

# For lease

The Palms at Gate Parkway  
7510 - 7570 Gate Pkwy  
Jacksonville, FL

Office, Medical, or Retail



# The Palms at Gate Parkway

The Palms is a newly constructed mixed-use development on Gate Parkway, near St Johns Town Center, in Jacksonville's most sought-after commercial district. With thoughtful design and ample parking, The Palms offers an exceptional leasing opportunity for office, medical, and retail users seeking a central, strategic location. The property benefits from excellent visibility and convenient access to major highways, and is surrounded by numerous retail, dining, housing, and entertainment options. The property is held by professional, well-capitalized ownership who can provide market-standard concession packages, including tenant improvement allowances. The vacancy offered is in shell condition, making it a blank canvas ready for interior buildout. Future tenants at the Palms will have tremendous signage opportunities, and will benefit from the property's thriving roster of retail tenants, including Foxtail Coffee, V Pizza + Sidecar, and 14 Prime.



# Property description



## About The Palms

- 120,170 SF of mixed-use construction completed in 2023
- Prime frontage along Gate Parkway with convenient access to Interstate 295 and Butler Boulevard
- Strategic location in close proximity to premier area amenities, including St. Johns Town Center
- Highly-visible exterior signage opportunities available for tenants
- Parking Ratio 4.56 / 1,000
- NNN lease with competitive rates and TI allowance available

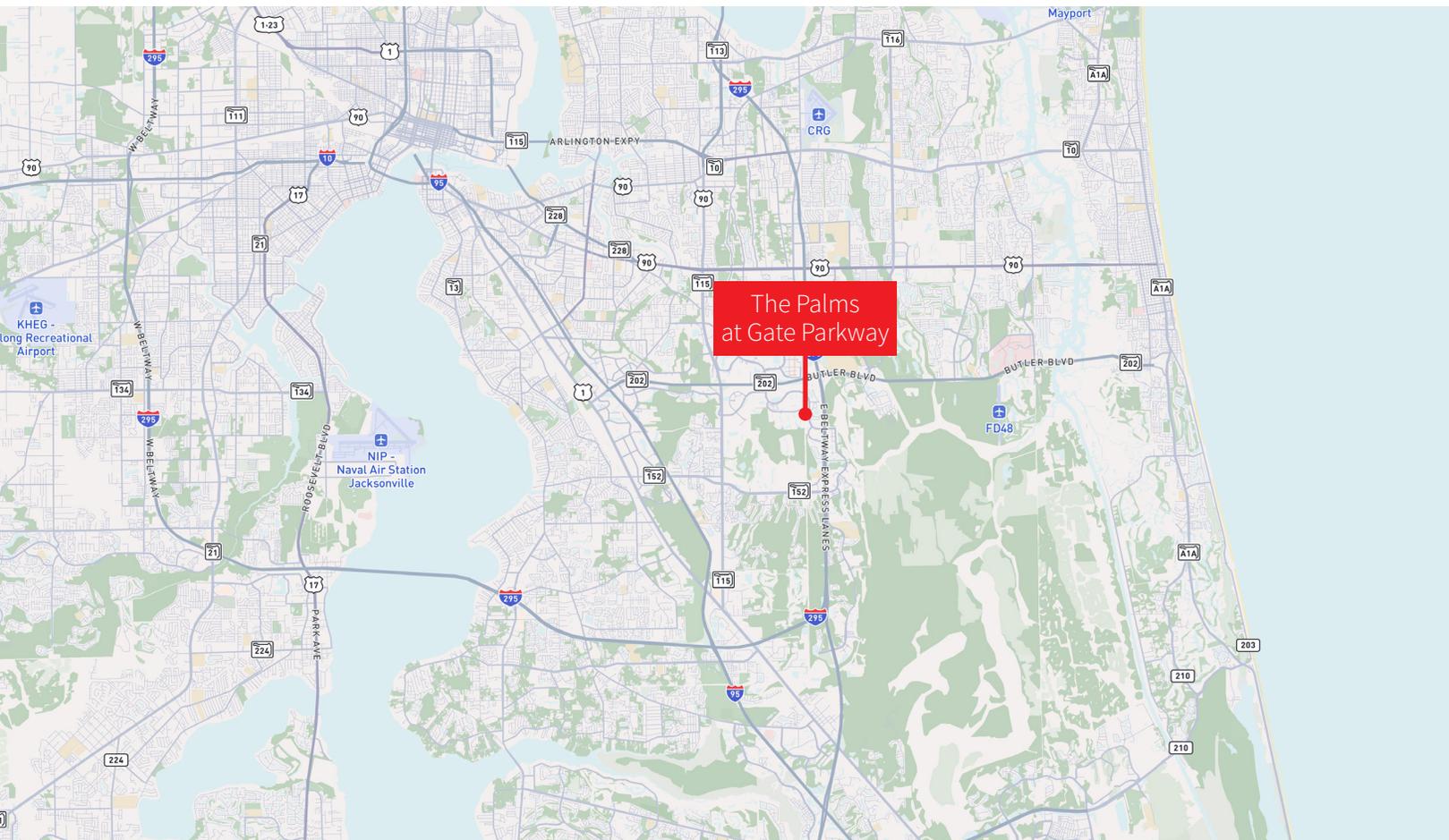
## Existing tenants at the Palms:

- V Pizza + Sidecar
- 14 Prime
- JetSet Pilates
- Parlor Salon Suites
- Fore Score Golf Tavern
- Foxtail Coffee

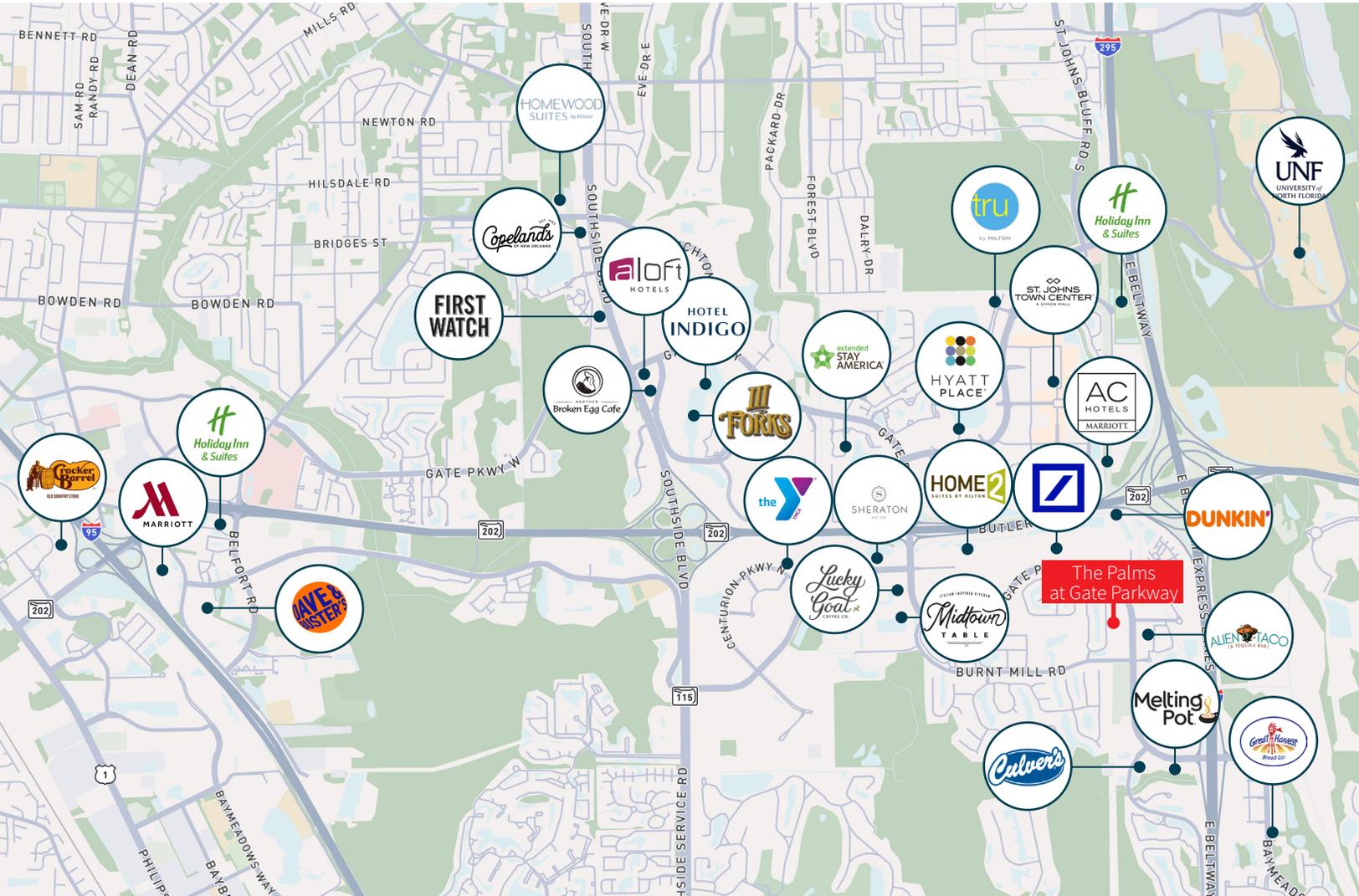


# Location highlights

- Located on Gate Parkway with convenient access to major thoroughfares including I-95, I-295, Butler Blvd, US-1, and Southside Blvd
- 25 miles from Jacksonville Int'l Airport, 10 miles from local beaches, and 12 miles from downtown Jacksonville
- 5-minute drive from St Johns Town Center offering a wide variety of upscale amenities including hotels, restaurants, retail & professional services
- 2024 population within a 5-mile radius: 162,159



# Area amenities



## St. Johns Town Center Restaurants

### Full Service

- P.F. Chang's
- Maggiano's Little Italy
- Ted's Montana Grill
- Red Robin Gourmet Burgers & Brews
- Buffalo Wild Wings
- Texas de Brazil
- Fogo de Chao
- Firebirds Wood Fired Grill
- Cooper's Hawk Winery
- Prati Italia
- Season's 52
- Cantina Laredo
- The Capital Grille
- True Food Kitchen
- J. Alexander's
- RH Rooftop Restaurant
- Cheddar's Scratch Kitchen
- Chuy's
- Keke's Breakfast Cafe
- Bahama Breeze
- Whiskey Cake Kitchen
- The Cheesecake Factory

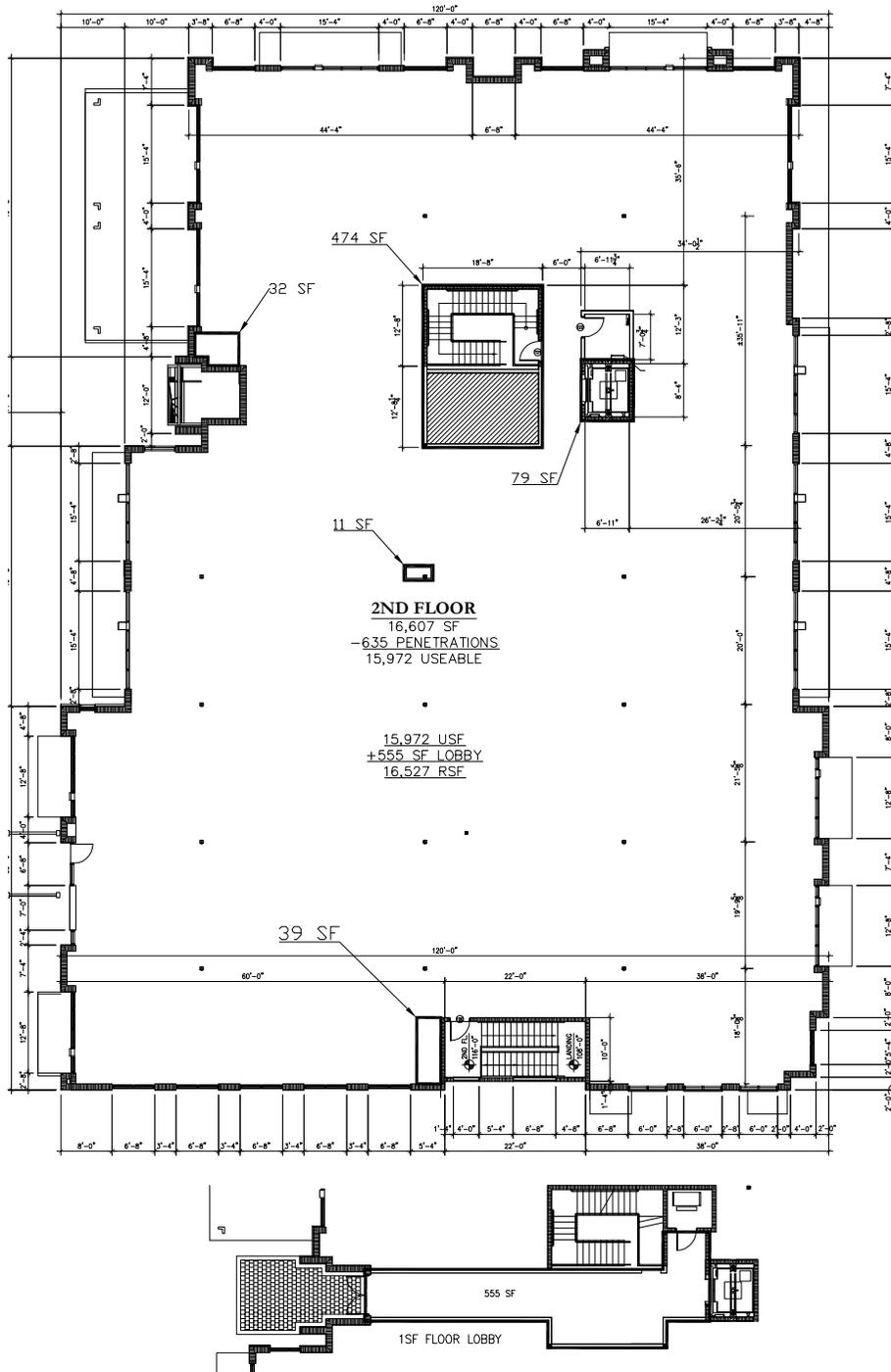
### Fast Casual

- Blaze Pizza
- Dave's Hot Chicken
- McDonald's
- Chick-fil-A
- Chicken Salad Chick
- CAVA
- Shake Shack
- BurgerFi
- Talkin' Tacos
- Moe's Southwest Grill
- Panera Bread
- Smoothie King
- Noodles & Company
- Hopdoddy Burger Bar
- Zaxby's
- Kilwins Ice Cream
- Marble Slab Creamery
- Mason's Famous Lobster Rolls
- Firehouse Subs
- Kazu Sushi Burrito
- Chipotle
- Tommy Bahama Bar

# Building I floorplan

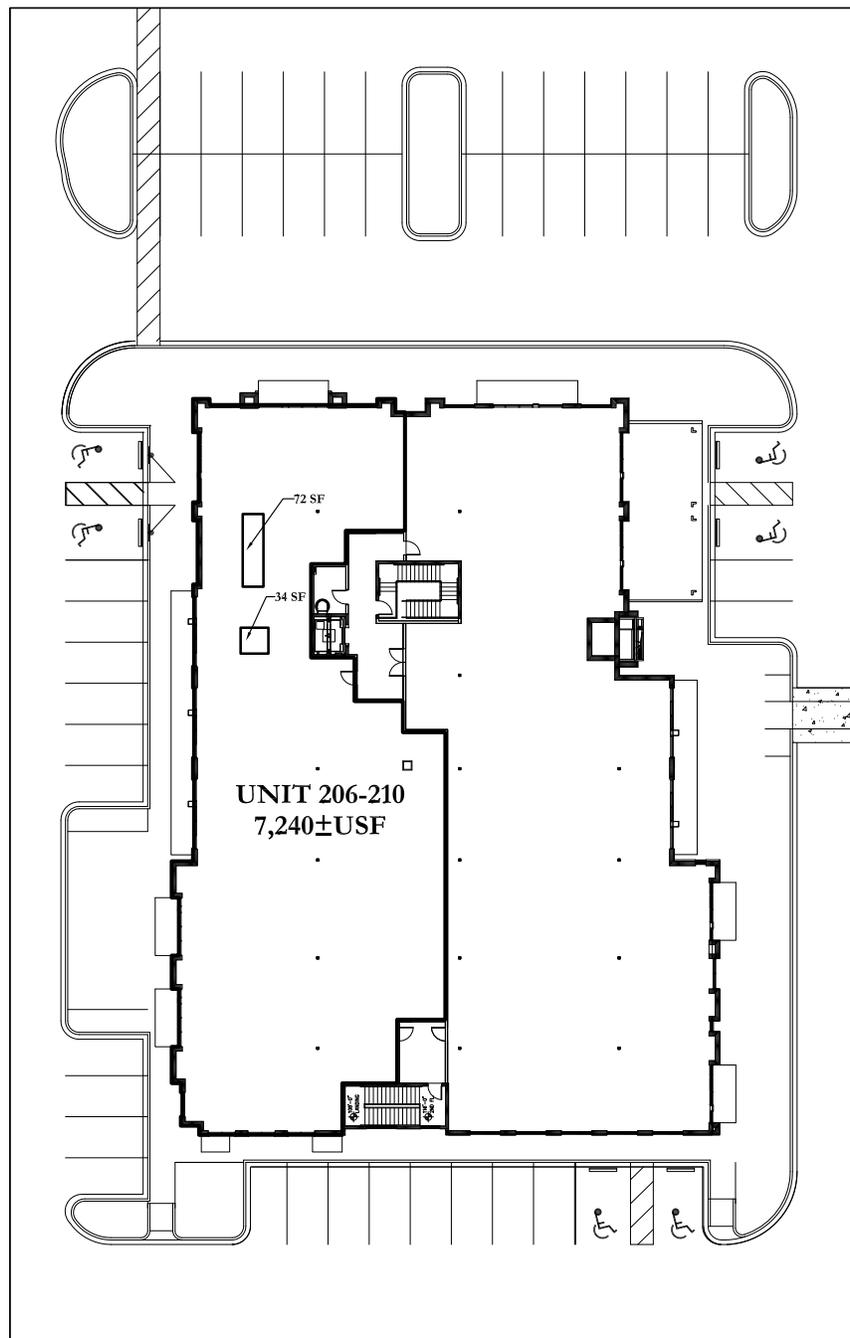
Total Building Size: 34,200 RSF

- Suite 201-210
  - Entire 2nd Floor (2,000 RSF – 16,527 RSF)
- Space's current condition is cold dark shell
- Office, medical, or retail



# Building III floorplan

- Total Building Size: 34,200 RSF
- Suite 206-210
  - Partial 2nd Floor (2,000 RSF – 7,240 RSF)
- Space's current condition is cold dark shell
- Office, medical, or retail



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