

# FOR LEASE

961687 GATEWAY BLVD 201F  
FERNANDINA BEACH, FL 32034

- C-1 Zoning
- 1,393 SF
- 3 Offices
- Conference Room
- Reception Area
- Break Area

**Move In Ready professional office space located on the 2nd floor in Gateway to Amelia Office Park.. This 1,393 SF 5 room office suite features a modern high end look with glass enclosed conference room, maple flooring and new carpet in the offices, a reception area, and 2 executive offices and a break area. Ideal for law office, financial advisor, CPA, real estate firm, or professional services. New HVAC in 2018. Easy access when coming across the bridge onto Amelia Island or from Amelia Parkway. There is plenty of parking and an easy walk to nearby restaurants Cantina Louie and Captain Jack's.**

Asking Rent: \$3,500/ month



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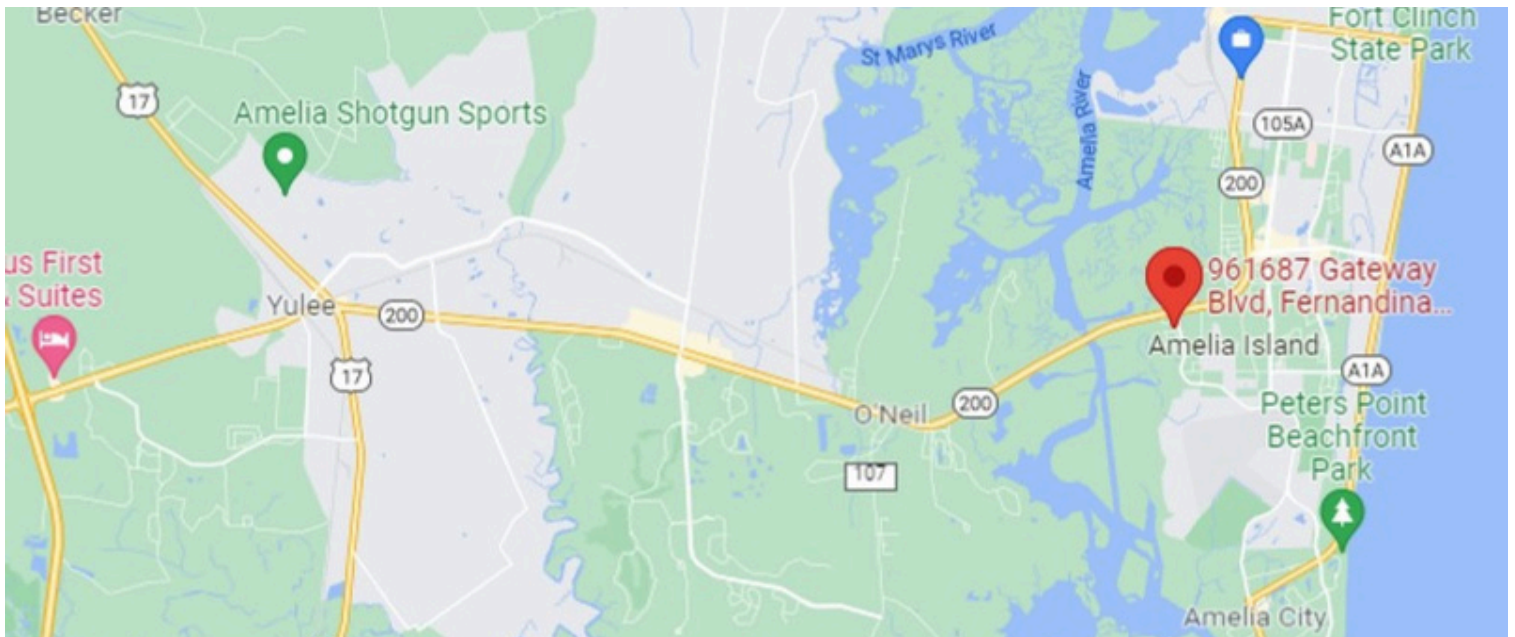
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Disclaimer: information is from public sources deemed to be reliable but not warranted to be accurate. Reader should independently verify information provided herein. Prepared by Philip Griffin, Broker.



# Maps



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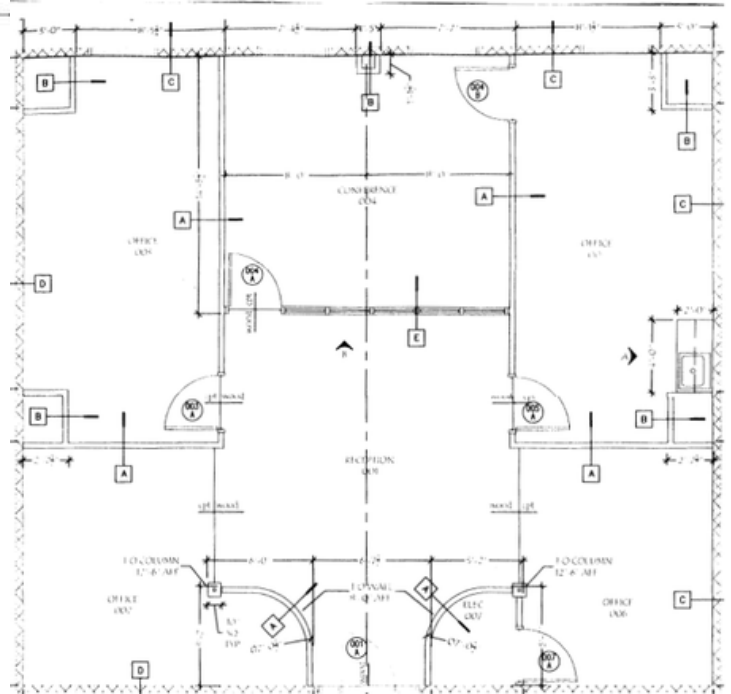


Building Layout

THE VILLAGE CENTER  
SECOND FLOOR LAYOUT  
SCALE 1/8" = 1'-0"



Floor Plan



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