

LEASE

Medical/Professional Condo For Lease

145 CITY PLACE, UNIT 200B

Palm Coast, FL 32164

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

UNIT 200B SF:	4,320 Rentable SF (3,682 Usable SF)
LEASE RATE:	\$30.00 NNN (\$9.32 SF CAM)
BUILDING SIZE:	51,793 SF Three-Story
YEAR BUILT:	2009
PARCEL ID:	06-12-31-5825-00010-0200
ZONING:	MDA Allows Medical & Professional Office

PROPERTY DESCRIPTION

Offered for lease is a premier medical/professional office suite in the Palm Coast City Centre mixed-use development. Unit 200B is a turnkey 4,320 RSF fully built out office suite with existing office furniture. Ideal for professional or medical use with 24/7 secure access, above code parking and a full building generator.

City Centre is a prestigious Class-A office building located in the heart of Palm Coast Town Center. This three-story building is home to a strong mix of medical and professional office users such as Florida Health Care Plans, UF Health Orthopedic, Jacksonville University Nursing School, Gentiva HHC & Chimento Law. City Centre is adjacent to Palm Coast City Hall and close AdventHealth Palm Coast. The Palm Coast Town Center offers a variety of restaurants, retail and over 1,000 new residential units.

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PROPERTY HIGHLIGHTS



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- Second Floor Office Condo For Lease
- Class A office space with lake views
- Located in the heart of the Palm Coast Town Center 1,000 acre mixed-use development
- Controlled 24/7 access
- Fully built out office space with existing offices, natural light and furniture
- Easily convertible for medical use
- Unit includes two private offices, two flex areas and common area restrooms off the lobby
- Turnkey plug and play; cubicles and office furniture available to remain in the suite
- Neighboring tenants include UF Health Orthopedic, Florida Health Care Plans, Jacksonville University & Chimento Law
- Easy access to with I-95 just 2 miles away
- Private aircraft can fly into nearby Flagler Executive Airport with two 5,000 foot runways
- 2025 CAM \$9.32 SF

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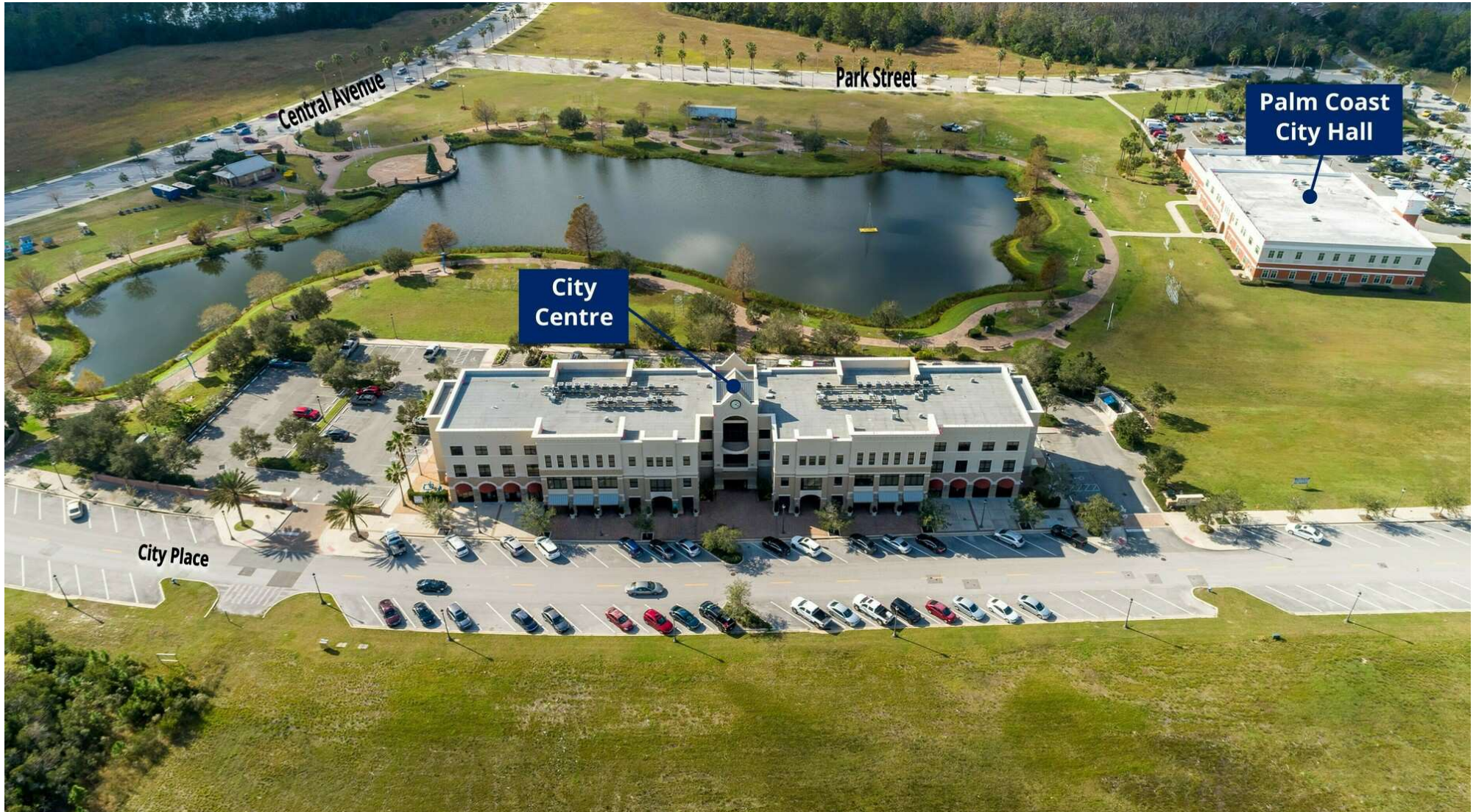
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CITY CENTRE AERIAL



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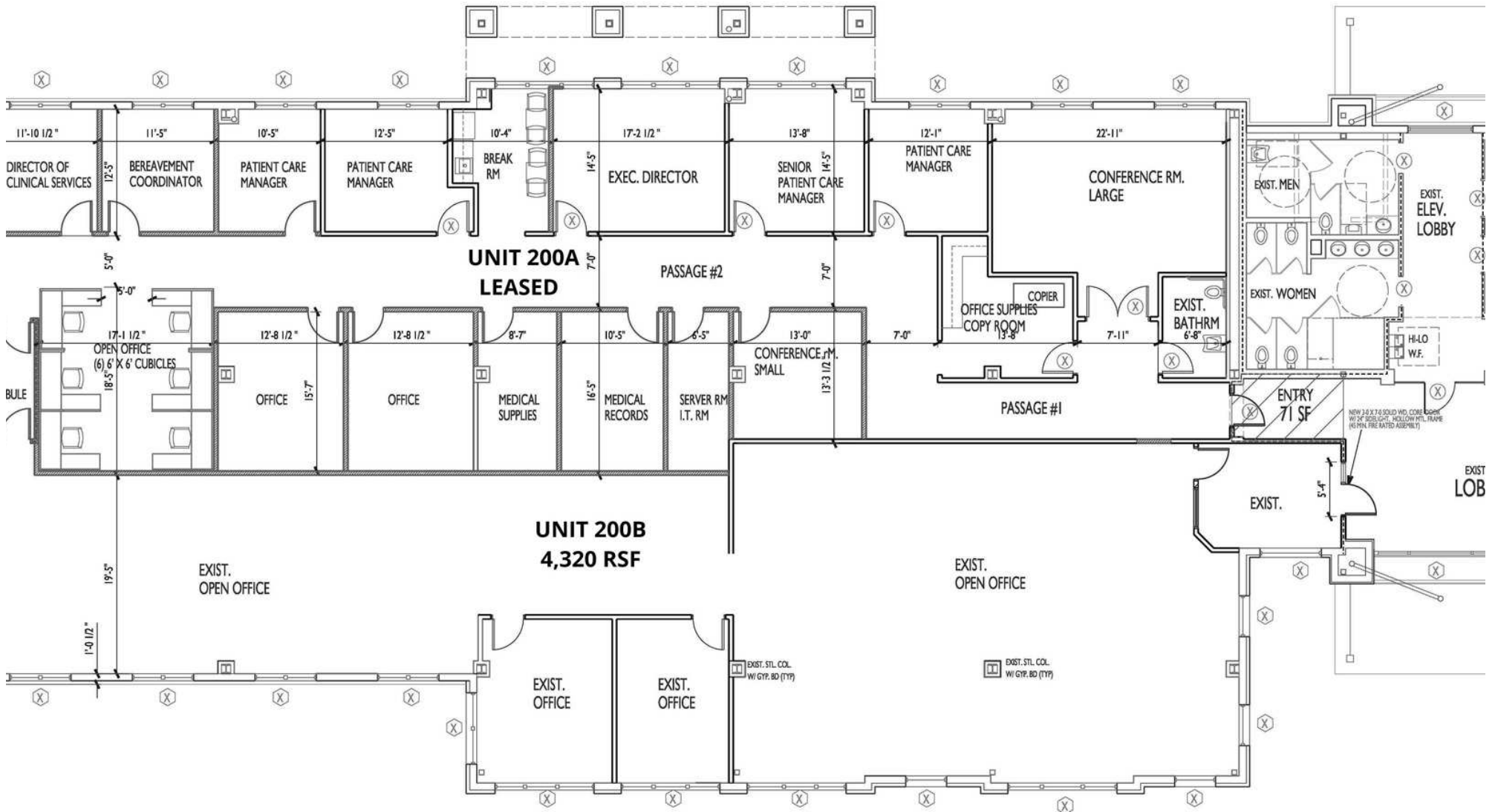
CITY CENTRE - PALM COAST'S PREMIER OFFICE BUILDING



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UNIT 200B FLOOR PLAN WITH EXISTING BUILDOUT



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UNIT 200B PHOTOS (FURNITURE PACKAGE INCLUDED)



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LOCATION MAP



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