



463820 State Road 200

Yulee, Florida 32097

Property Highlights

- Professional "turn-key" office available with reception area, 7 private executive offices, a large conference/training room, employee lounge, and open office with 25 work stations.
- Located next to Baptist Health Primary Care at the corner of State Road 200 (A1A) and Amelia Concourse. Co-tenant is Baptist Obstetrics and Gynecology.
- Highly visible monument signage on A1A with over 47,500 vehicles per day.
- Tremendous growth and development of retail and homes in the immediate area.

Property Overview

Professional class "A" brick office building was completed in January 2010. The building features upscale common area fixtures and finishes as well as peaceful woodland views. The building signage fronts A1A with an average daily traffic of 36,500 vehicles. A secure building access control system is available to all tenants as well as a private rear entrance.

Offering Summary

Lease Rate:	Negotiable
Available SF:	5,131 SF
Building Size:	9,637 SF
Year Built:	2010
Lot Size:	1.17 Acres
Zoning:	CG
Parking:	45 spaces
Traffic Count:	47,500 A.A.D.T.

For More Information



Tiffany Wein

O: 904 363 9002
tw@naihallmark.com



Christian Harden, SIOR

O: 904 404 4449
ch@naihallmark.com









