

Gateway Commons I

FOR SALE OR LEASE

960194 Gateway Blvd.
Suite 104
Fernandina Beach, FL 32034

ROBERT SELTON, III
CEO | Northeast Florida
904 861 1111
robert.selton@colliers.com

MATT ENTRIKEN
Executive Vice President
904 861 1148
matt.entriken@colliers.com

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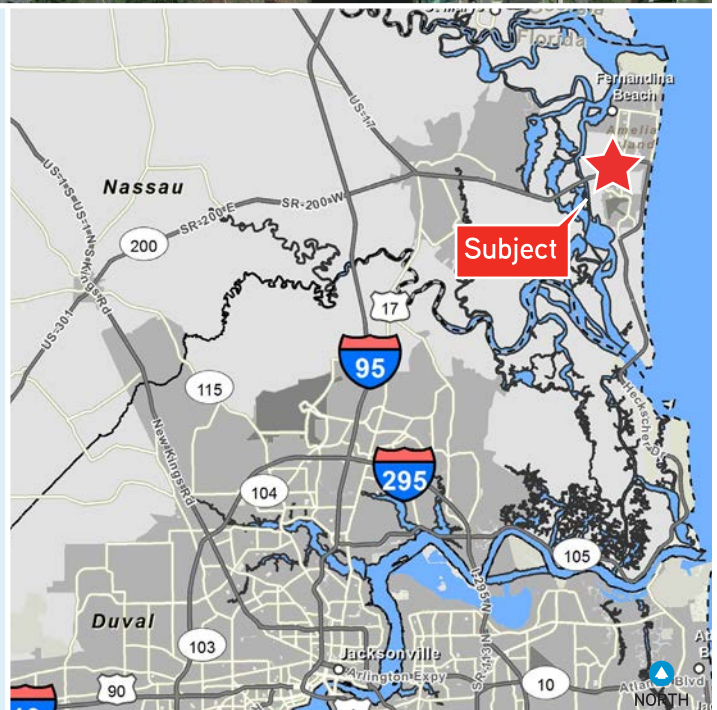
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AERIAL



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, financial services firm 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 located among other professional service businesses (attorneys, estate planners, CPAs) that cater to high net worth clients
- 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
- Lease rate: \$18.00 per SF (NNN)
- Asking price: \$350,000



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COLLIERS INTERNATIONAL
50 N Laura St., Suite 1725
Jacksonville, FL 32202
www.colliers.com/jacksonville