

**FLYER**

# Medical/Professional Condos For Sale or Lease

**145 CITY PLACE**

Palm Coast, FL 32164

**PRESENTED BY:**

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# MEDICAL/PROFESSIONAL CONDOS FOR SALE OR LEASE



## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	Suite 200A: 3,908 SF Suite 200B: 4,042 SF
<b>SALE PRICE:</b>	Suite 200A: \$1,400,000 Suite 200B: \$1,400,000
<b>LEASE RATE:</b>	\$25.00 NNN
<b>YEAR BUILT:</b>	2009
<b>PARCEL NO:</b>	06-12-31-5825-00010-0200
<b>ZONING:</b>	MDA - Allows for Professional and Medical Offices

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## PROPERTY DESCRIPTION

Offered For Sale or Lease are two Office Condos in City Centre, the premier office address in Palm Coast, FL. Located in the heart of the Palm Coast Town Center, the three-story Class A office building is home to numerous medical and professional office tenants. The property is adjacent to Palm Coast City Hall and close to Advent Hospital, restaurants/retail, and the 1,000+ new residential units recently built in Town Center.

Suite 200A is 3,908 SF - For Sale \$1,400,000 or For Lease \$25.00 NNN.  
Suite 200B is 4,042 SF - For Sale \$1,400,000 or For Lease \$25.00 NNN.  
Units shall be delivered demised with dropped ceilings, lights, and HVAC with distribution.  
City Centre offers 24/7 secured access, Town Center amenities, and plenty of parking.

## LOCATION DESCRIPTION

Located along City Place in the Palm Coast Town Center, a 1,000+ mixed-use development. City Centre is located adjacent to Palm Coast City Hall and just 2 miles to Interstate 95, 23 miles to Daytona Beach, 34 miles to St Augustine, and 72 miles to Jacksonville.



## PROPERTY HIGHLIGHTS



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## PROPERTY HIGHLIGHTS

- Second Floor Office Condos For Sale or Lease
- Can be further divided into smaller units
- Class A office space with lake views
- Located in the heart of Palm Coast Town Center
- Adjacent to Palm Coast City Hall
- Controlled access and Security system
- Open office concept filled with natural light
- Currently, there are five designated open areas, a conference room, seven private offices, a breakroom, a copy room, a single in-suite restroom, and common area restrooms off the lobby, along with two elevators
- Turnkey plug and play; cubicles and office furniture available to remain in the suite
- Easily modified for medical use
- Other tenants include Palm Coast-Flagler Regional Chamber of Commerce, Jacksonville University, Flagler Heath+ Orthopedic, Chiumento Law, Florida Health Care, Pioneer Title, and Rush Insurance.
- Easy access to I-95 approximately 2 miles away
- Private aircraft can fly into nearby Flagler Executive Airport with two 5,000 foot runways and a 3,000 foot water runway
- Condo Fees \$5.87 per SF and Real Estate Taxes \$3.45 per SF

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# AERIAL



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## ADDITIONAL PHOTOS



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## INTERIOR PHOTOS (COMPLETE FURNITURE PACKAGE INCLUDED)



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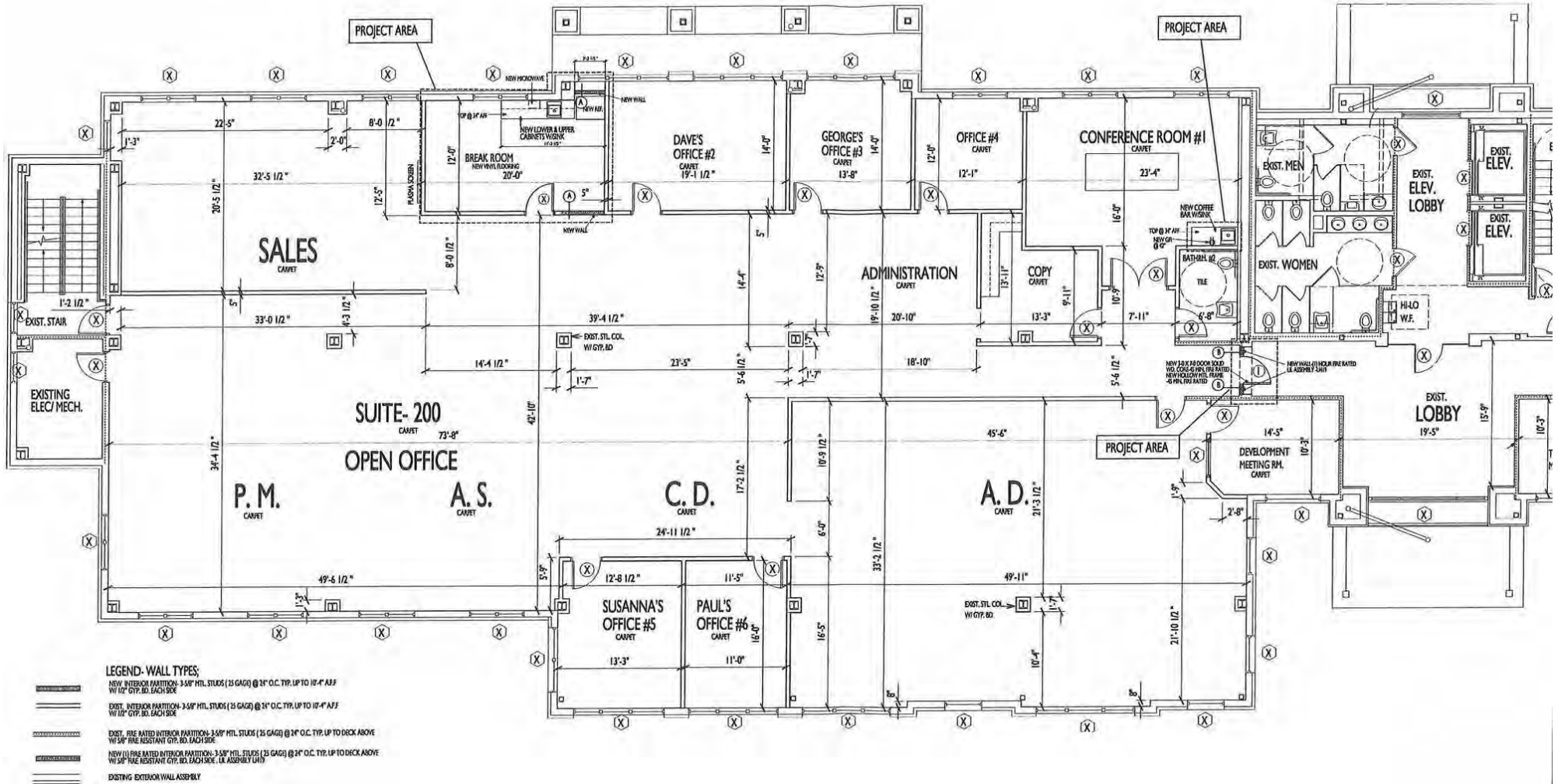
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# EXISTING FLOOR PLAN



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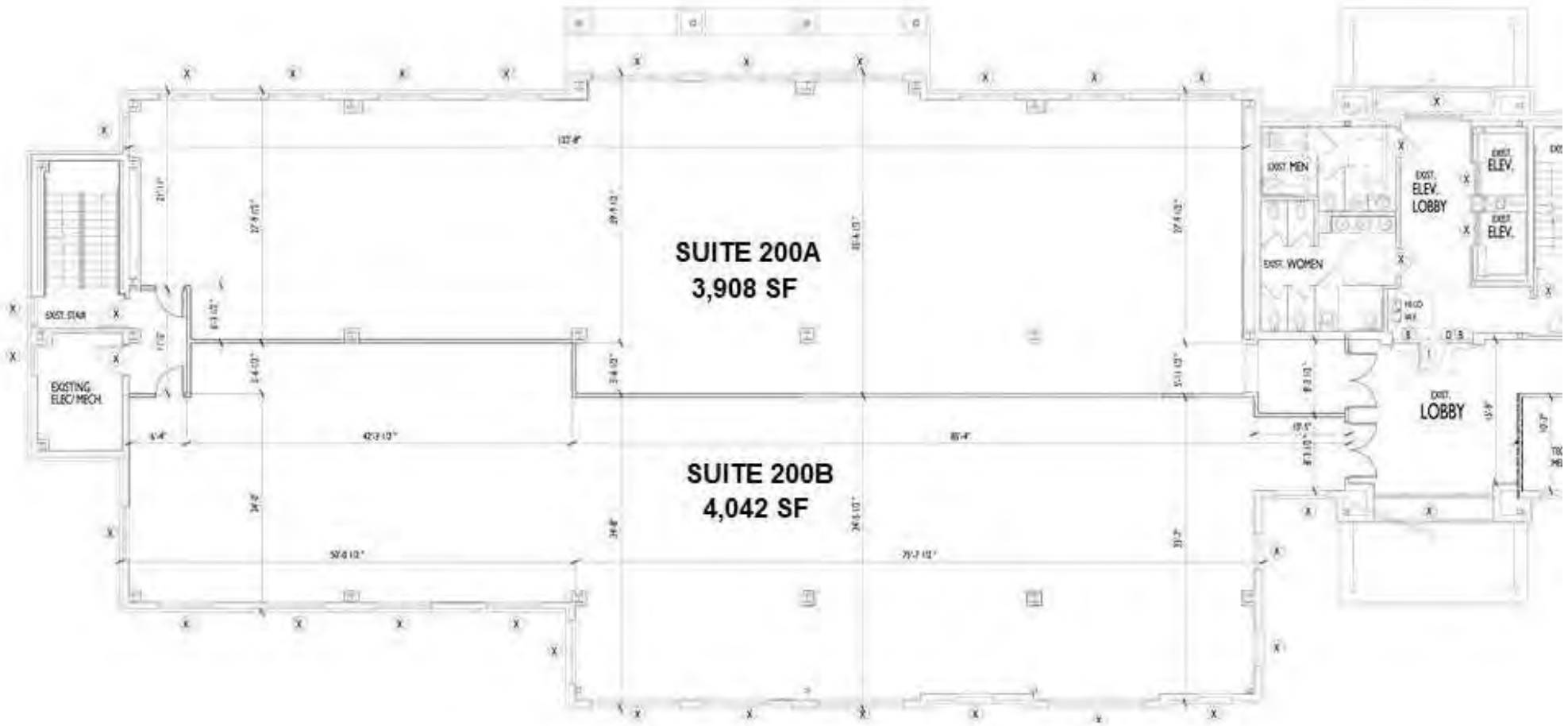
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# PROPOSED FLOOR PLAN



# PROPOSED 2ND FLOOR PLAN

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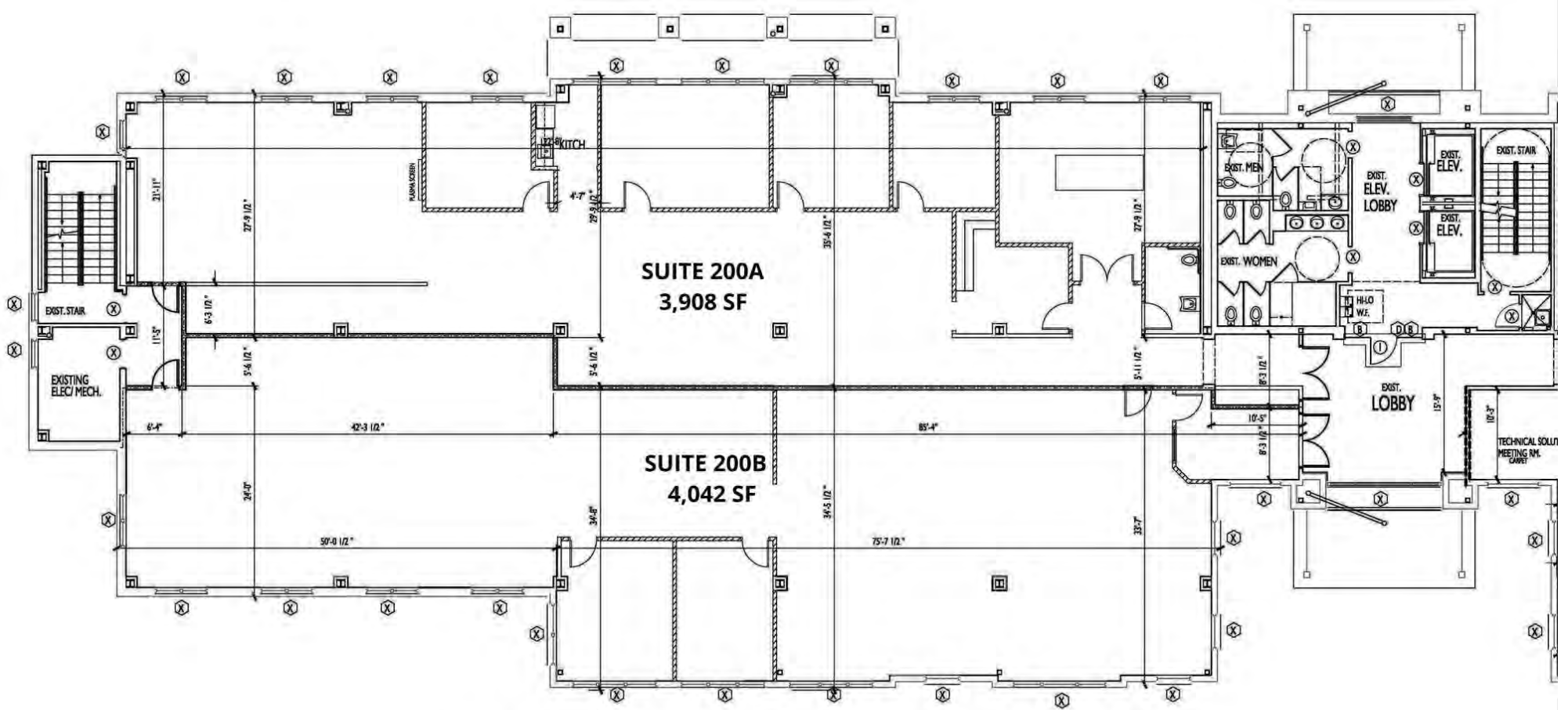
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# PROPOSED FLOOR PLAN WITH EXISTING BUILDOUT



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# LOCATION MAP



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