



## Gateway Commons I

### FOR LEASE

960194 Gateway Blvd.  
Suite 104  
Fernandina Beach, FL 32034

ROBERT SELTON, III  
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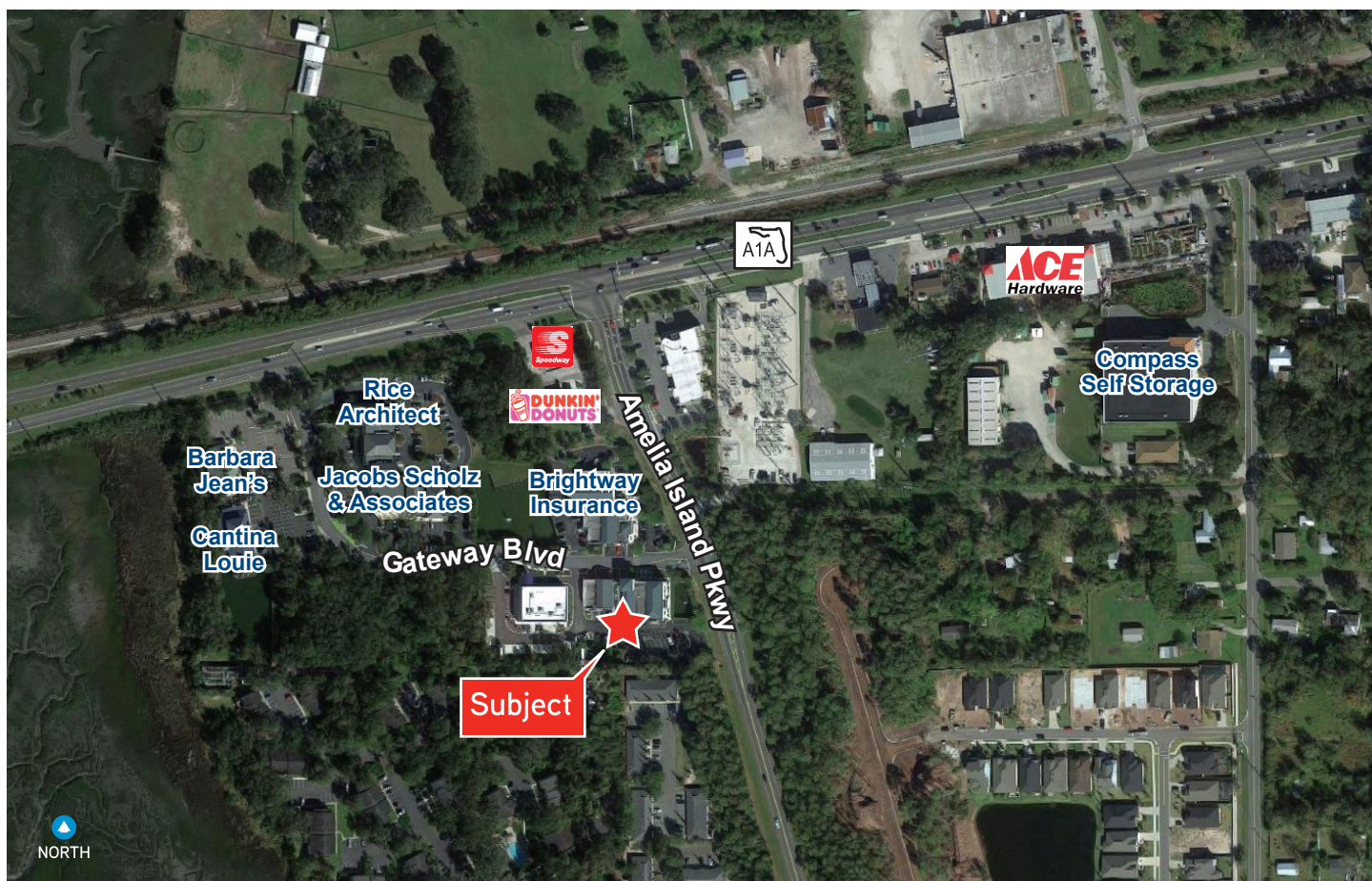
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# FOR SALE OR LEASE

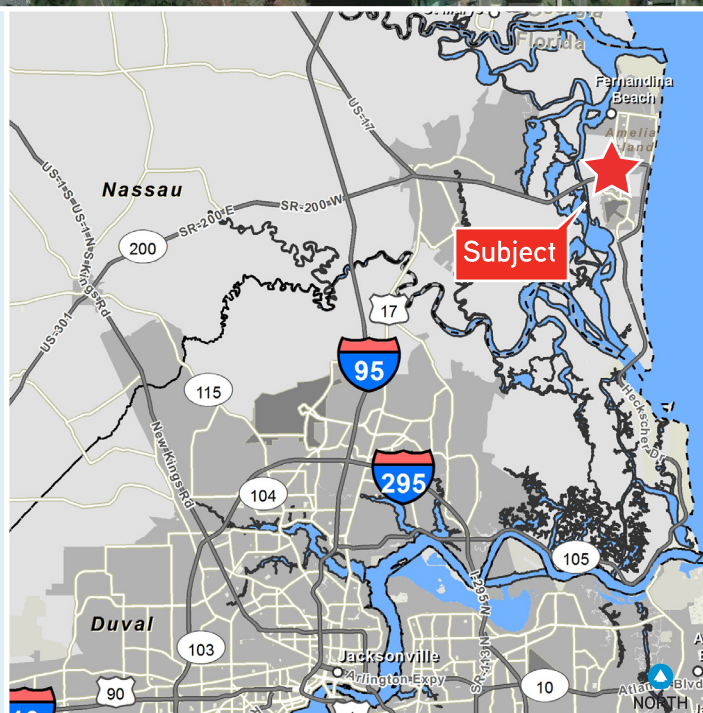
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## AERIAL



## HIGHLIGHTS

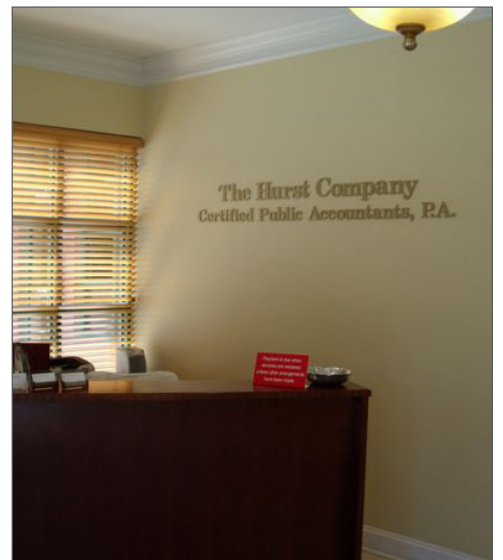
- 1,460± SF first floor office condo available in The Gateway to Amelia office complex
- Ideal office location for professional service business such as an attorney, CPA or physician
- Conveniently located on Amelia Island, just minutes from historic downtown Fernandina Beach, the south end of the island, and Yulee
- Office condo is furnished with most of the furniture from OE&S. Condo also features built-in cabinetry for filing, and built-in desks in rear
- Ample parking directly in front of condo
- Condo fees: \$1,713.07 per quarter
- Ownership may entertain a sale
- Lease rate: \$18.00 per SF (NNN)





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## CONTACT US

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