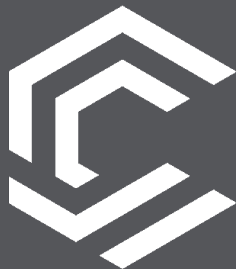




FOUNDRY
COMMERCIAL

CENTURION CENTRE I



10375 CENTURION PKWY N

PROPERTY FEATURES

- ▶ BEAUTIFUL CLASS A OFFICE BUILDING
in Town Center market area
- ▶ J. TURNER BUTLER SIGNAGE AVAILABLE
- ▶ ON-SITE AMENITIES INCLUDE
Food trucks and adjacent Brooks YMCA
- ▶ DIGITAL LOBBY DIRECTORY
- ▶ RESPONSIVE ON-SITE PROPERTY MANAGEMENT
- ▶ EASY ACCESS TO I-95, US1, JTB
- ▶ OUTDOOR SEATING WITH LUSH LANDSCAPING
and other primary roadways
- ▶ SHADED PARKING WRAPS BUILDINGS
- ▶ FLOOR TO CEILING GLASS SUITES



BUILDING FEATURES

BUILDING SIZE	92,687 SF
AVAILABLE	39,022 SF
LEASE RATE	\$23.75
TIMING	Immediately

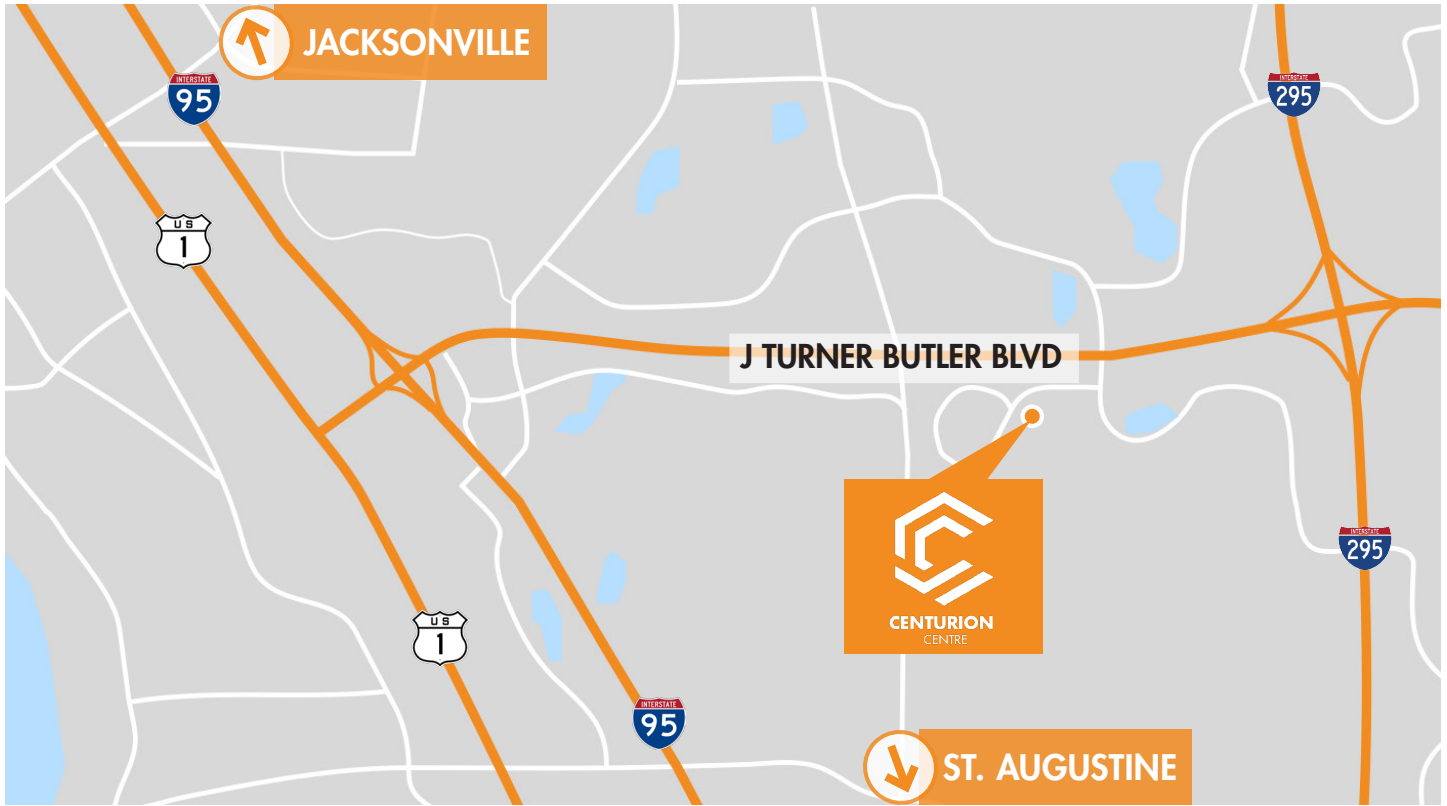
AVAILABLE SUITES

SUITE 112	2,992 SF
SUITE 120	9,298 SF
SUITE 200	23,082 SF
SUITE 315	3,650 SF

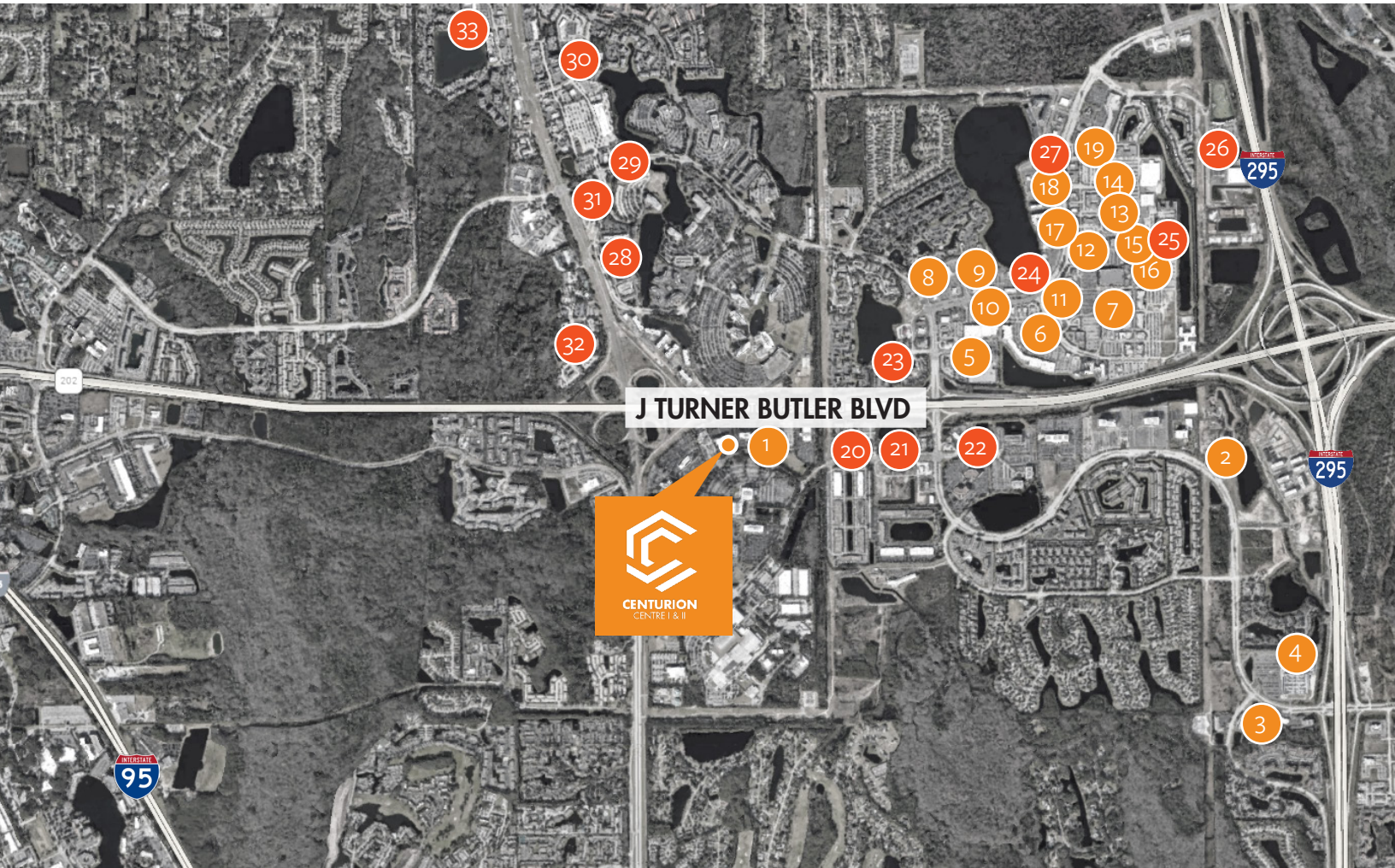
***FLOOR PLANS AVAILABLE UPON REQUEST**



PROPERTY LOCATION



AMENITIES



RESTAURANTS & RETAIL

1. Tropical Smoothie Cafe
2. Dunkin Donuts
3. Culver's
4. Ikea
5. Costco Wholesale
6. Nordstrom Rack
7. Nordstrom
8. Hobby Lobby
9. Best Buy
10. Chipotle
11. Cooper's Hawk Winery
12. Bahama Breeze
13. Cheesecake Factory
14. PF Changs
15. California Pizza Kitchen
16. Maggiano's Little Italy
17. Texas Roadhouse
18. Red Robin
19. Target

ACCOMMODATIONS

20. Residence Inn
21. Sheraton Jacksonville
22. Home2 Suites
23. Extended Stay America
24. Hyatt Place Jacksonville
25. Homewood Suites
26. Holiday Inn Express
27. Tru by Hilton
28. Hotel Indigo
29. Hilton Garden Inn
30. Hampton Inn
31. Aloft
32. Extended Stay America
33. Homewood Suites

CONTACT

FOR MORE INFORMATION:

BRAD R. CHRISCHILLES

904.345.2020

Brad.Chrischilles@foundrycommercial.com



CENTURION CENTRE I