

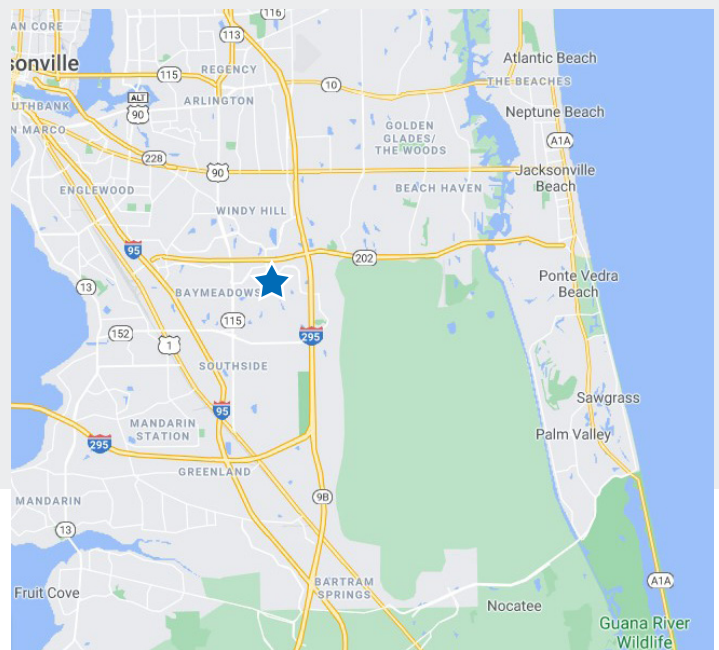
**5335  
GATE PARKWAY  
TOWN CENTER TWO**

JACKSONVILLE, FL  
32256



**±36,791 SF OFFICE SPACE AVAILABLE FOR SUBLEASE**

- ◆ Full second floor available for sublease
- ◆ Total size: ±36,791
- ◆ Sublease expires: 7/14/26
- ◆ Parking: 5.5/1000
- ◆ Furniture in place (plug and play)
- ◆ Access to café/training/meeting rooms



**CALL BROKER FOR PRICING**

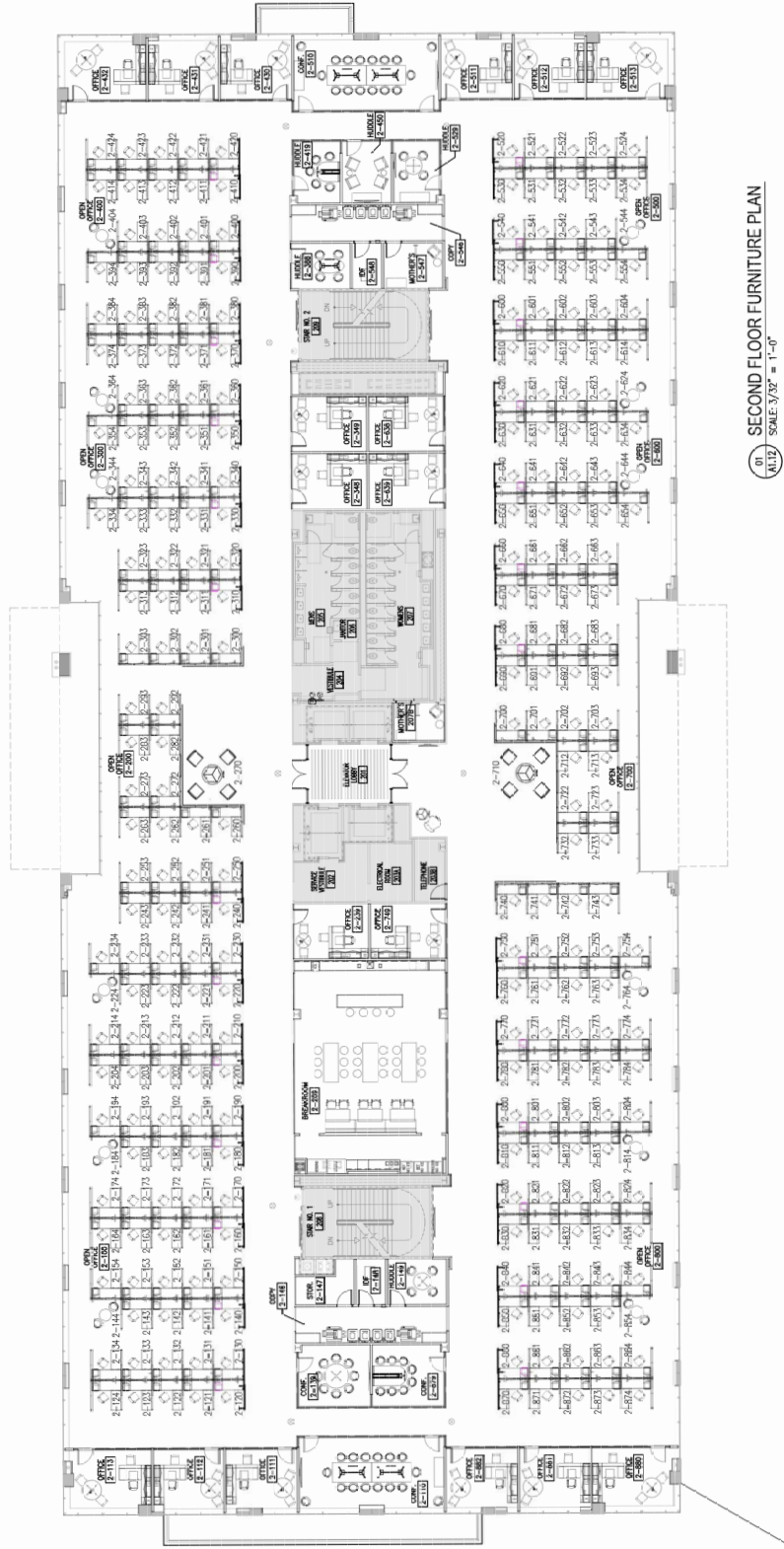
For further information, please contact our exclusive agents:  
**Jeff Frandsen** Senior Vice President  
[jfrandsen@phoenixrealty.net](mailto:jfrandsen@phoenixrealty.net)

**Newmark Phoenix Realty Group, Inc.**  
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Jacksonville, FL 32256

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

# FLOOR PLAN



# BUILDING PHOTOS



CAFE SEATING



CAFE SEATING + GAME ROOM



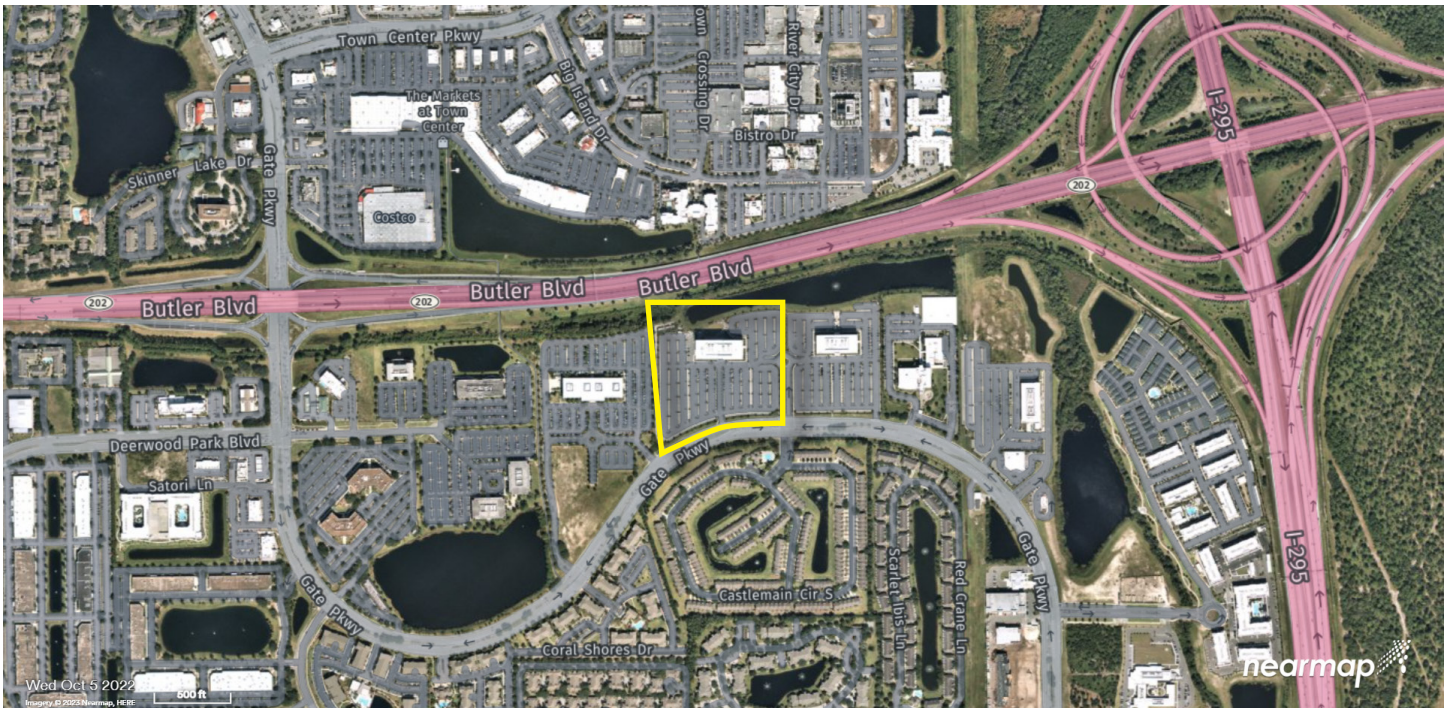
TRAINING ROOM 1 OF 3

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# LOCAL AREA

Sublease located in the newest Class A office building in the suburban office market. Located in the heart of Southside with easy access to JTB, I295 and I95. Directly across from the amenity filled St. John's Town Center.



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