

NOW
LEASING



GRAN PARK AT THE AVENUES

AVENUES 1 - 10199 SOUTHSIDE BLVD

AVENUES 2 - 7406 FULLERTON ST

AVENUES 3 - 7411 FULLERTON ST

CBRE

EXCEPTIONAL OFFICE SPACE

Ideally situated south of Jacksonville's most congested areas, Gran Park boasts one of the most attractive workforce destinations in the market. Upon completing the convenient commute, tenants and guests are welcomed with beautifully finished lobbies, newly renovated amenities, lush natural surroundings, and the experience one expects from first class institutional ownership and property management. Bridge Commercial Real Estate and CBRE invite you to come see all that Gran Park has to offer:

- Newly renovated conference/ training facility accommodating groups of 45
- Fully equipped state-of-the-art fitness center with dressing rooms and showers complimentary to tenants
- Outdoor seating overlooking the water
- On site property management
- Close proximity to ample retail amenities
- Fantastic access from anywhere via I-95, I-295, Southside Boulevard and US 1
- Rotating food truck program
- 4.5/1000 Parking
- \$24.50/SF Full Service



FITNESS CENTER: NEWLY RENOVATED, ADVANCED EQUIPMENT, DRESSING ROOMS WITH SHOWERS

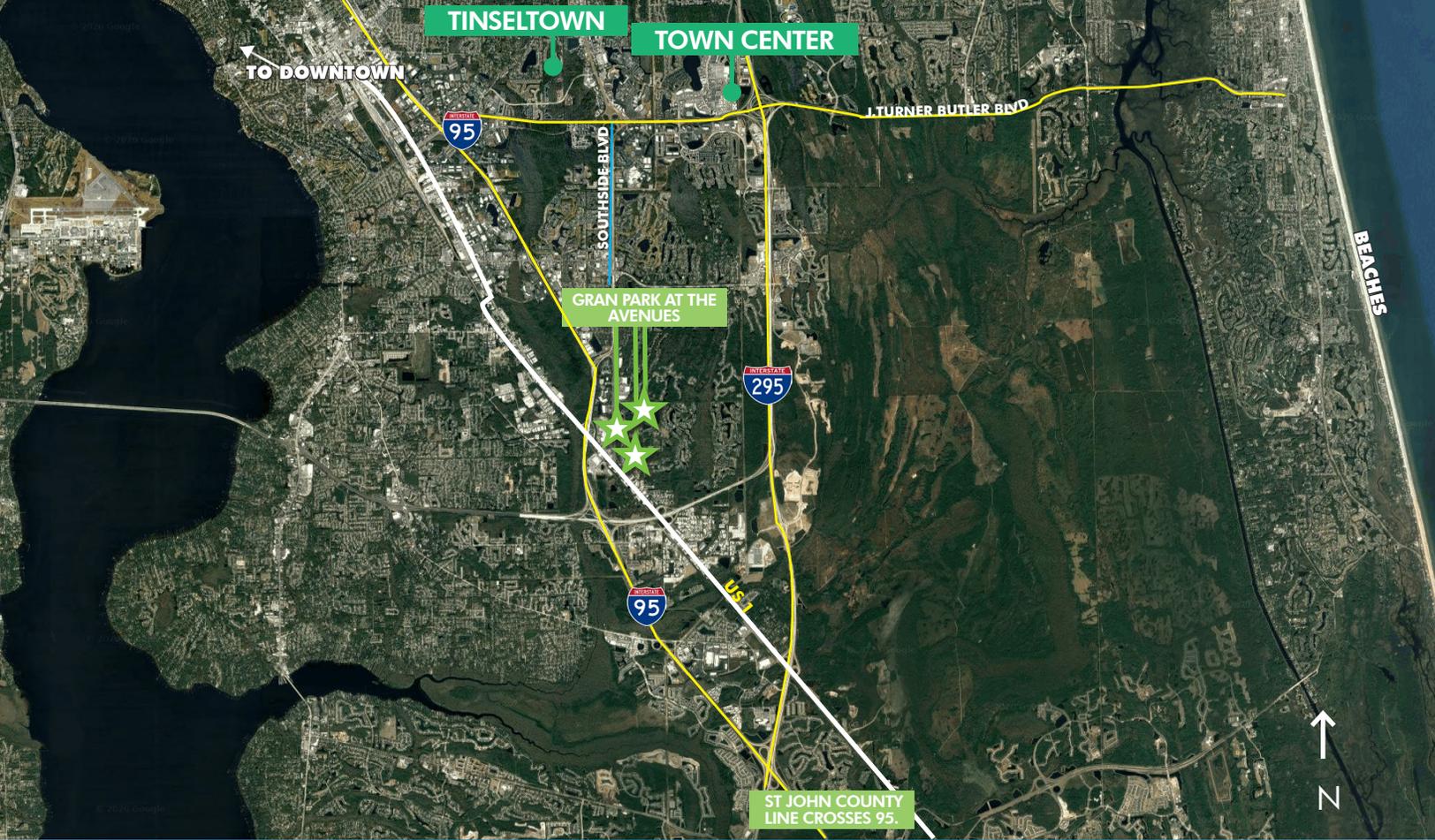


TRAINING CENTER: NEWLY RENOVATED WITH A NEW FLAT SCREEN AND AV PLUG INS, SEATS GROUPS OF 45, ADJACENT CATERING KITCHEN, FREE TO TENANTS



OWNERSHIP CONSTANTLY INVESTING IN THE GREATEST DESIGNS FOR ALL BUILDING FEATURES





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