

COMMERCIAL LEASE

**301 CENTRE STREET
FERNANDINA BEACH, FL 32034**



- **4 Private Offices**
- **1,750 SF**
- **C-3 Zoning**
- **Elevator Access**
- **Historic Downtown**
- \$5,250/mo.**

Prime 1,750 SF second-floor professional office space available in the historic Kydd Building at 301 Centre Street in downtown Fernandina Beach. The suite features four spacious private offices, a large reception area, kitchenette, two restrooms, elevator access, and an outdoor balcony overlooking downtown. High ceilings, original hardwood floors, oversized windows, and abundant natural light add distinctive historic character.

Ideal for law, financial, real estate, consulting, creative, or other professional service firms. Enjoy a premier walkable location steps from Centre Street restaurants, shops, services, and local businesses. Offered at \$5,250 per month, this unique office combines professional functionality with the charm of one of downtown Fernandina Beach's most recognizable historic buildings.



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Disclaimer: Information is from public sources deemed to be reliable but not warranted to be accurate. Reader should independently verify the information



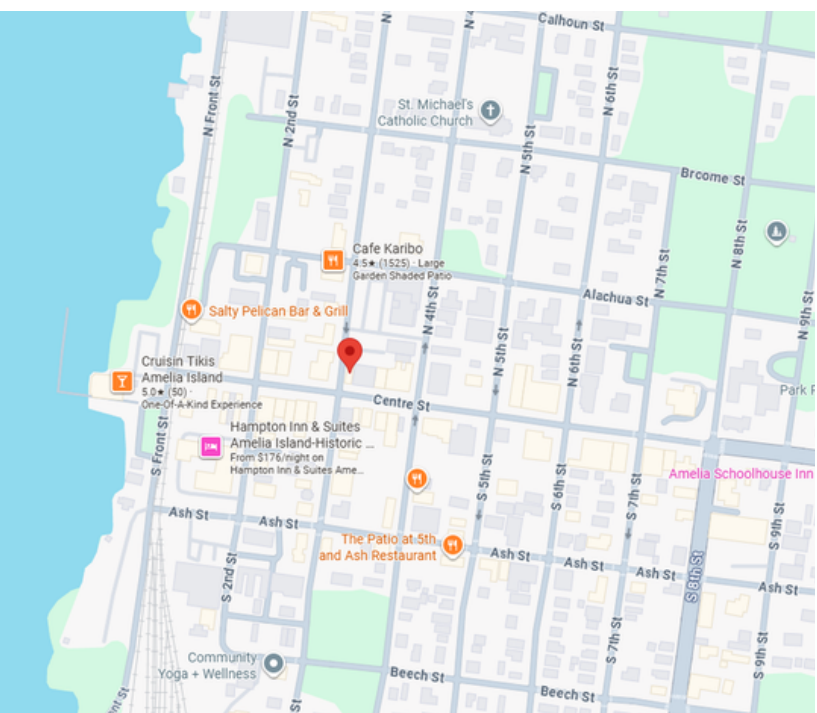
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