



CENTURION CENTRE I & II

10375 & 10407 CENTURION PKWY N

## BUILDING FEATURES

BUILDING SIZE	92,687 SF CCI; 87,600 SF CCII
AVAILABLE	50,419 SF
LEASE RATE	\$23.75
TIMING	Immediately



CLASS A OFFICE BUILDING

## PROPERTY FEATURES

- Beautiful Class A office buildings, in Town Center market area
- On-site amenities include food trucks and adjacent world-class Brooks YMCA
- Responsive on-site property management
- Great access to J.Turner Butler Blvd. / 9A / I-95
- Outdoor seating with lush landscaping
- Close proximity to St. Johns Town Center and The Avenues Mall
- Close proximity to daycare facility, Deerwood Academy
- Shaded parking wraps buildings
- Two-story atriums with contemporary lobby furnishings
- Floor to ceiling glass suites
- Frontage on J.Turner Butler Blvd.
- Efficient floor plans



FOR MORE INFORMATION, PLEASE CONTACT:

BRAD CHRISCHILLES | **904.345.2020**

Principal

Brad.Chrischilles@foundrycommercial.com

Licensed Real Estate Broker

ANDREW HAWKINS | **904.345.2022**

Senior Vice President

Andrew.Hawkins@foundrycommercial.com

Licensed Real Estate Broker

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

**FOUNDRY**  
COMMERCIAL

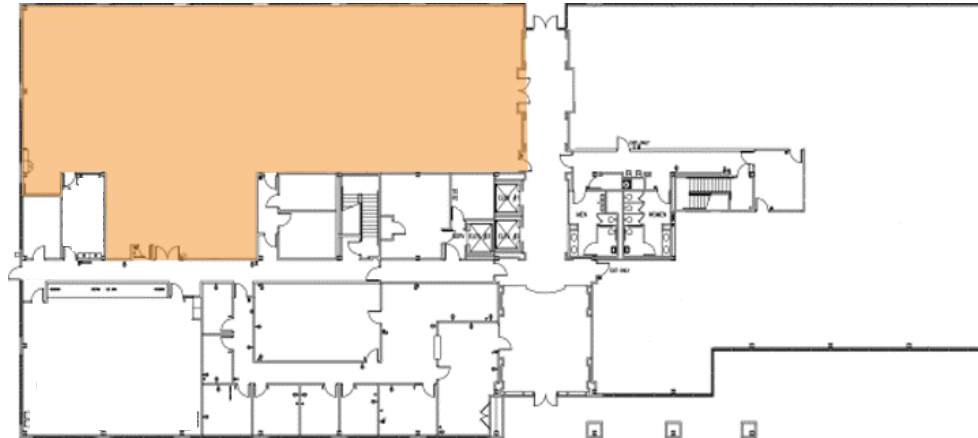
[foundrycommercial.com](http://foundrycommercial.com)

## FLOOR PLAN - CCI

SUITE 110

6,793 SF AVAILABLE (DIVISIBLE)

---



SUITE 410

12,126 SF AVAILABLE

---



FOR MORE INFORMATION, PLEASE CONTACT:

BRAD CHRISCHILLES | **904.345.2020**

Principal

Brad.Chrischilles@foundrycommercial.com

Licensed Real Estate Broker

ANDREW HAWKINS | **904.345.2022**

Senior Vice President

Andrew.Hawkins@foundrycommercial.com

Licensed Real Estate Broker

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

**FOUNDRY**  
COMMERCIAL

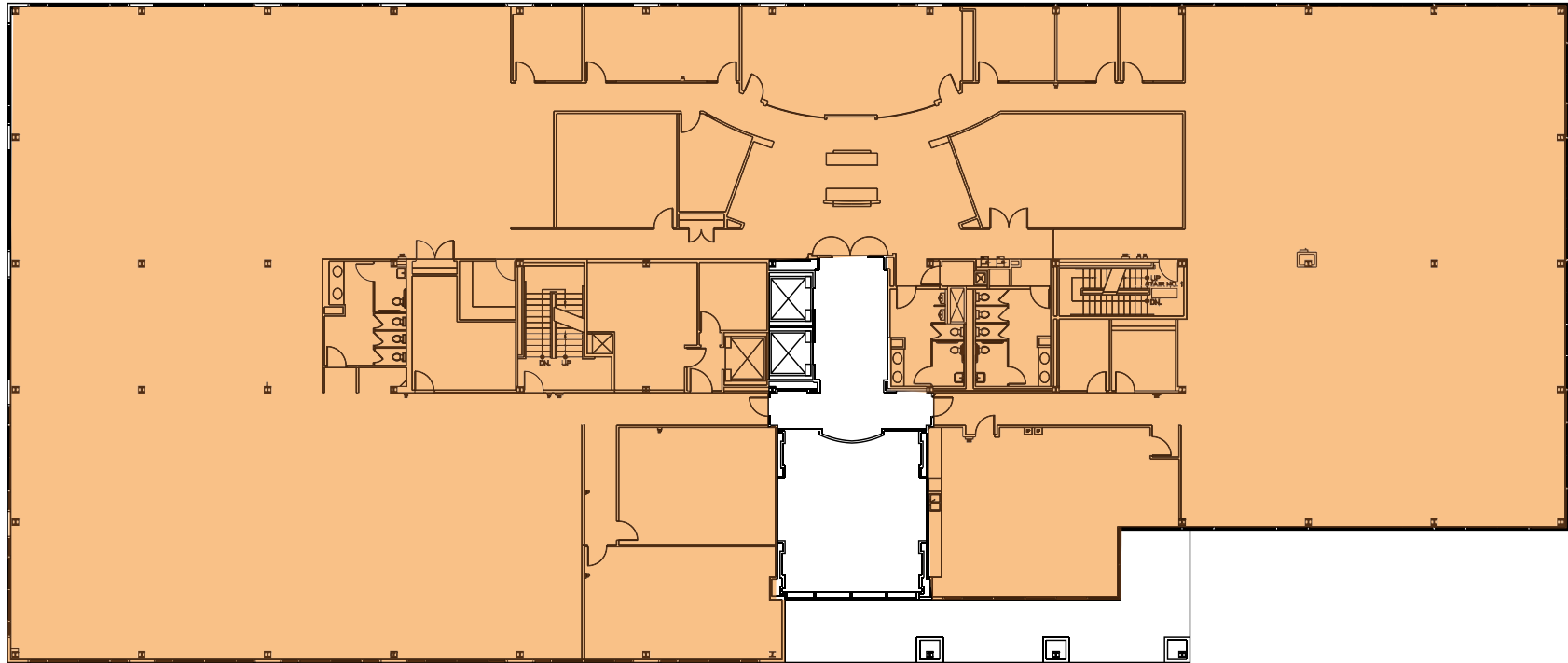
[foundrycommercial.com](http://foundrycommercial.com)

## FLOOR PLAN - CCI

SUITE 200

23,082 SF AVAILABLE (logical divisions considered)

---



FOR MORE INFORMATION, PLEASE CONTACT:

BRAD CHRISCHILLES | **904.345.2020**

Principal

Brad.Chrischilles@foundrycommercial.com

Licensed Real Estate Broker

ANDREW HAWKINS | **904.345.2022**

Senior Vice President

Andrew.Hawkins@foundrycommercial.com

Licensed Real Estate Broker

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

**FOUNDRY**  
COMMERCIAL

[foundrycommercial.com](http://foundrycommercial.com)

## FLOOR PLAN - CCII

SUITE 100

5,975 SF AVAILABLE (DIVISIBLE)

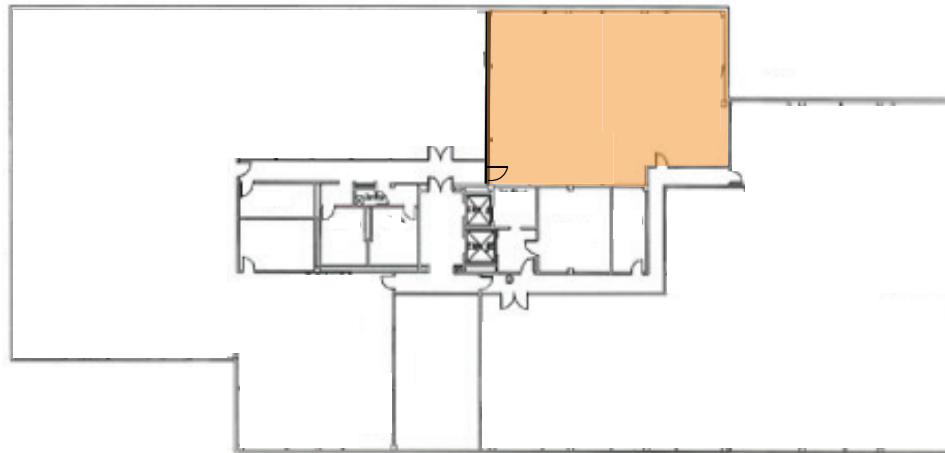
---



SUITE 205

2,443 SF AVAILABLE

---



FOR MORE INFORMATION, PLEASE CONTACT:

BRAD CHRISCHILLES | **904.345.2020**

Principal

Brad.Chrischilles@foundrycommercial.com

Licensed Real Estate Broker

ANDREW HAWKINS | **904.345.2022**

Senior Vice President

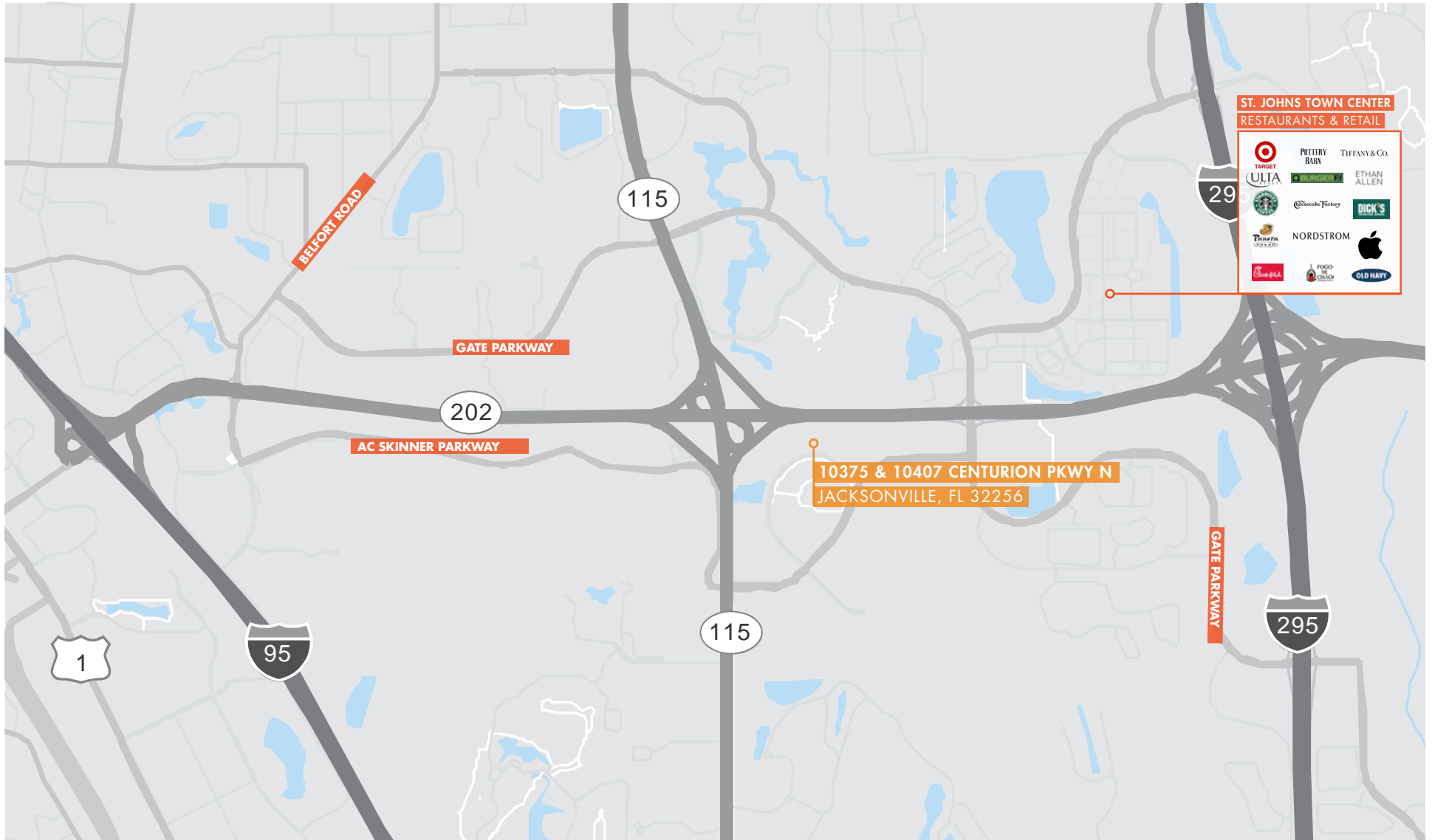
Andrew.Hawkins@foundrycommercial.com

Licensed Real Estate Broker

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

**FOUNDRY**  
COMMERCIAL

[foundrycommercial.com](http://foundrycommercial.com)



FOR MORE INFORMATION, PLEASE CONTACT:

BRAD CHRISCHILLES | **904.345.2020**

Principal

Brad.Chrischilles@foundrycommercial.com

Licensed Real Estate Broker

ANDREW HAWKINS | **904.345.2022**

Senior Vice President

Andrew.Hawkins@foundrycommercial.com

Licensed Real Estate Broker

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

**FOUNDRY**  
COMMERCIAL

[foundrycommercial.com](http://foundrycommercial.com)