



FLAGLER CENTER

Flagler 100, 200, 300, 400
Jacksonville, FL 32258

FOR LEASE

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- Low rise office buildings are ideal for large block, efficient open workspaces with high parking needs. Floorplate sizes of 40,000 s.f. – 100,000 s.f.
- Critical mass of 1,000,000 s.f. in 1 office park capable of servicing the expansion needs of Tenants within the Park
- Institutional ownership and property management ensures best in class upkeep of the properties and grounds
- Exterior building signage available
- High ceilings to allow for modern, airy, office environments
- Pad sites available for tenant generator connectivity

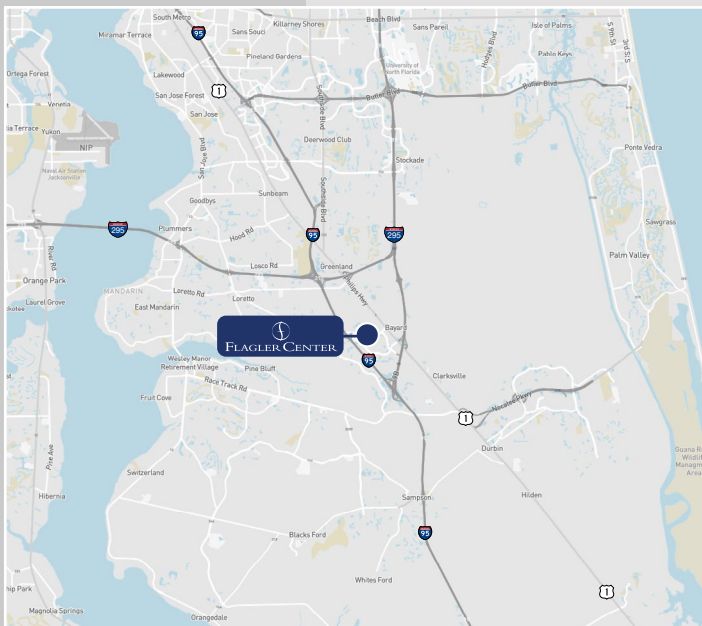
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LOCATION

- Closest significant office product serving the booming, expanding St. Johns county area, Nocatee, Bartram Park, Race Track Road communities and south Ponte Veda
- Direct access to I-95, 9B and US1. Close proximity to I-295, Jacksonville's outer beltway.
- Minimal traffic congestion due to proximity to the major arteries running adjacent to Flagler Center
- 1 exit away from the Durbin Park retail and mixed use development that is now under construction
- Drivetime to various areas of town are very efficient due to location to the close location to the major road arteries serving Jacksonville



AMENITIES MAP

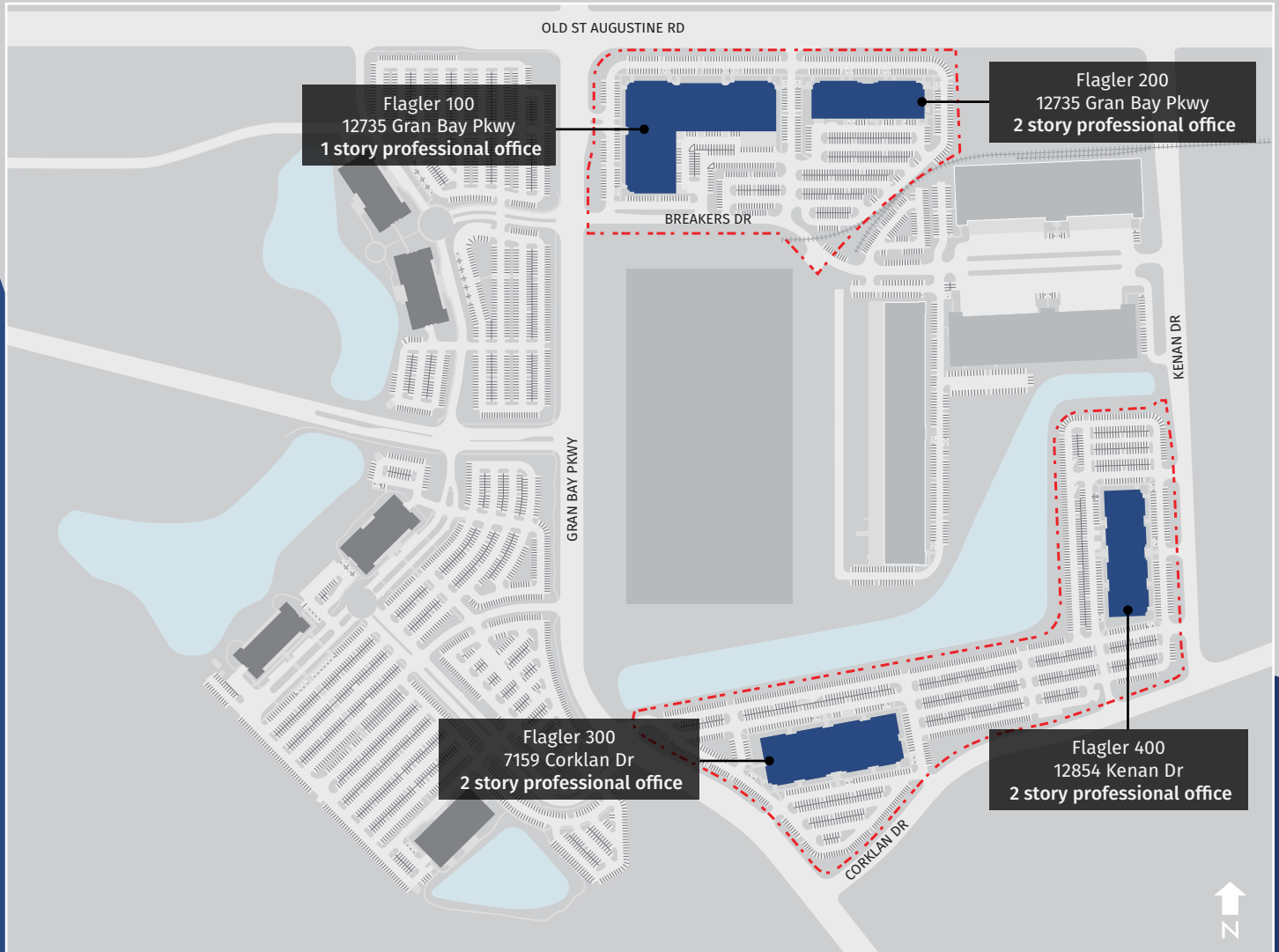


AMENITIES

- YMCA On- site
- Close access to multiple hotels, and food options
- On- site ownership and property management



Site Plan



For additional information, please contact:

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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.

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