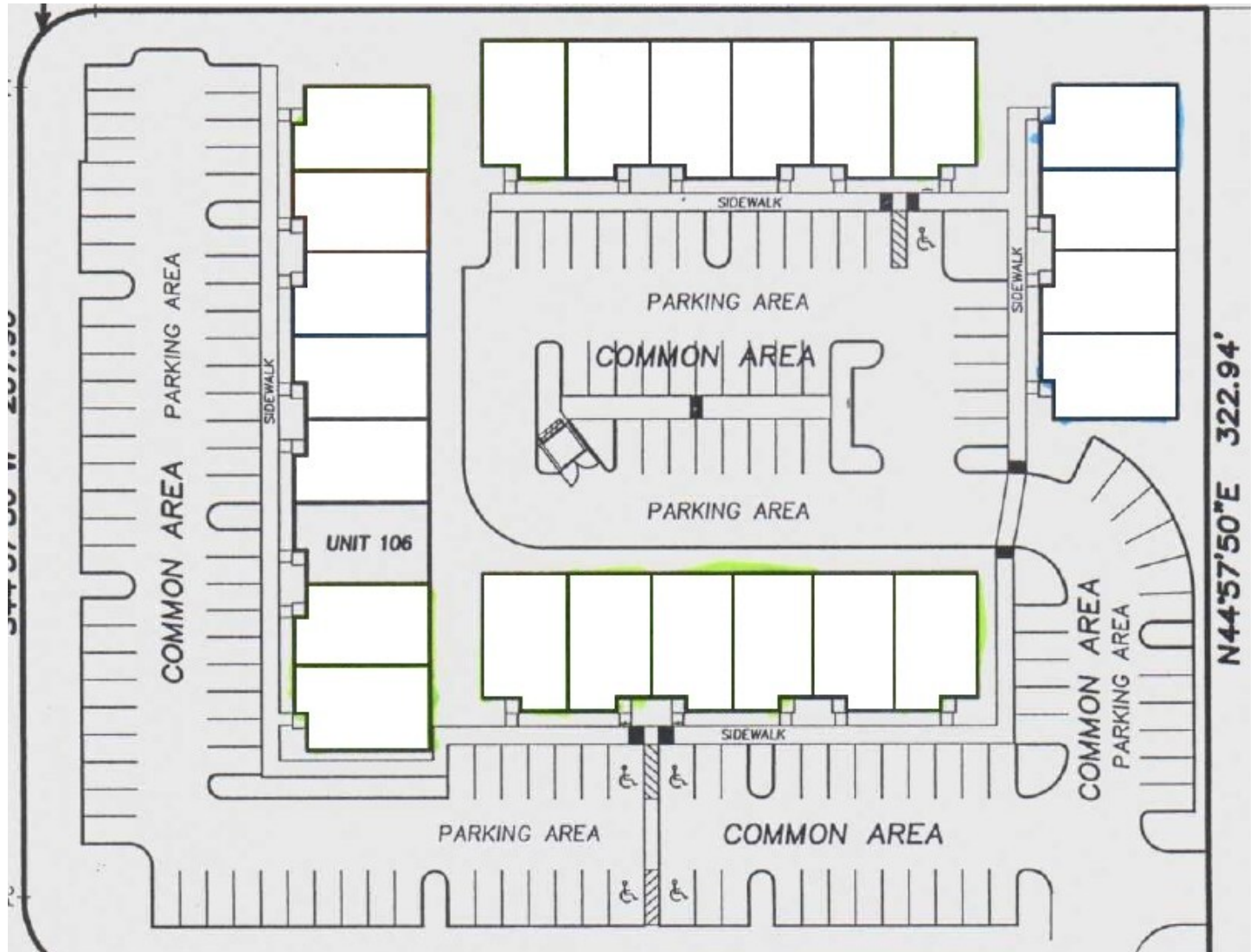
The information contained herein was obtained from reliable sources and is believed to be accurate. All information presented should be verified. All or part of the property may be withdrawn from the market at any time without notice.

FLOOR PLAN



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SITE PLAN



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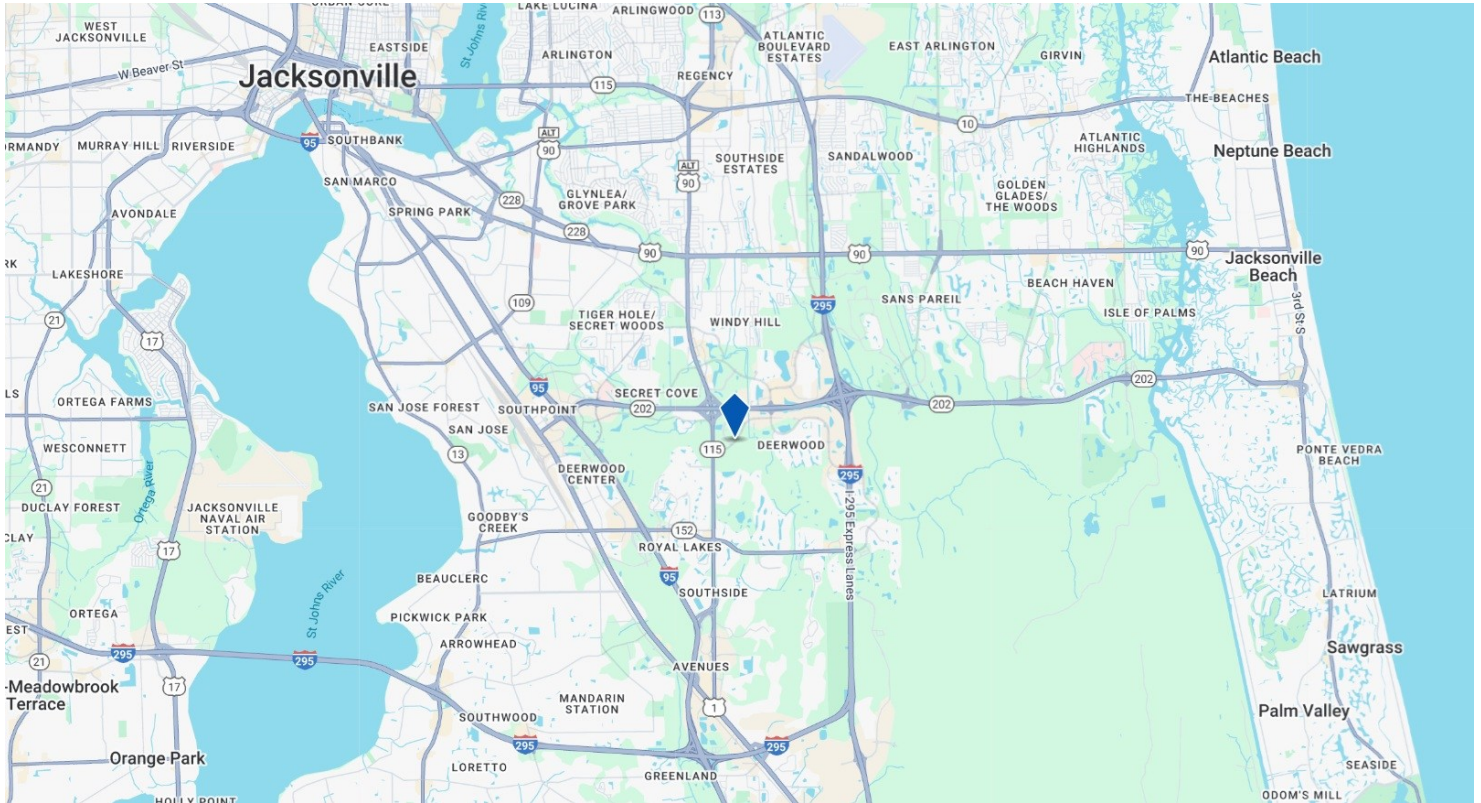
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JASA | Jim Akers
& Associates
COMMERCIAL REAL ESTATE BROKERAGE

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**PHOTOS &
LOCATION MAP**



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