



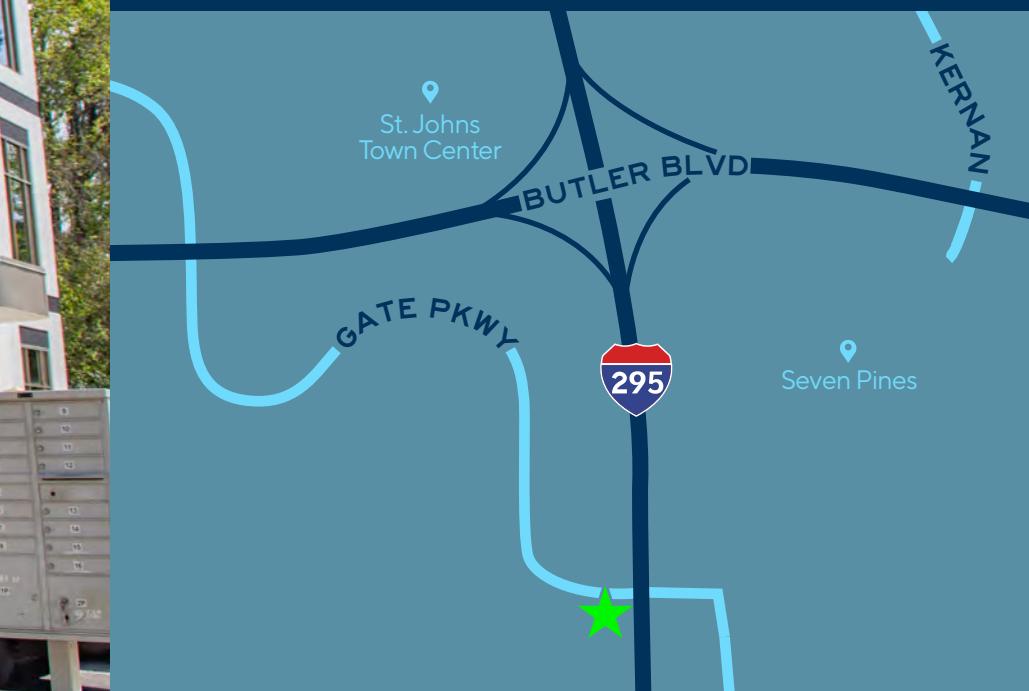
# GATE PARKWAY OFFICES

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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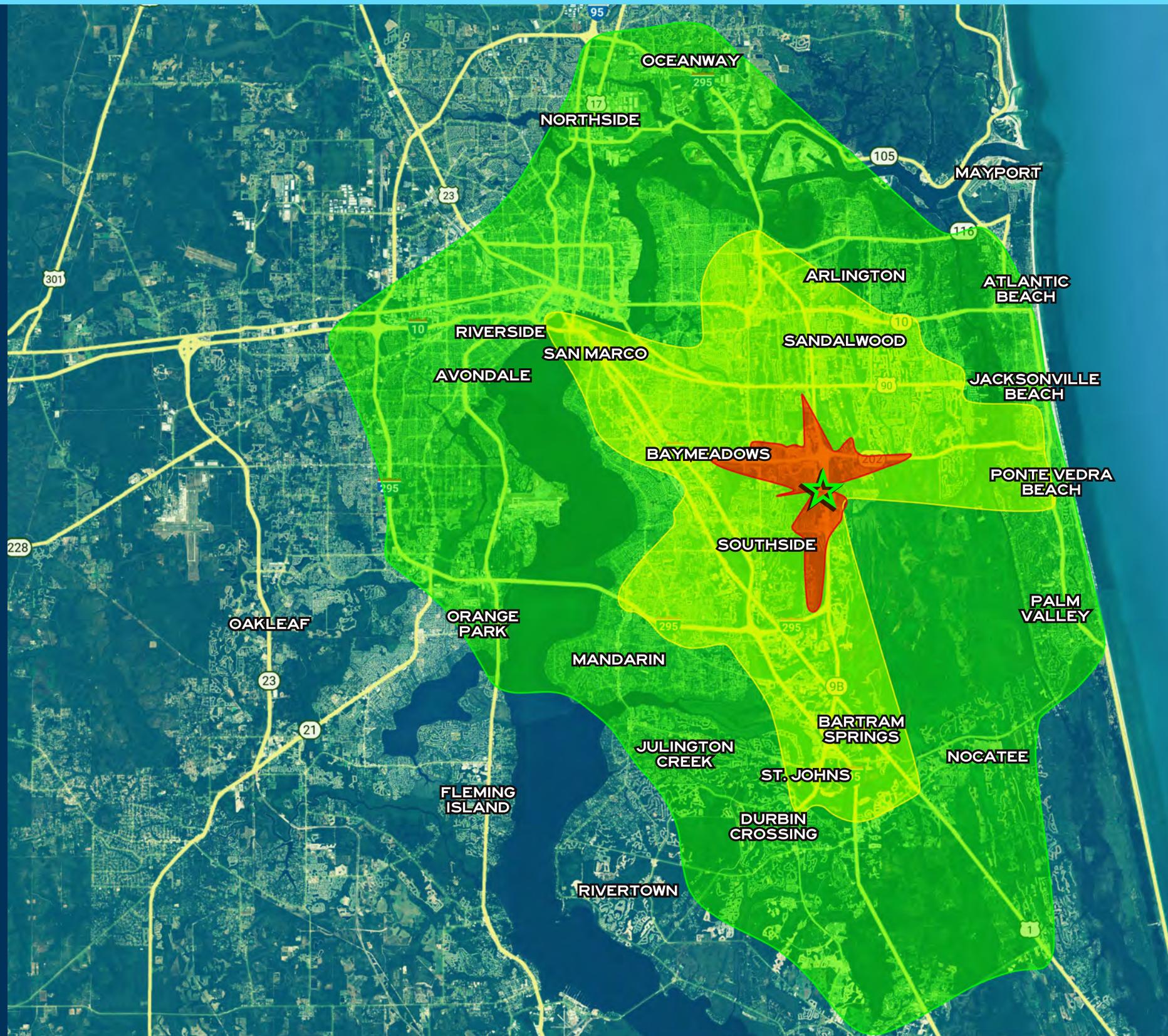
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## DRIVE TIME

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

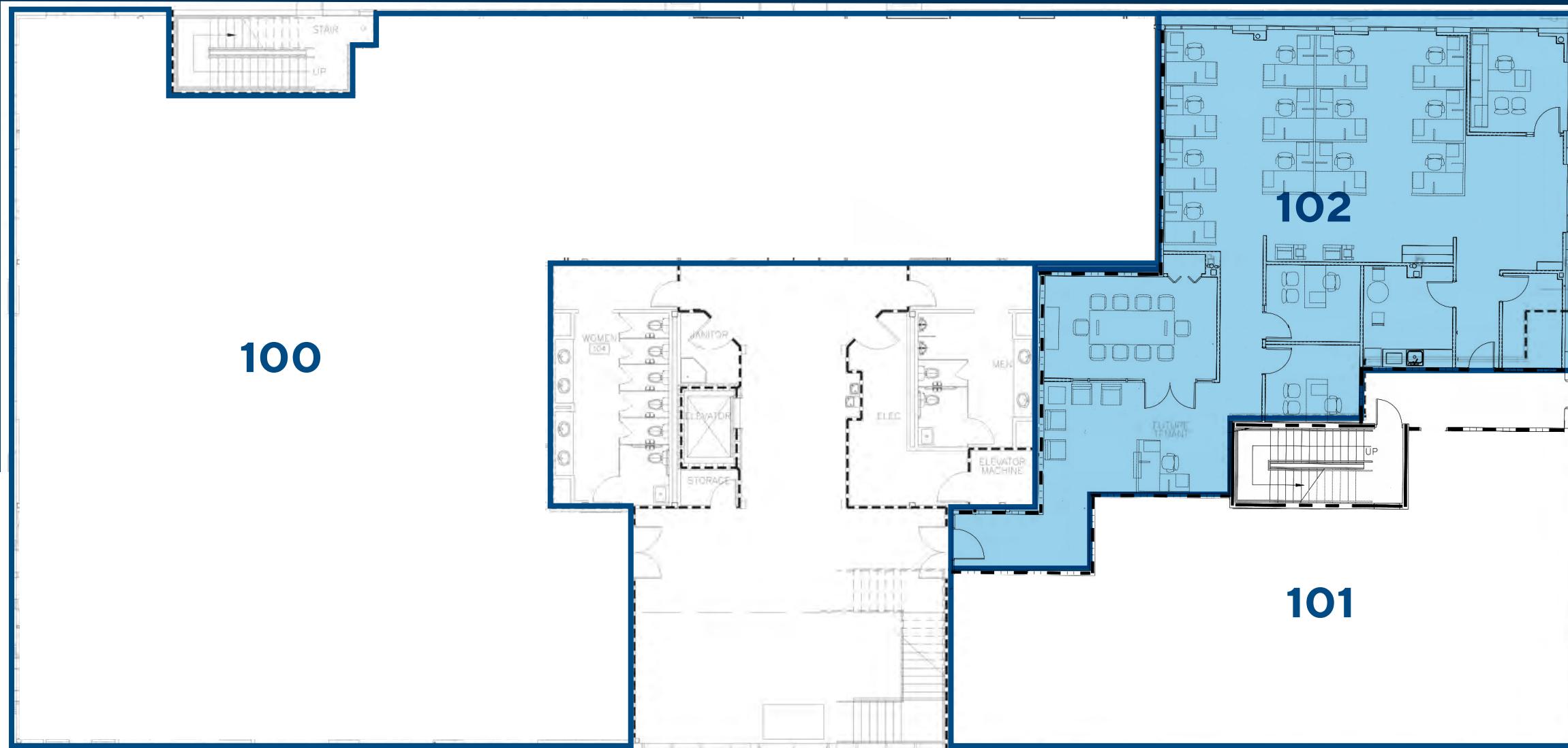
New master-planned destination with over 1,000 acres of homes

## 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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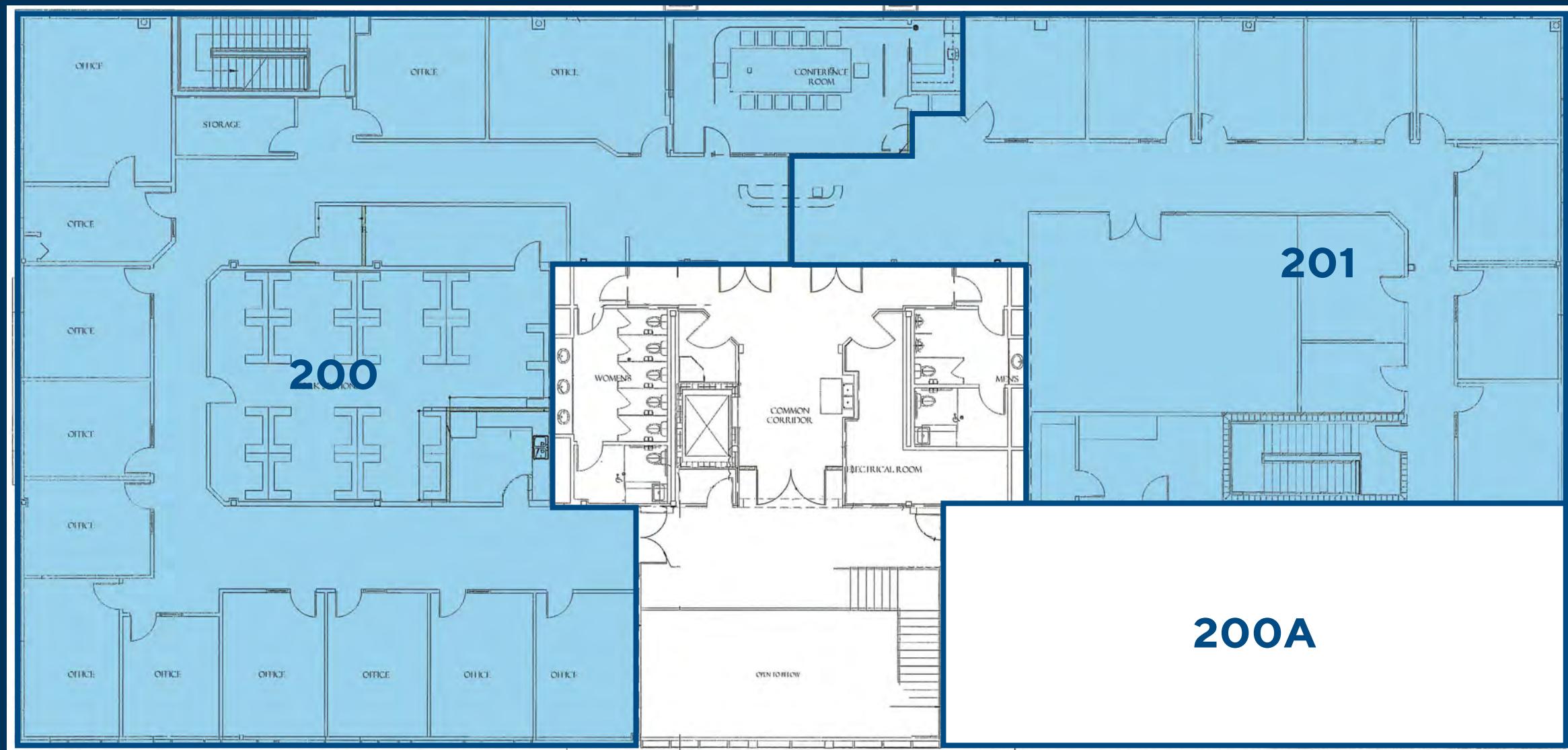


FLOOR 1		
SUITE	TENANT	SF
100	Seacoast Bank	8,483
101	England, Thims & Miller	2,462
102	Available	3,080

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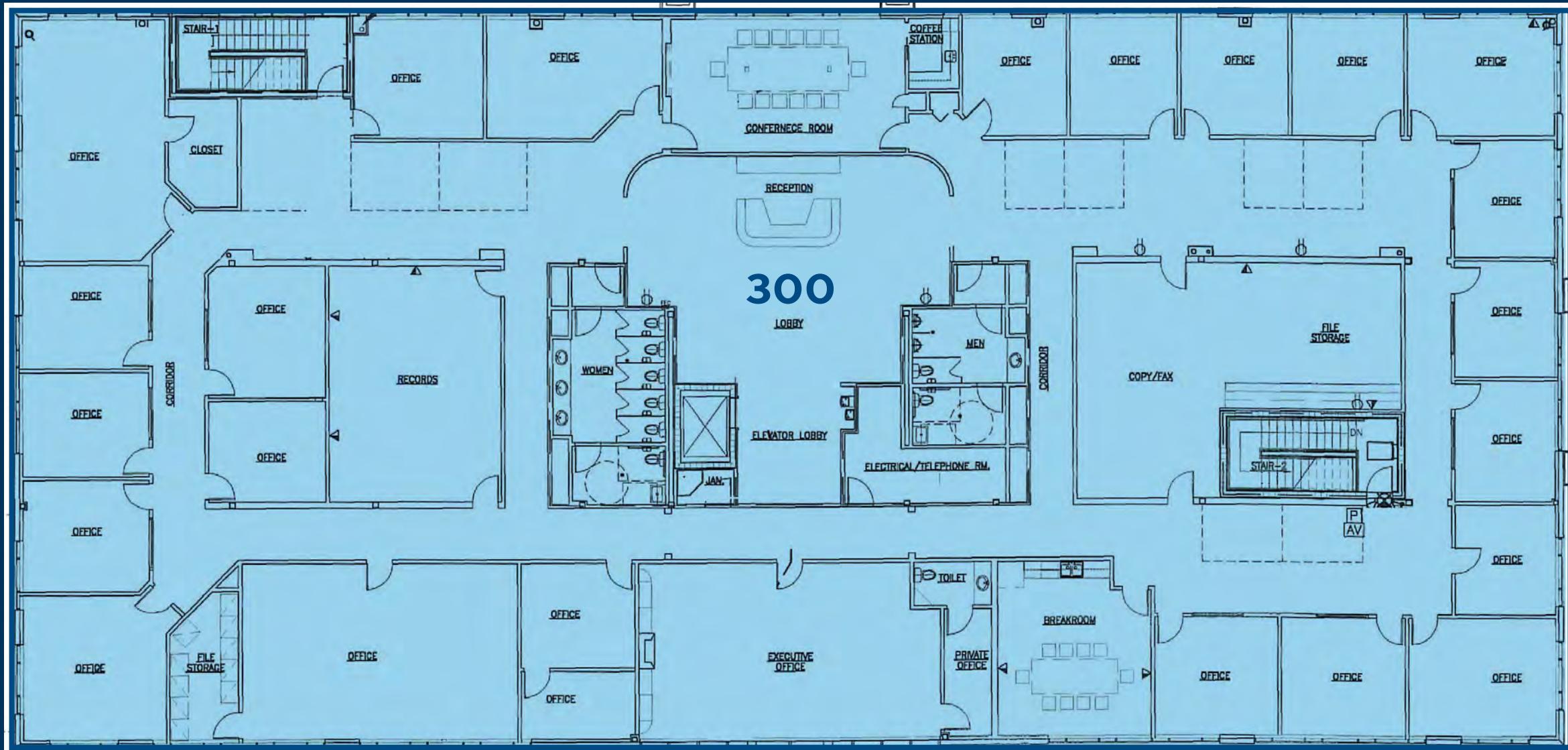
## FLOOR 2

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
<b>300</b>	<b>Available</b>	<b>15,300</b>

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