

# GREENLAND ROAD OFFICE CENTER

6100 GREENLAND ROAD, SUITE 101  
JACKSONVILLE, FL 32258

OFFICE CONDO  
FOR LEASE



**Suites 101**

**1140 SF**

**\$25/sf/yr Modified Gross (\$2,375/month)**

Greenland Road Office Center features newly constructed office condos with close proximity to St. Johns County, I-95, US-1, and I-295. Suite 803 features four large private offices, a copy/fax/break room equipped with a full kitchenette, an ADA-compliant restroom, back door, and water stubbed in the walls for medical users. The owner would prefer a short term lease.

- Excellent location offering easy access to I-295, I-95, and US-1
- Restaurants and shopping nearby
- High traffic area surrounded by residential neighborhoods.
- Flexible floor plan
- Modified Gross Lease, no CAM

**Eric Akers, Broker**

Phone: (904) 535-8465

William.e.akers@gmail.com

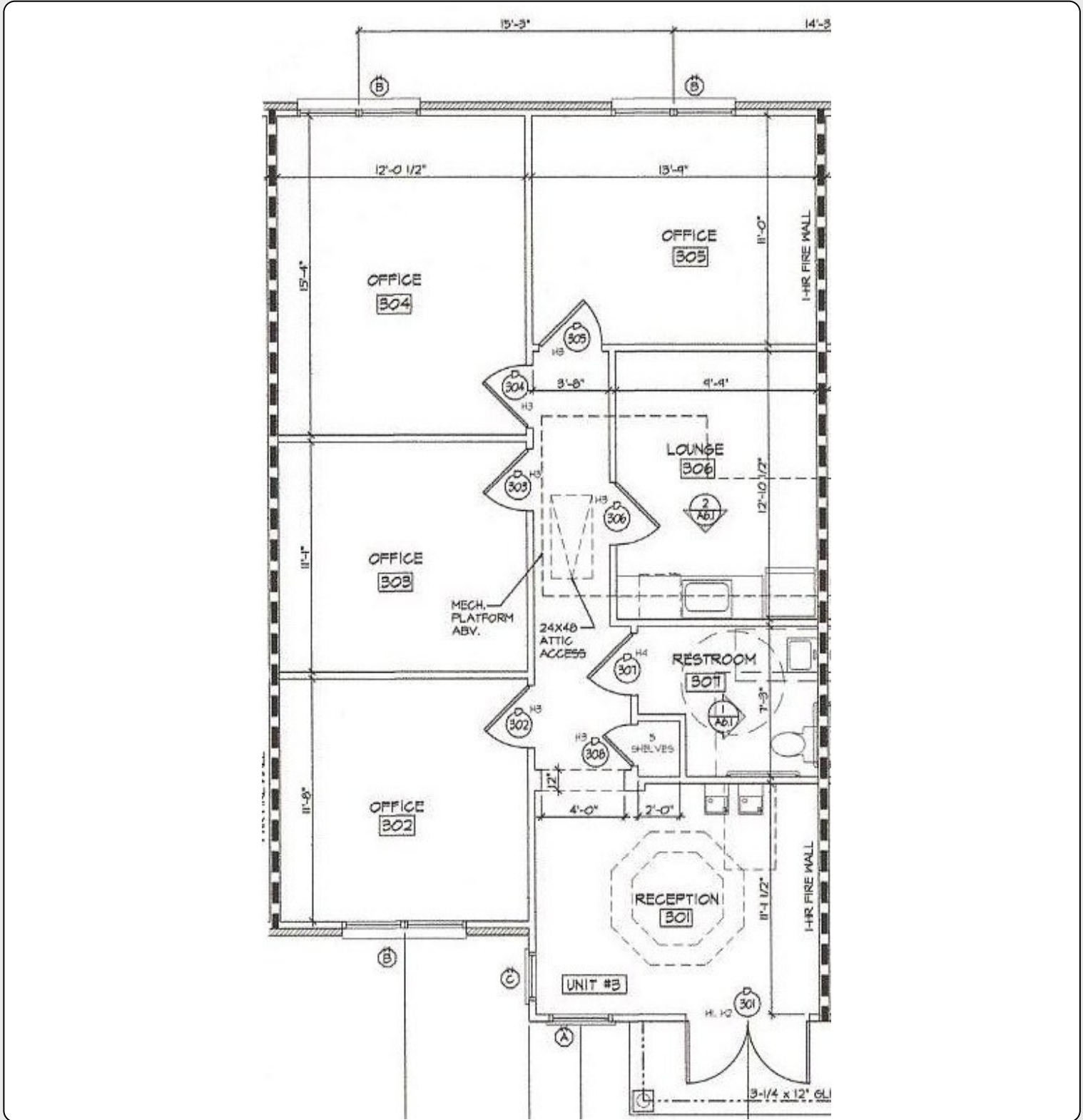


The information contained herein was obtained from reliable sources and is believed to be accurate. All information presented should be verified. All or part of the property may be withdrawn from the market at any time without notice.

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# FLOOR PLAN



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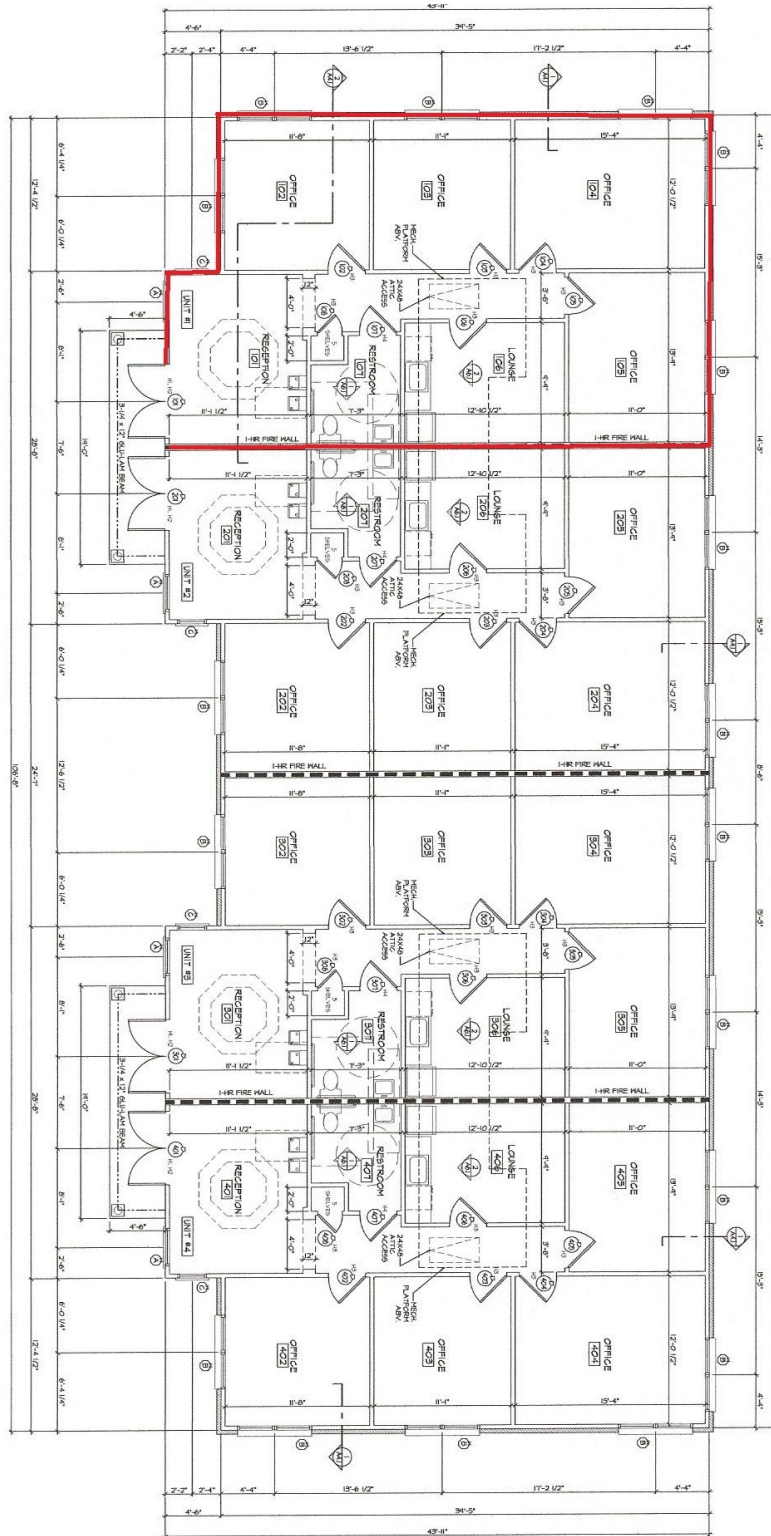


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# BUILDING FOOTPRINT



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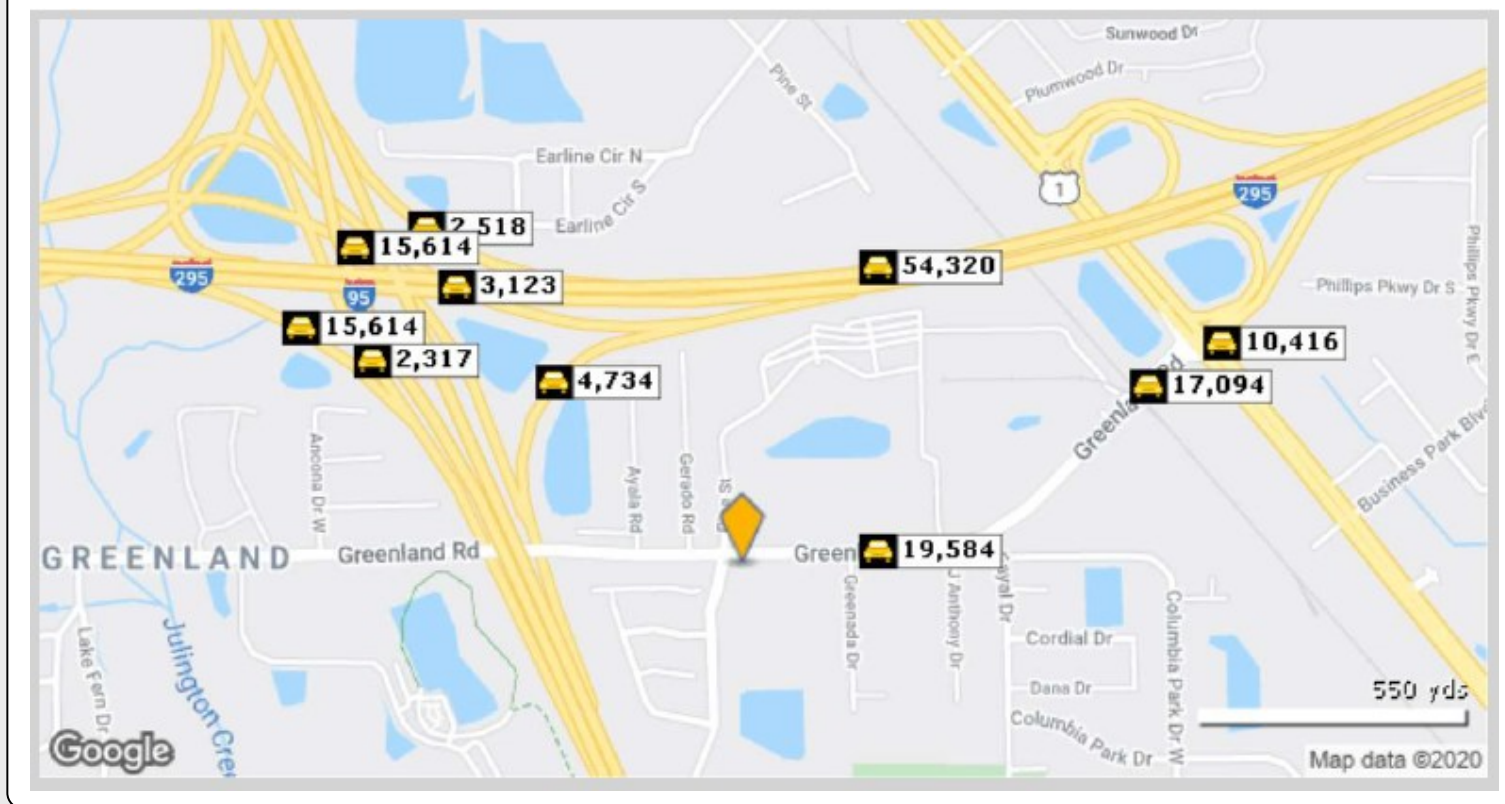
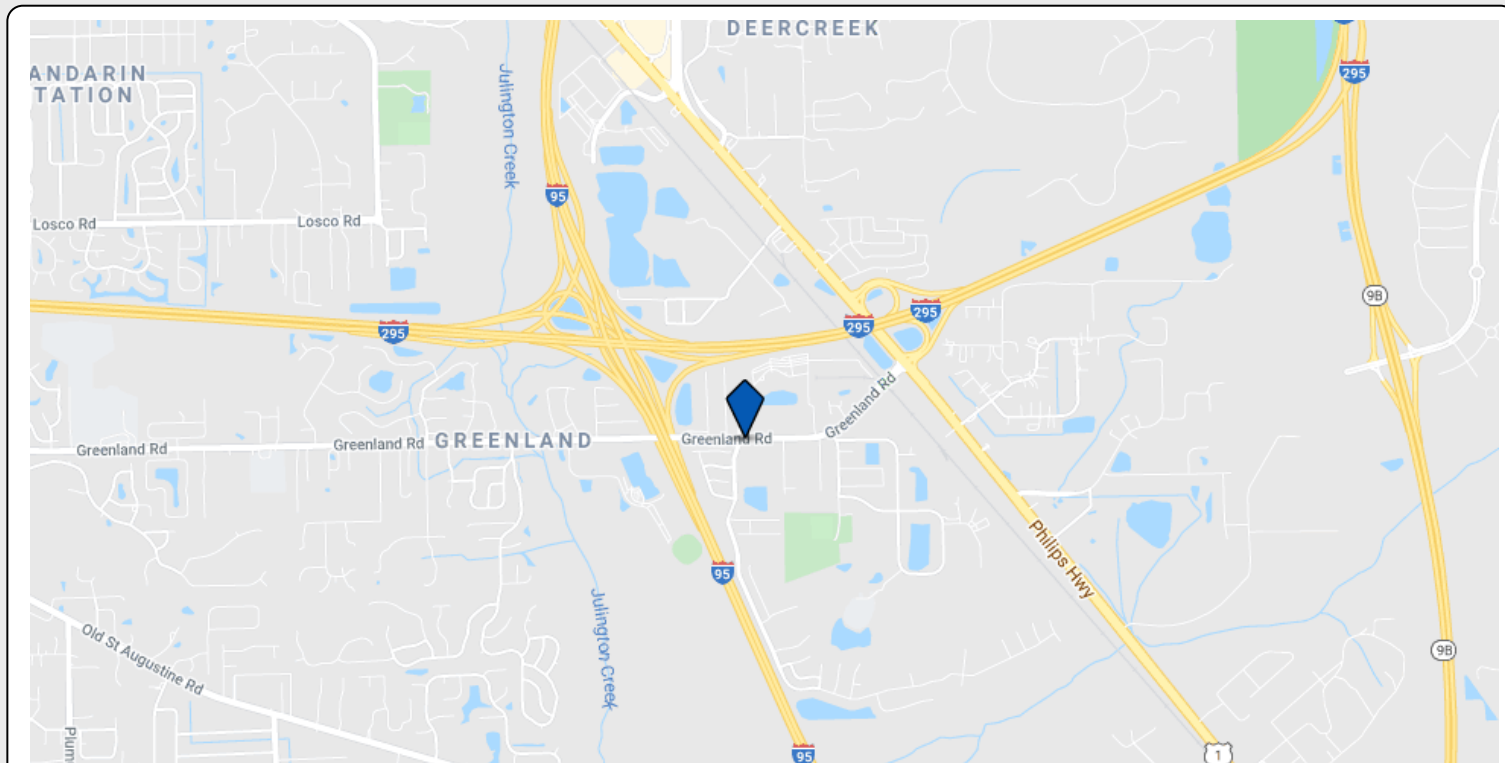
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## LOCATION MAP & TRAFFIC COUNTS



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