



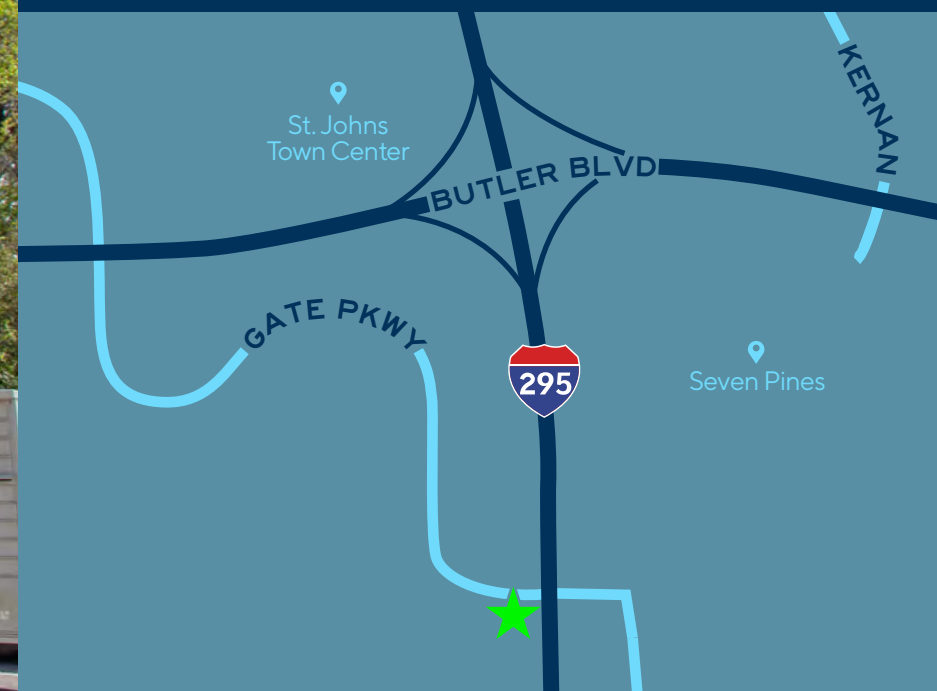
# GATE PARKWAY OFFICES

📍 7880 Gate Pkwy | Jacksonville, FL 32256



## FEATURES

- ◆ Premier 45,000 sq. ft. office building
- ◆ Located at the Gate Parkway interchange, just a quarter mile south of Butler Blvd and directly across from IKEA
- ◆ Booming surrounding population and sub-market



904.992.9000 ◆ [leasing@ashproperties.com](mailto:leasing@ashproperties.com)



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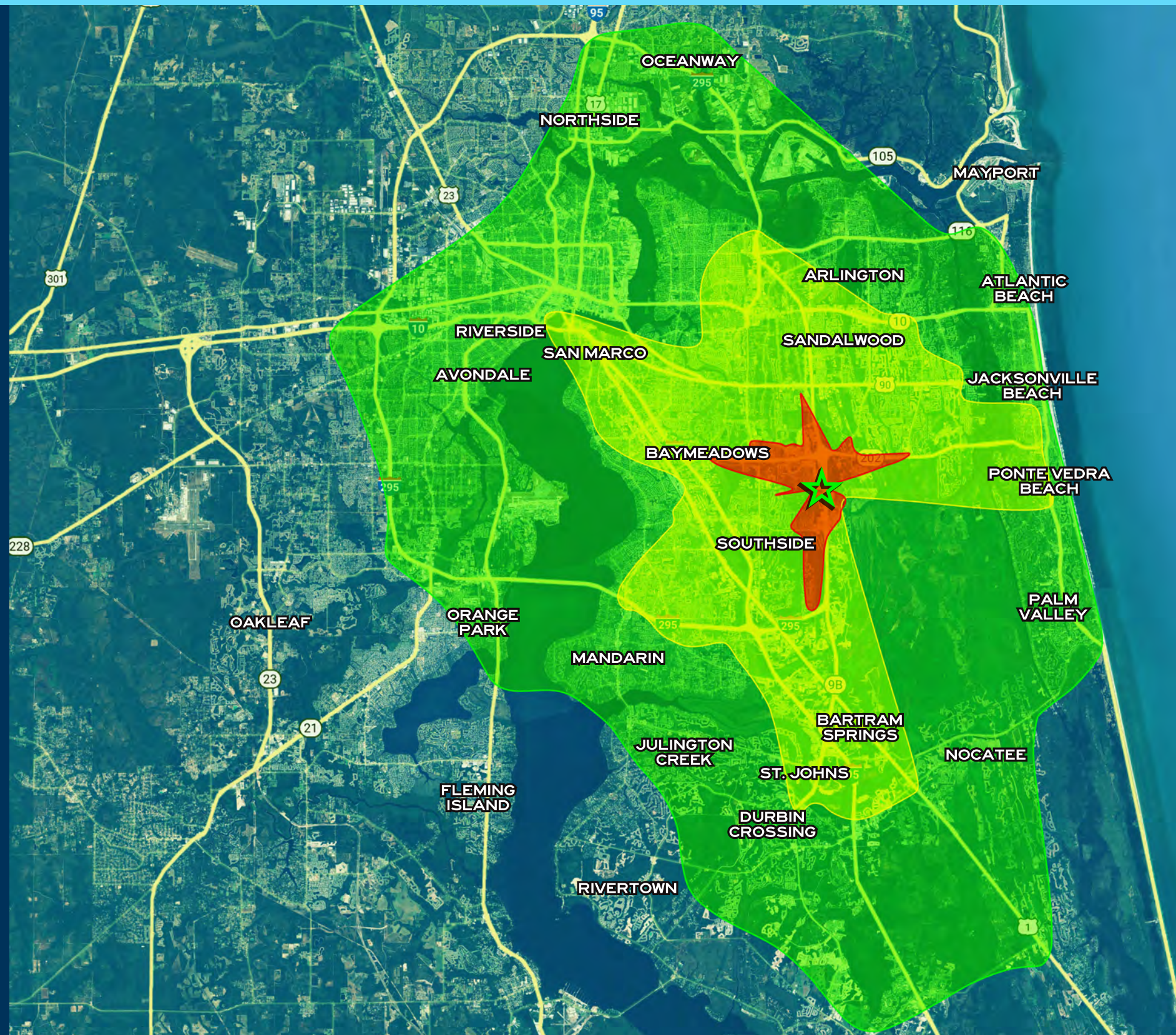


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## DRIVE TIME

10 MINUTES

20 MINUTES

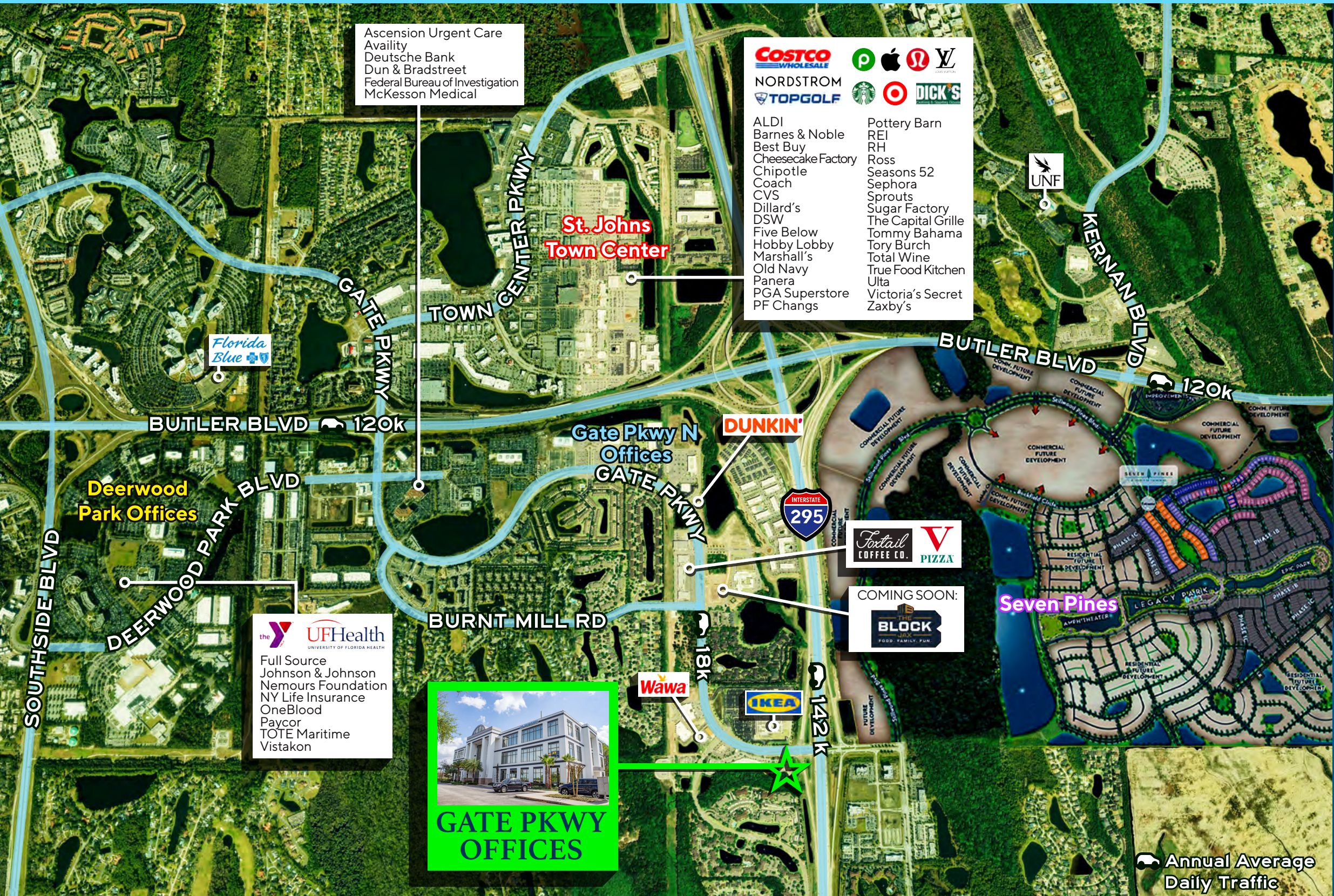
30 MINUTES

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## NEARBY BUSINESS, RETAIL AND RESIDENTIAL

### Deerwood Park Offices

3 minute drive

Busy corporate district with heavy daytime population

### Gate Parkway North Offices

1 minute drive

Active business hub within a short one-mile drive

### St. Johns Town Center

4 minute drive

Jacksonville's premier shopping destination bustling with over 175 stores and restaurants

### Seven Pines

5 minute drive

New master-planned destination with over 1,000 acres of homes

## DEMOGRAPHICS BY RADIUS

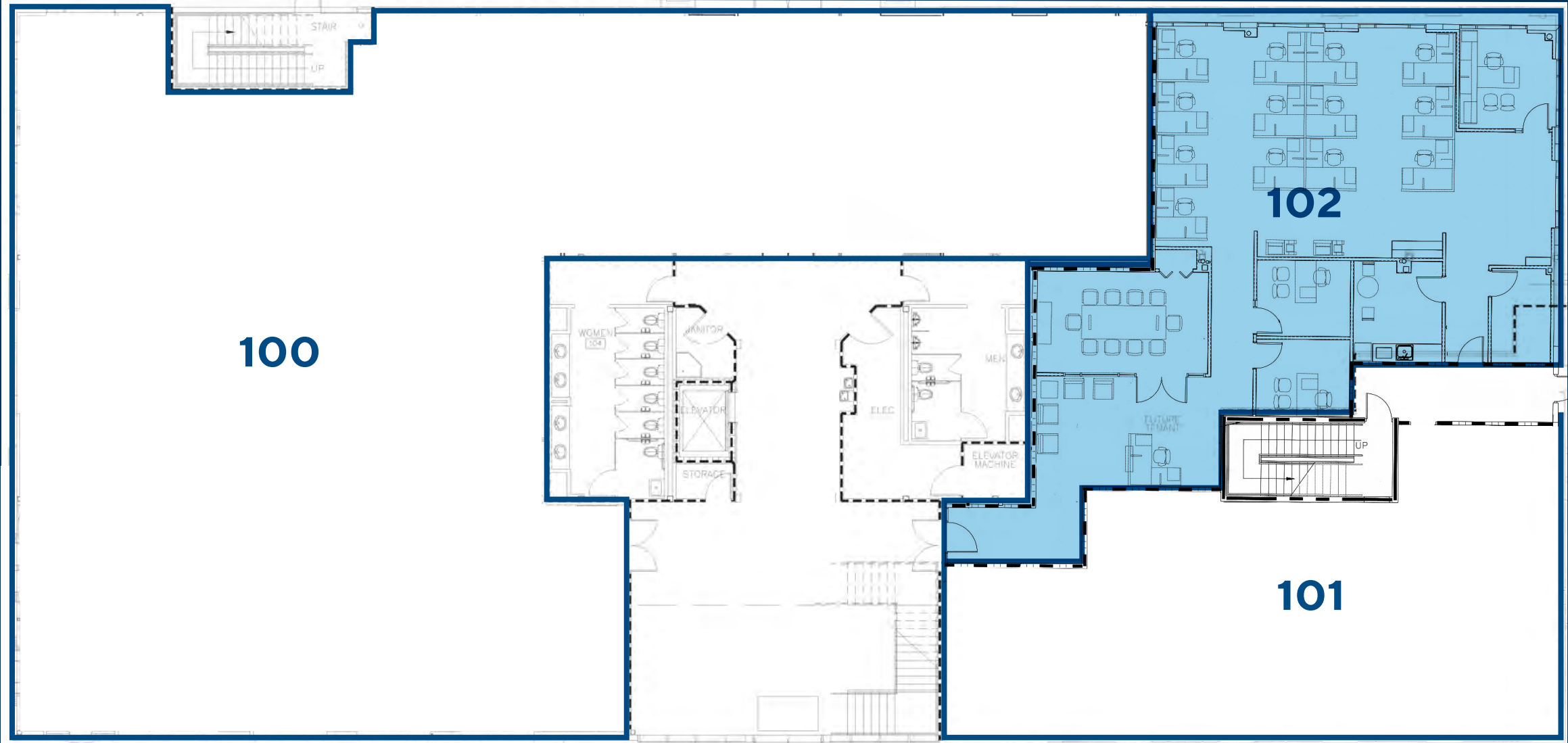
	1 mile	3 miles	5 miles
Population	7,252	69,431	147,023
Daytime Population	6,576	72,584	158,359
Household Income	\$148,483	\$100,705	\$99,890

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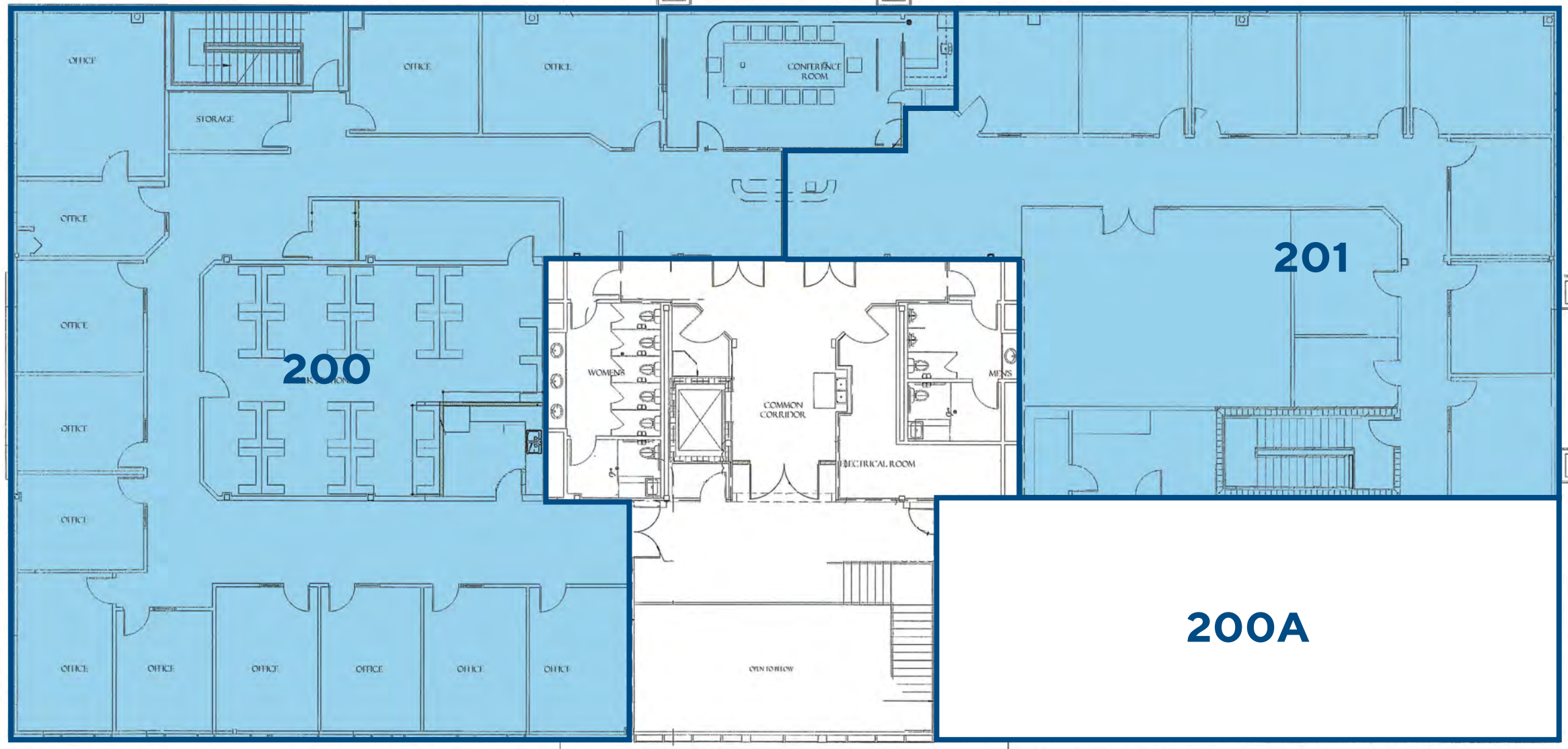


FLOOR 1		
SUITE	TENANT	SF
100	Seacoast Bank	8,483
101	England, Thims & Miller	2,462
102	Available	3,080

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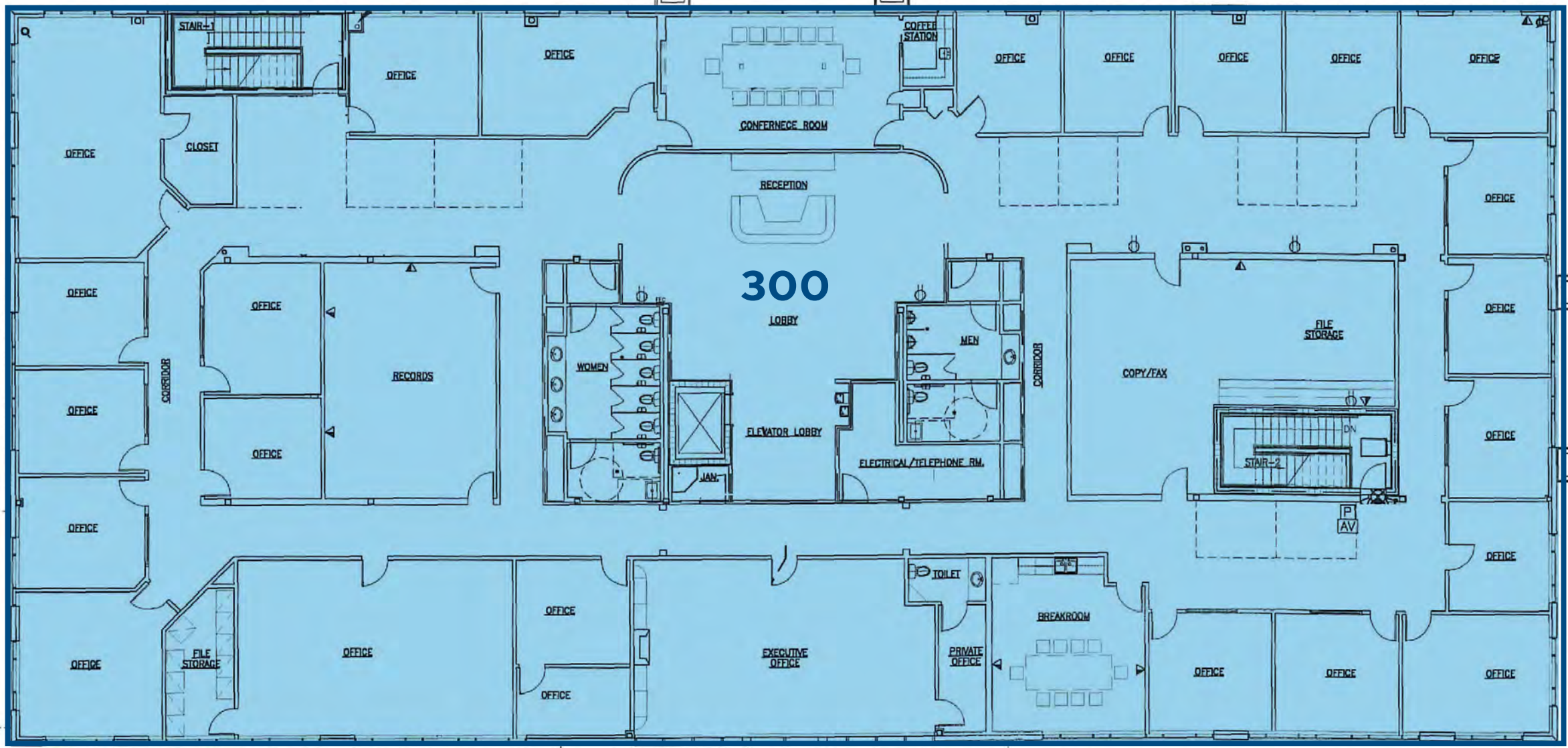
FLOOR 2		
SUITE	TENANT	SF
200	Available	7,430
200A	Next Level Primary Care	2,307
201	Available	4,460

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FLOOR 3		
SUITE	TENANT	SF
300	Available	15,300

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