

FOR LEASE > OFFICE SPACE

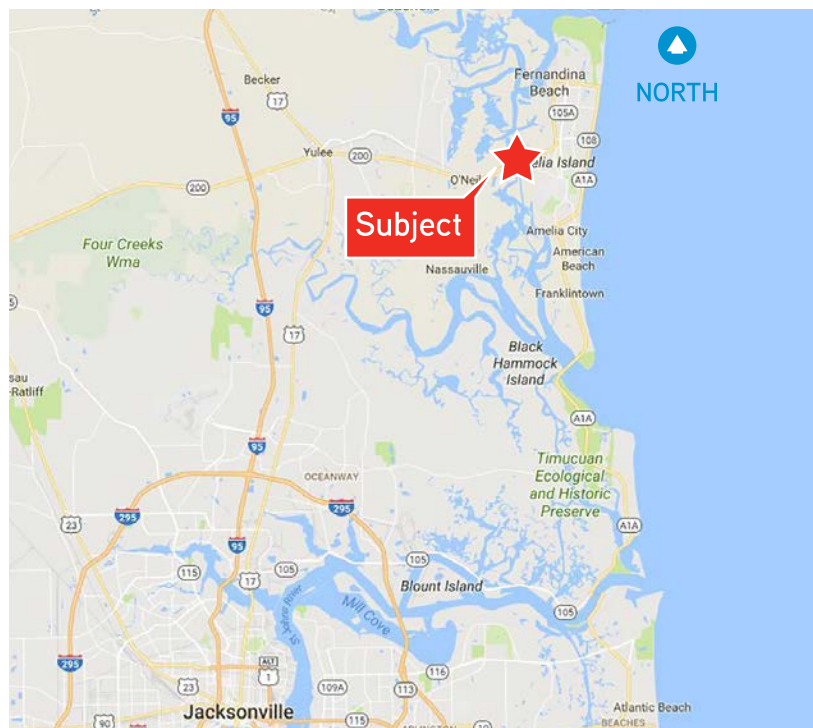
# Gateway Commons I



960194 GATEWAY BLVD, STE. 102 | FERNANDINA BEACH, FL 32034



**1,802± SF OFFICE CONDO ON AMELIA ISLAND AVAILABLE FOR LEASE**

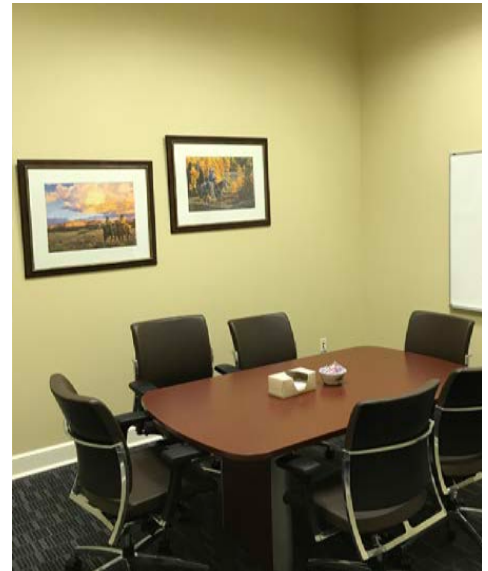




# Property Features

## Great Office Condo on Amelia Island

- › Great for professional service business
- › Awning with signage possibilities
- › Front and rear entrances
- › Parking directly in front of unit
- › 31,000± Avg. Daily Traffic Count
- › Condo Fees: \$2,129.60 per quarter
- › Lease Rate: \$18.00/SF NNN



# Floor Plan

