

**FLYER**

# City Centre 7,950 SF Office Condo For Sale or Lease

**145 CITY PLACE, SUITE 200**

Palm Coast, FL 32164

**PRESENTED BY:**

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## CITY CENTRE | 7,950 SF OFFICE CONDO FOR SALE OR LEASE



### OFFERING SUMMARY

AVAILABLE SF:	Suite 200: 7,950 SF
SALE PRICE:	\$2,500,000
LEASE RATE:	\$25.00 NNN
YEAR BUILT:	2009
PARCEL NO:	06-12-31-5825-00010-0200
ZONING:	MDA - Allows for Professional and Medical Offices

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### PROPERTY DESCRIPTION

Offered For Sale or Lease is Suite 200 of the City Centre Office Condo, the premier office address in Palm Coast, FL. Located in the heart of the Palm Coast Town Center, the three-story Class A office building is home to numerous medical and professional office tenants. The property is adjacent to Palm Coast City Hall and close to Advent Hospital, restaurants/retail, and the 1,000+ new residential units recently built in Town Center.

This 7,950 SF office condo is fully turnkey with a desirable floor plan and comes outfitted with a complete modern furniture package. It can be easily modified for medical use. Suite 200 offers 24/7 secured access, Town Center amenities, and plenty of parking.

### LOCATION DESCRIPTION

Located along City Place in the Palm Coast Town Center, a 1,000+ mixed-use development. City Centre is located adjacent to Palm Coast City Hall and just 2 miles to Interstate 95, 23 miles to Daytona Beach, 34 miles to St Augustine, and 72 miles to Jacksonville.

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## PROPERTY HIGHLIGHTS



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## PROPERTY HIGHLIGHTS

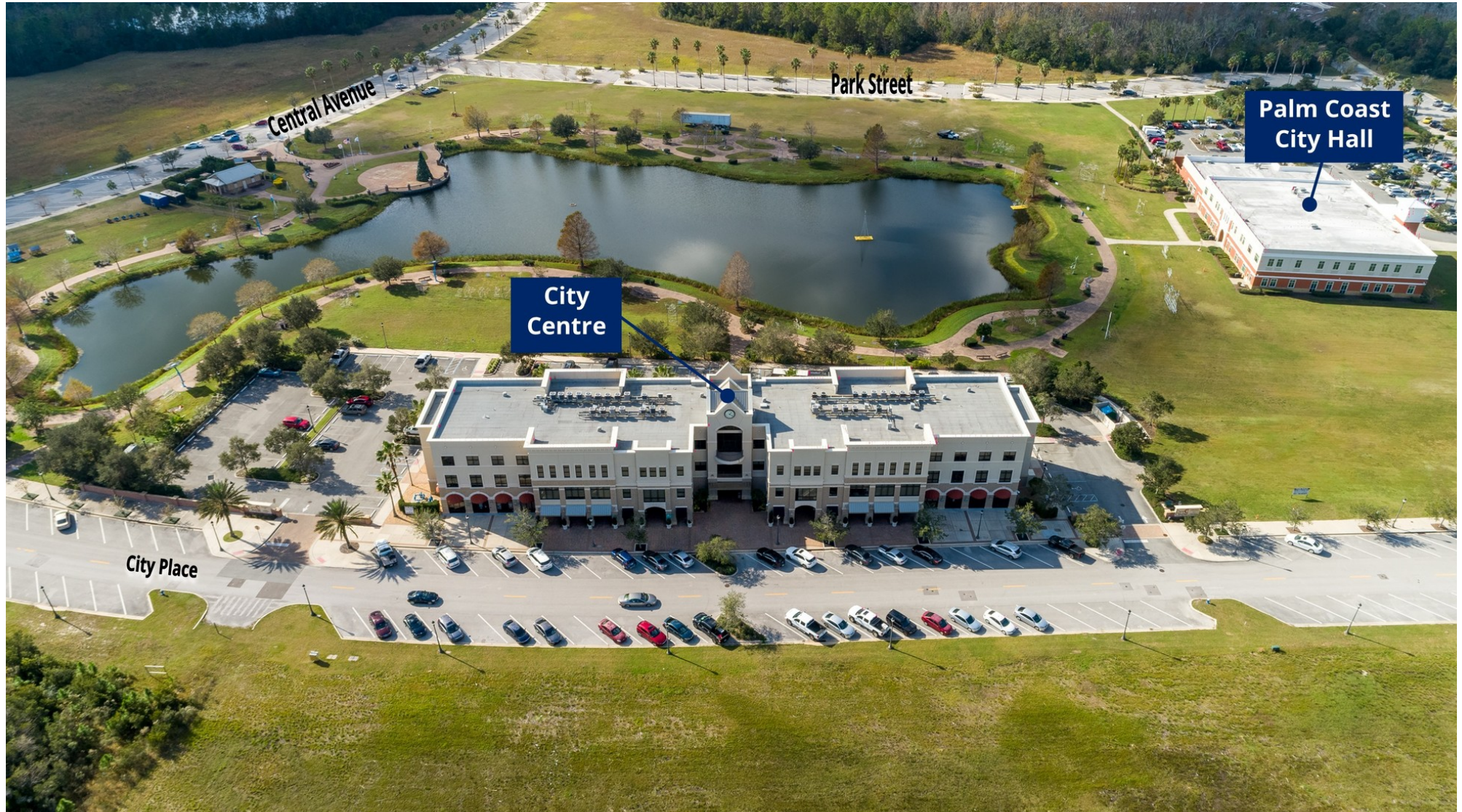
- Second Floor 7,950 SF Office Condo For Sale or Lease
- Class A office space with lake views
- Located in the heart of Palm Coast Town Center
- Adjacent to Palm Coast City Hall
- Controlled access and Security system.
- Open office concept full of natural light.
- Five designated open areas, conference room, 7 private offices, breakroom, copy room, single in-suite restroom, and common area restrooms off the lobby with two elevators.
- Turnkey plug and play; cubicles and office furniture available to remain in the suite.
- Easily modified for medical use.
- Other tenants include University of North Florida Medical Nexus, Jacksonville University, Flagler Heath+ Orthopedic, Chiumento Law, Florida Health Care, Pioneer Title, and Rush Insurance.
- Easy access to I-95 approximately 2 miles away.
- Private aircraft can fly into nearby Flagler Executive Airport with two 5,000 foot runways and a 3,000 foot water runway.
- Estimated CAM, Real Estate Taxes, and Insurance \$9.07 per SF.

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# AERIAL



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ADDITIONAL PHOTOS



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## SUITE 200 - INTERIOR PHOTOS (COMPLETE FURNITURE PACKAGE INCLUDED)



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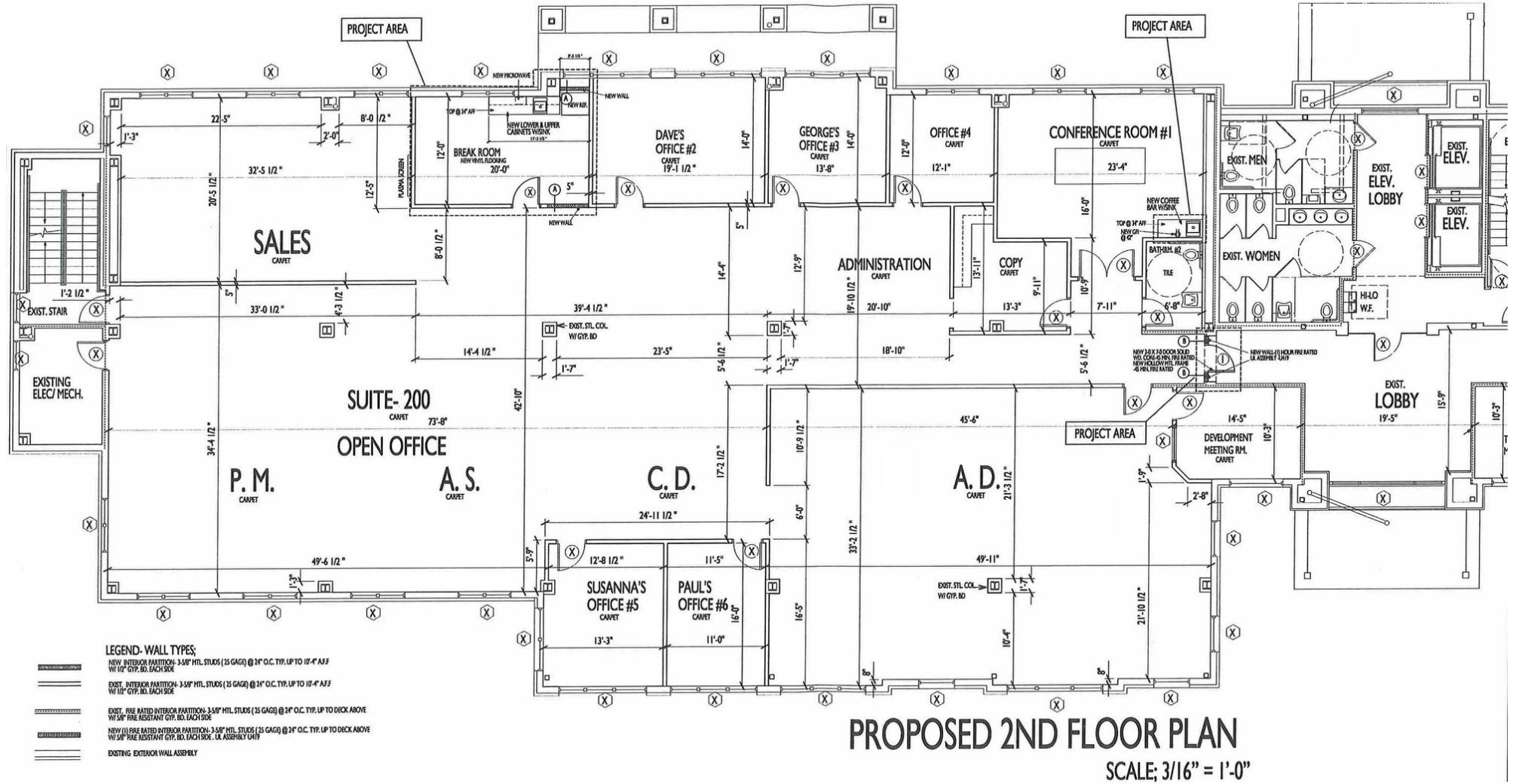
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# FLOOR PLAN



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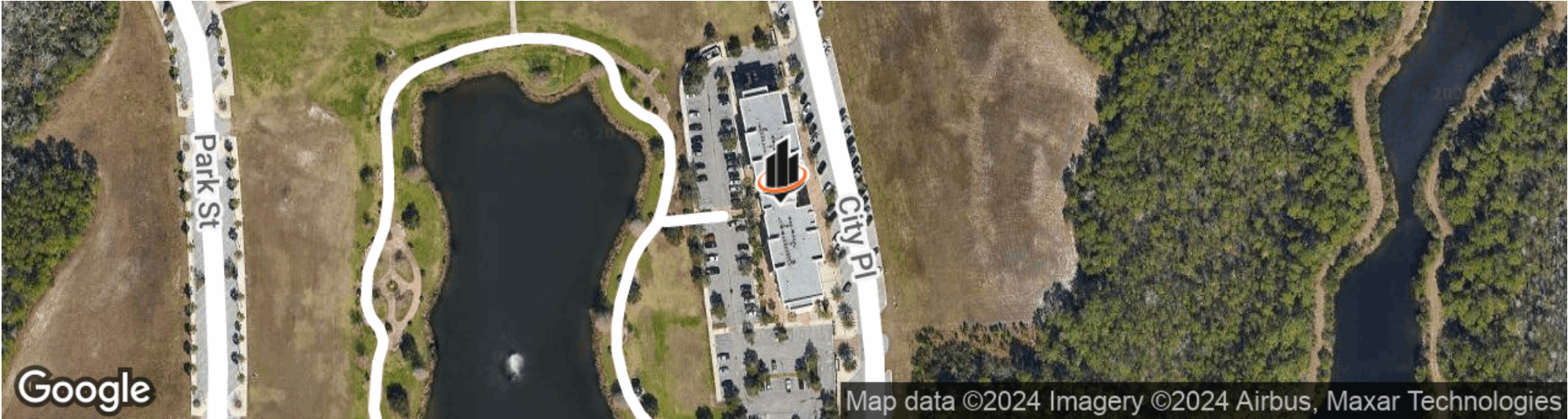
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LOCATION MAP



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