

**73,468 SF HQ SPACE
FOR LEASE OR PURCHASE**

FOUNDRY
COMMERCIAL

CENTURION CENTRE II



10407 CENTURION PKWY N

73,468 SF HQ SPACE FOR LEASE OR PURCHASE

- BEAUTIFUL CLASS A OFFICE BUILDING
in Town Center market area
- J. TURNER BUTLER SIGNAGE AVAILABLE
- NEWLY RENOVATED LOBBY
- ON-SITE AMENITIES INCLUDE
Food trucks and adjacent Brooks YMCA
- DIGITAL LOBBY DIRECTORY
- RESPONSIVE ON-SITE PROPERTY MANAGEMENT
- EASY ACCESS TO I-95, US1, JTB
and other primary roadways
- OUTDOOR SEATING WITH LUSH LANDSCAPING
- SHADED PARKING WRAPS BUILDINGS
- FLOOR TO CEILING GLASS SUITES

BUILDING FEATURES

BUILDING SIZE	87,600 SF
AVAILABLE	73,468 SF
LEASE RATE	\$23.75 FULL-SERVICE
PURCHASE	NEGOTIABLE

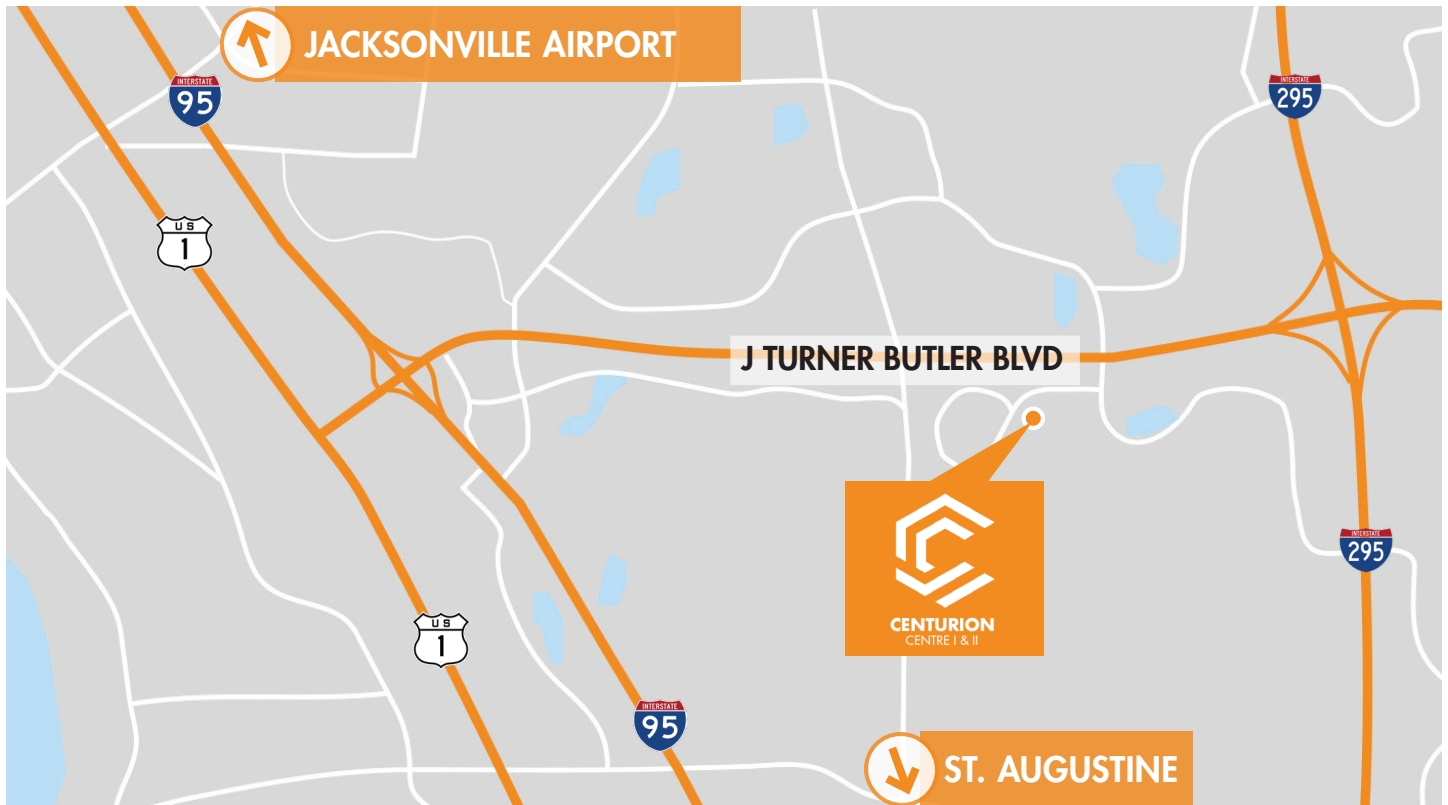
AVAILABLE SUITES

CCII SUITE 100	5,957 SF
CCII SUITE 200 (FULL-FLOOR)	20,130 SF
CCII SUITE 300 (FULL-FLOOR)	24,763 SF
CCII SUITE 400 (FULL-FLOOR)	22,618 SF

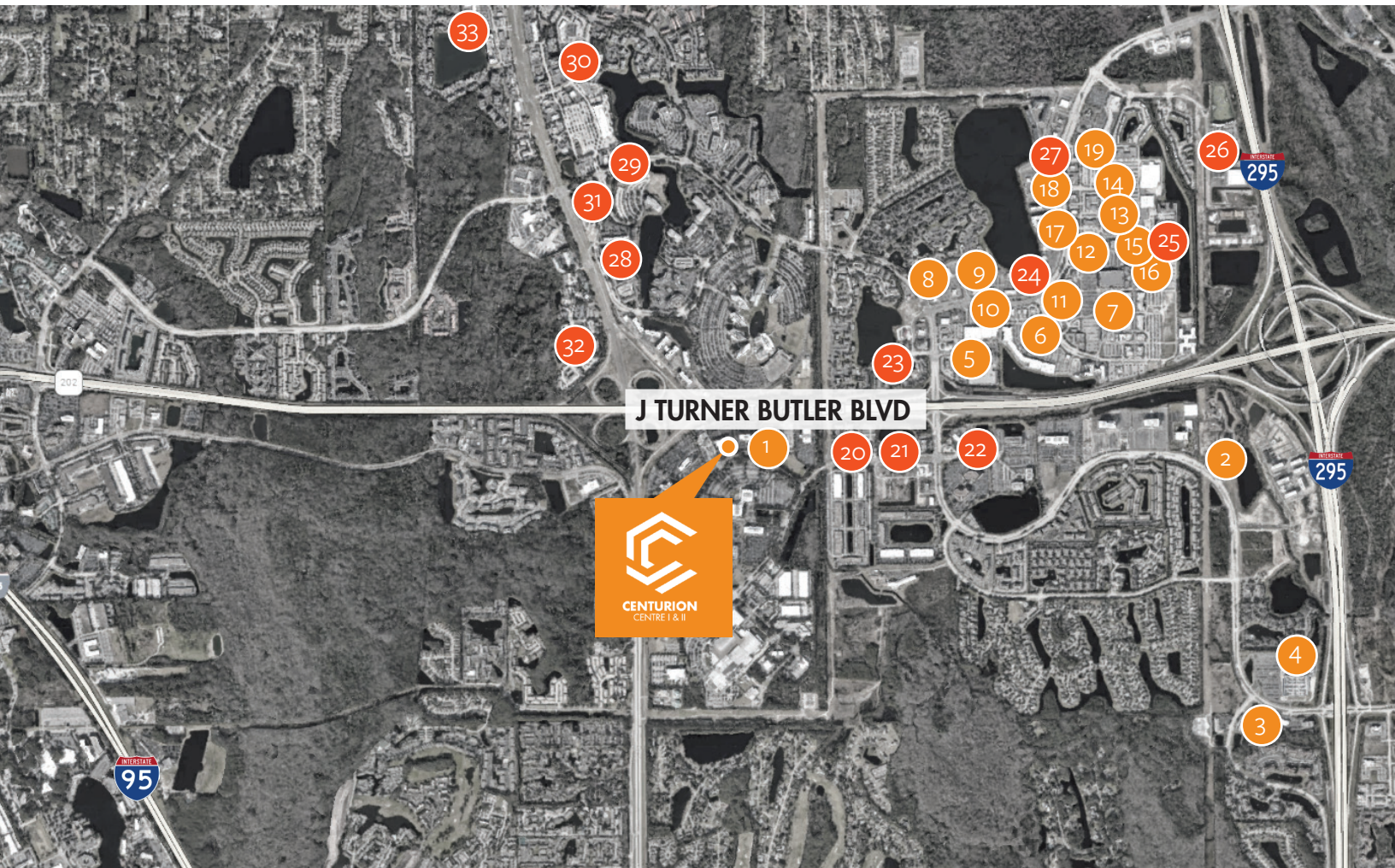
*FLOOR PLANS AVAILABLE UPON REQUEST



PROPERTY LOCATION



AMENITIES



RESTAURANTS & RETAIL

- | | |
|---------------------------|------------------------------|
| 1. Tropical Smoothie Cafe | 13. Cheesecake Factory |
| 2. Dunkin Donuts | 14. PF Changs |
| 3. Culver's | 15. California Pizza Kitchen |
| 4. Ikea | 16. Maggiano's Little Italy |
| 5. Costco Wholesale | 17. Texas Roadhouse |
| 6. Nordstrom Rack | 18. Red Robin |
| 7. Nordstrom | 19. Target |
| 8. Hobby Lobby | |
| 9. Best Buy | |
| 10. Chipotle | |
| 11. Cooper's Hawk Winery | |
| 12. Bahama Breeze | |

ACCOMMODATIONS

- | | |
|------------------------------|---------------------------|
| 20. Residence Inn | 32. Extended Stay America |
| 21. Sheraton Jacksonville | 33. Homewood Suites |
| 22. Home2 Suites | |
| 23. Extended Stay America | |
| 24. Hyatt Place Jacksonville | |
| 25. Homewood Suites | |
| 26. Holiday Inn Express | |
| 27. Tru by Hilton | |
| 28. Hotel Indigo | |
| 29. Hilton Garden Inn | |
| 30. Hampton Inn | |
| 31. Aloft | |

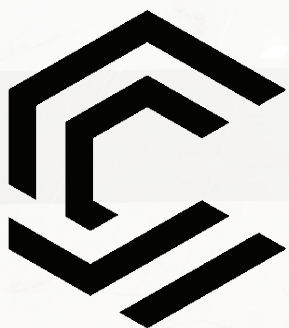
CONTACT

FOR MORE INFORMATION:

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