

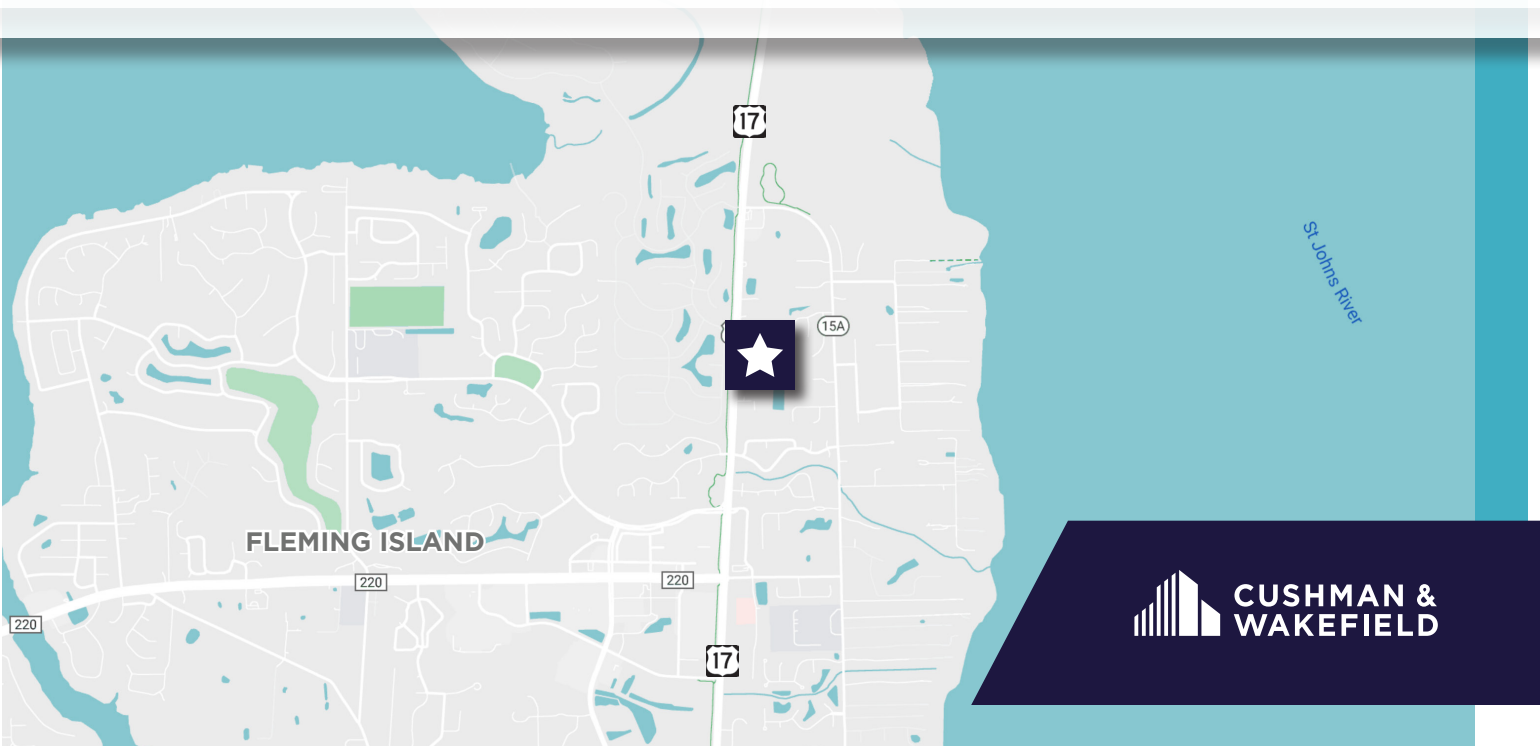


3,312 RSF AVAILABLE FOR SUBLEASE

4565 HWY 17

FLEMING ISLAND, FL 32003

PRICING - CONTACT FOR MORE INFORMATION



**CUSHMAN &
WAKEFIELD**

MOVE-IN READY

URGENT CARE SUITE

AVAILABLE FOR SUBLEASE

Property Highlights

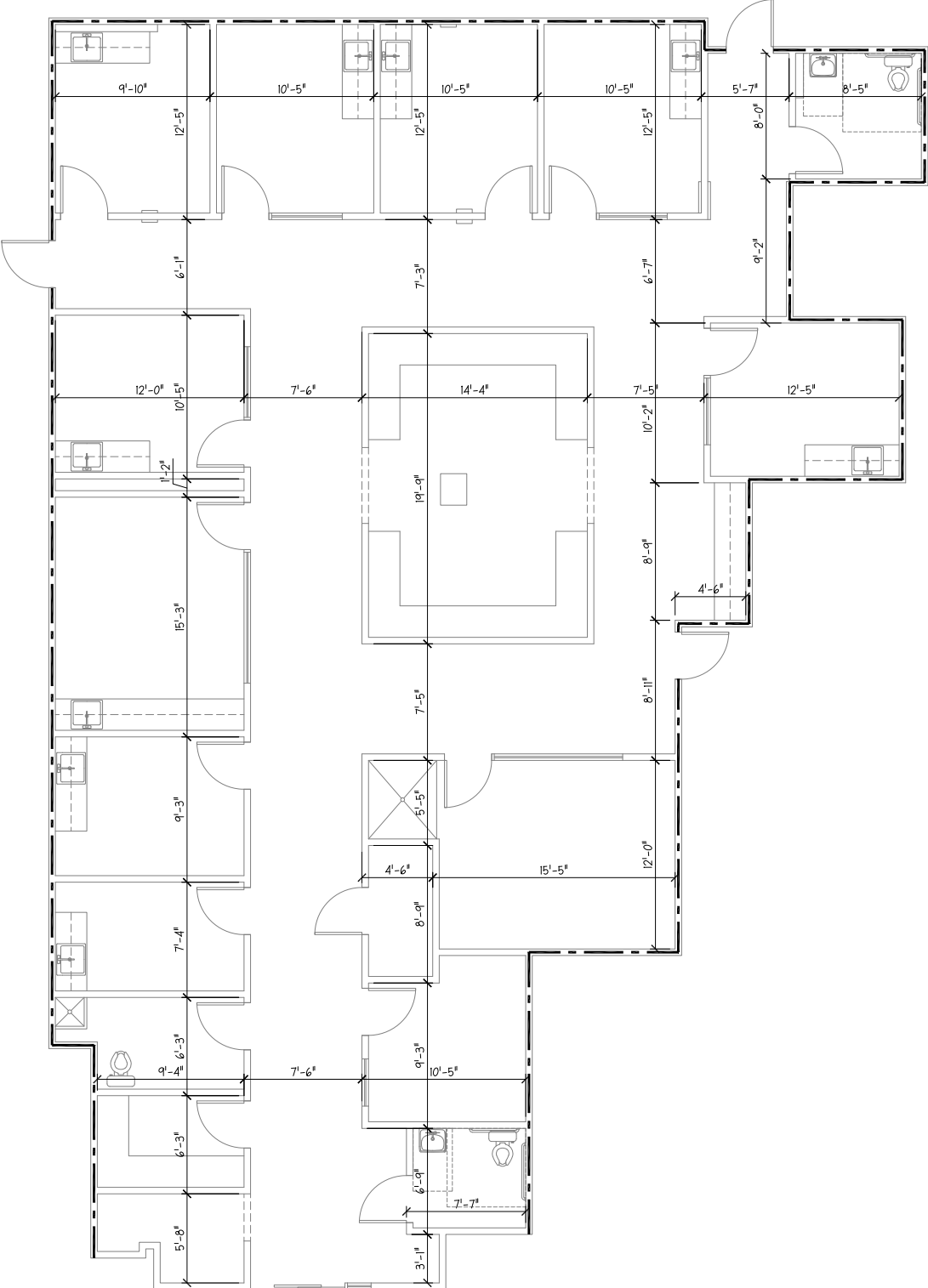
- 8 Exam Rooms - One Featuring a Decontamination Shower
- Lab with Sink, plus Adjacent Restroom with Pass-Through
- Centralized Nursing Station
- LED In-Direct Lighting & Premium LVT Throughout
- Ample Storage Space
- FF&E In-Place Can be Available
- Fully ADA Compliant
- Co-Tenants Include: Southeastern Orthopaedics, Akumin, DaVita, First Coast Heart, Family Care Partners & Brooks Rehab



FLOOR PLAN

3,312 RSF

EXPIRATION TERM: 6/30/2031



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