

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

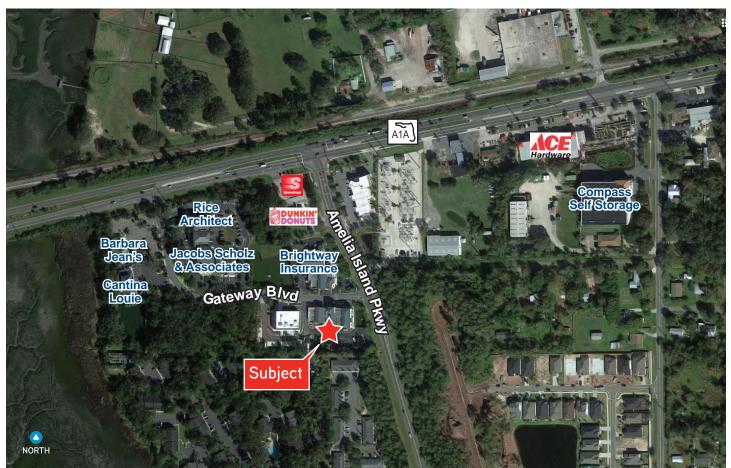
MATT ENTRIKEN

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

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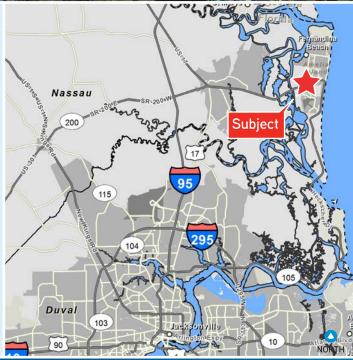
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AERIAL



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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CONTACT US

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

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