

5335 Gate Parkway - Town Center Two

Jacksonville, FL 32256



±73,400 SF OFFICE SUBLEASE AVAILABLE

As exclusive agents, we are pleased to offer the following property for Sublease:



PROPERTY HIGHLIGHTS

- ◆ Size: ±73,400 SF
- ◆ Floors 4 and 6
- ◆ 5.5/1,000 Parking Ratio
- ◆ Brand New Construction
- ◆ ±36,700 SF on 4th floor and ±36,700 SF on sixth floor
- ◆ Furniture Available
- ◆ High Visibility on J. Turner Butler Blvd
- ◆ Easy Access to JTB, I-95 and I-295
- ◆ 10 minutes from the Beaches
- ◆ Full Service café on first floor
- ◆ **SUBLEASE RATE: \$27/SF Full Service**

For further information, please contact our exclusive agents:

Jim Sebesta CEO/Principal jsebesta@phoenixrealty.net

Jeffrey Frandsen Office Specialist jfrandsen@phoenixrealty.net

Newmark Phoenix Realty Group, Inc.
T 904.399.5222
10739 Deerwood Park Blvd. #310

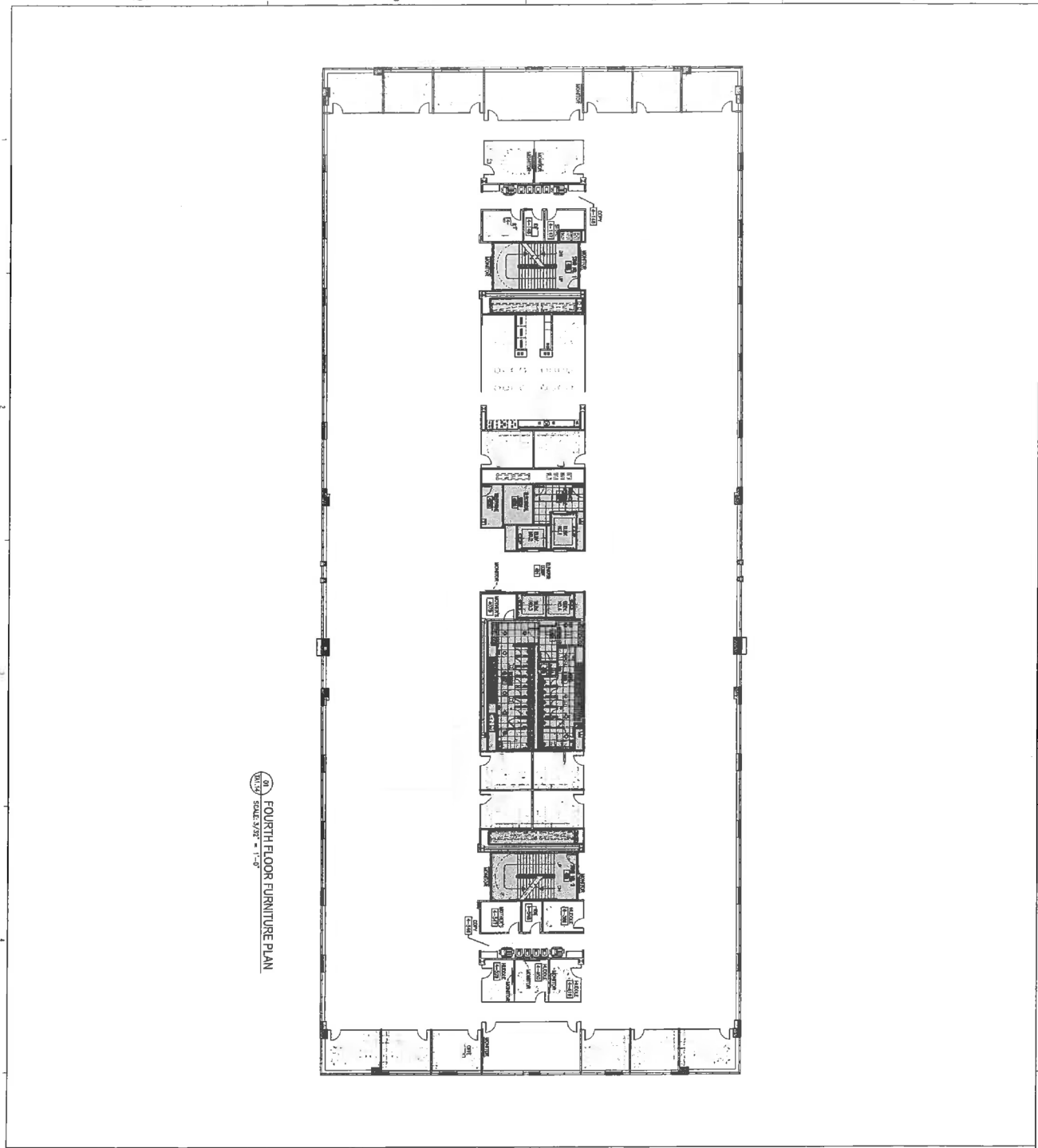
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Phoenix Realty Group

www.phoenixrealty.net

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

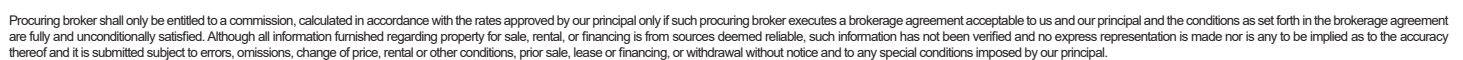
Floor Plan - 4th Floor

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Property Photos

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