

# Flagler Center

Exceptional Office Park with Flexible Leasing  
at Old St. Augustine Road x I-95

LOCATED IN THE HEART OF JACKSONVILLE'S  
GROWTH CORRIDOR



## CAMPUS OVERVIEW

# Elevate Your Workday

Flagler Center is a seven-building, 760,000-square-foot office park located with immediate access to I-95, US-1 and 9B. Adjacent to the booming St. Johns County, the campus-style setting, generous green space and recently renovated common areas provide an exceptional workday experience. With flexible availabilities allowing the ability to seamlessly scale in place, explore what Flagler Center has to offer.



METICULOUSLY MAINTAINED CAMPUS WITH AMPLE GREENSPACE

## KEY DISTINCTIONS

- Recently renovated common areas and brand new amenities catering to the modern workforce
- Flexible space offerings from move-in ready spec suites up to 100,000 SF, including full floors
- Responsive, on-site ownership and attentive property management
- Efficient floorplates and high ceilings provide plentiful natural daylight
- Campus-style setting with ample greenspace and rotating food trucks
- Exterior signage available
- Ability to accommodate high parking needs



MODERNIZED COMMON AREAS



FLEXIBLE, CUSTOMIZABLE OFFERINGS

EFFICIENT ACCESS

# Positioned at the Epicenter of Growth

At the confluence of Jacksonville's major thoroughfares, I-95, 9B and US1, and with close proximity to the I-295 Beltway, Flagler Center offers seamless connection to desirable St. Johns County and the burgeoning Greater Jacksonville area.

Site Plan:



**5 min**  
Bartram Park /  
I-295 Southern Beltway

**10 min**  
Race Track Road /  
Durbin Park

**15 min**  
St. Johns Town Center /  
Nocatee

## SURROUNDING AREA

# Amenities Within Close Reach

Located one exit north of the Durbin Park mixed-use development, Flagler Center is surrounded by a multitude of dining, hotel, and fitness options to amplify your work day.

**30+** DINING OPTIONS  
Within 5 miles

**10+** FITNESS OPTIONS  
Within 5 miles

**5+** HOTELS  
Within 1 mile

Map Key:



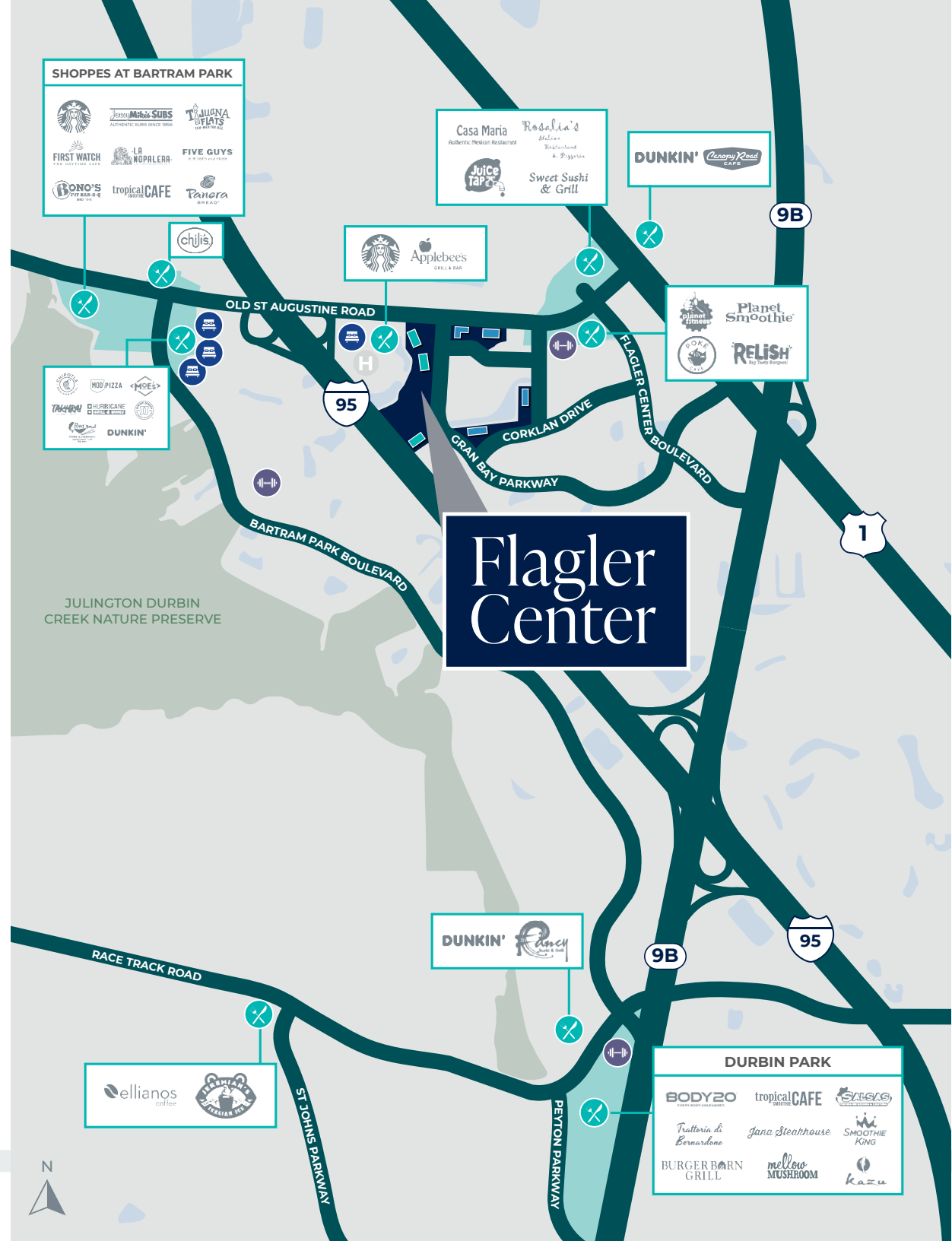
Dining



Lodging



Fitness



# Your Landlord Matters



At CP Group, we place a premium on customer service and pride ourselves on transforming spaces into activated environments that drive productivity, build community, and help you attract and retain quality talent.

1st

LARGEST LANDLORD  
IN FLORIDA

25th

LARGEST OFFICE  
LANDLORD IN THE U.S.

56MM+

SQUARE FEET OWNED  
& MANAGED TO-DATE

\$8B+

ASSETS MANAGED/  
ACQUIRED/DEVELOPED

170+

ACQUISITIONS

36+

YEARS OF CRE EXPERIENCE



## ENVIRONMENTAL HEALTH & WELLNESS PROGRAM

Prioritizing safety and sustainability under the trusted advisory of our Director of Environmental, Social and Governance



## TENANT EXPERIENCE

Committing to best-in-class service through a Tenant Services Program designed to enhance interaction and ensure continuous improvement



## TENANT DESIGN PROGRAM

Offering a one-stop shop for turnkey support from a professional designer to expedite office design and fit-out activities.



**FARALLON**  
ESTABLISHED 1986



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