

LEASE

Class-A Medical Suite For Lease

145 CITY PLACE | UNIT 201

Palm Coast, FL 32164

PRESENTED BY:

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PROPERTY SUMMARY

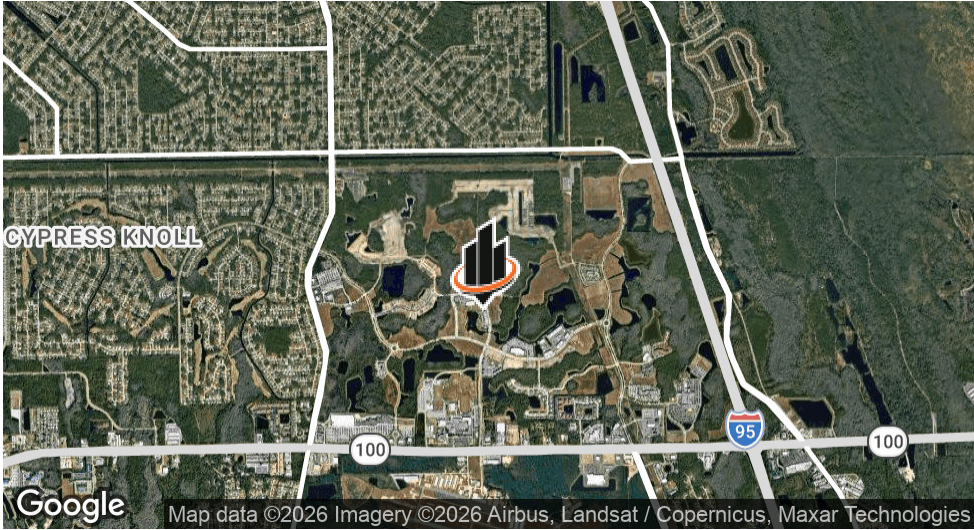


OFFERING SUMMARY

LEASE RATE:	\$38.00 SF NNN
AVAILABLE SF:	9,303 Rentable SF (7,930 Usable SF)
BUILDING SIZE:	51,793 SF (Three stories)
CAM, TAXES & INSURANCE:	\$10.00 SF
CONDITION OF SPACE:	Excellent Condition, Class-A (Turnkey medical office currently operating as an Orthopedic Clinic)

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PROPERTY DESCRIPTION

Offered for lease is a turnkey medical office suite in Palm Coast City Centre, the premier office building in Flagler County. Unit 201 is a 9,303 RSF fully built out medical office. The suite was constructed in 2020 and offers 12 exam rooms, 2 X-Ray rooms, 4 physician offices plus numerous stations, restrooms and ancillary rooms. The suite is currently occupied by UF Health Orthopedic Clinic and is in excellent condition. The property provides 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, Gentiva Home Health Care & Chiumento Law. City Centre is adjacent to Palm Coast City Hall and close to AdventHealth Palm Coast. The Palm Coast Town Center offers a variety of restaurants, retail and over 1,000 new residential units.

EXTERIOR PHOTOS



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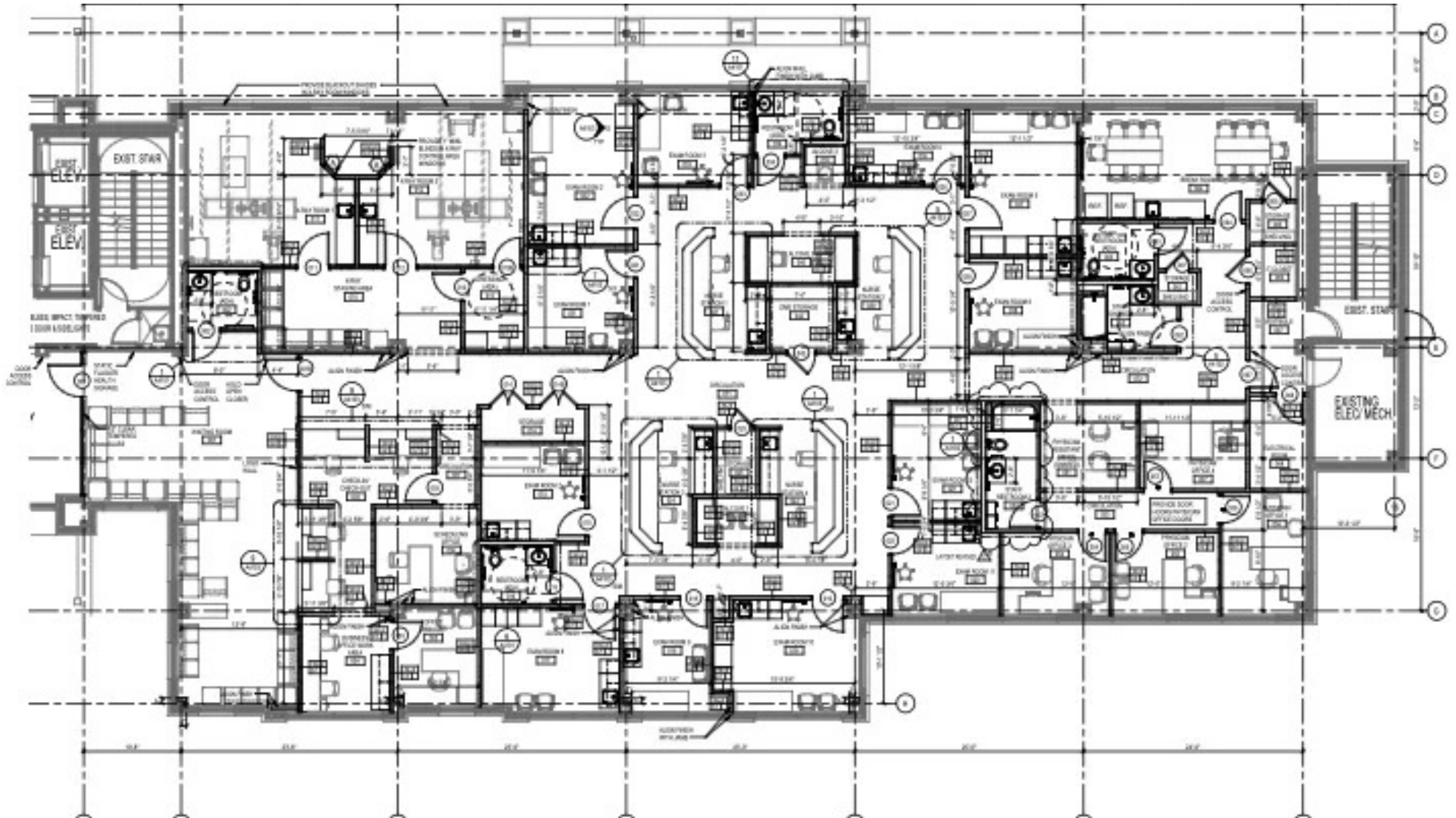
INTERIOR PHOTOS



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UNIT 201 FLOOR PLAN



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LOCATION MAP



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