

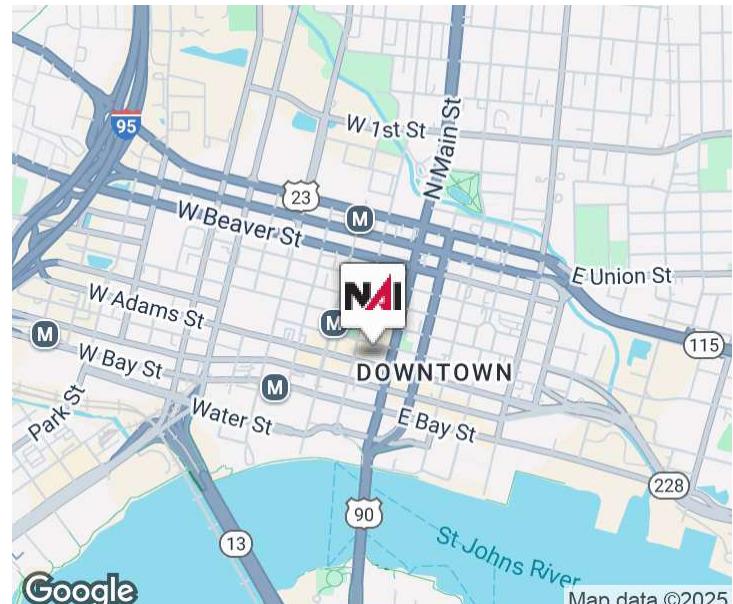


The Carling - Office

31 W Adams Street
Jacksonville, Florida 32202

Property Highlights

- Walking distance from City Hall, the Federal and County Courthouses, Florida Theater, Times Union Center, Hemming Park, and the Museum of Contemporary Art.
- Convenient commuter access to I-95, I-10, and I-295.
- Centrally located in the heart of downtown, neighboring the historic Laura Street Trio with redevelopment plans for a Courtyard by Marriott hotel.
- Catty-corner to the Barnett Bank Building, the new home to the Jacksonville Business Journal and Chase Bank, as well as apartment homes and a UNF center for entrepreneurship and innovation.
- Lease includes 1 parking space in the attached parking garage with additional spaces available at tenant's expense.



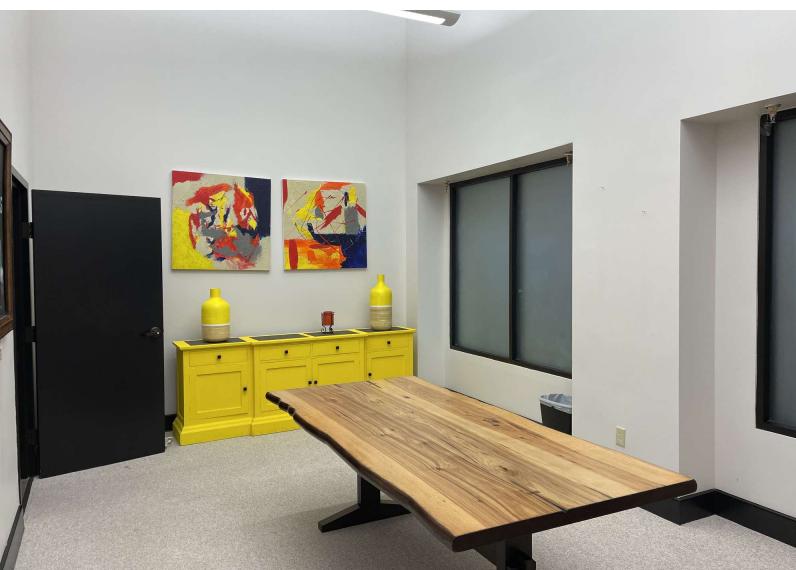
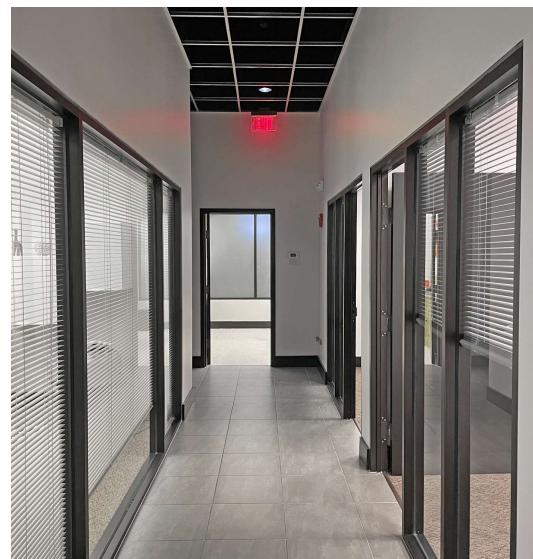
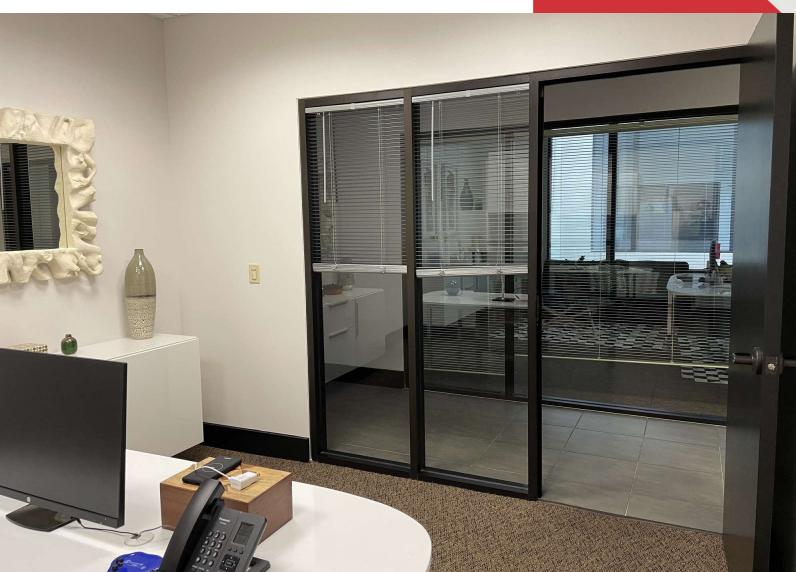
For More Information



Patrick Carney

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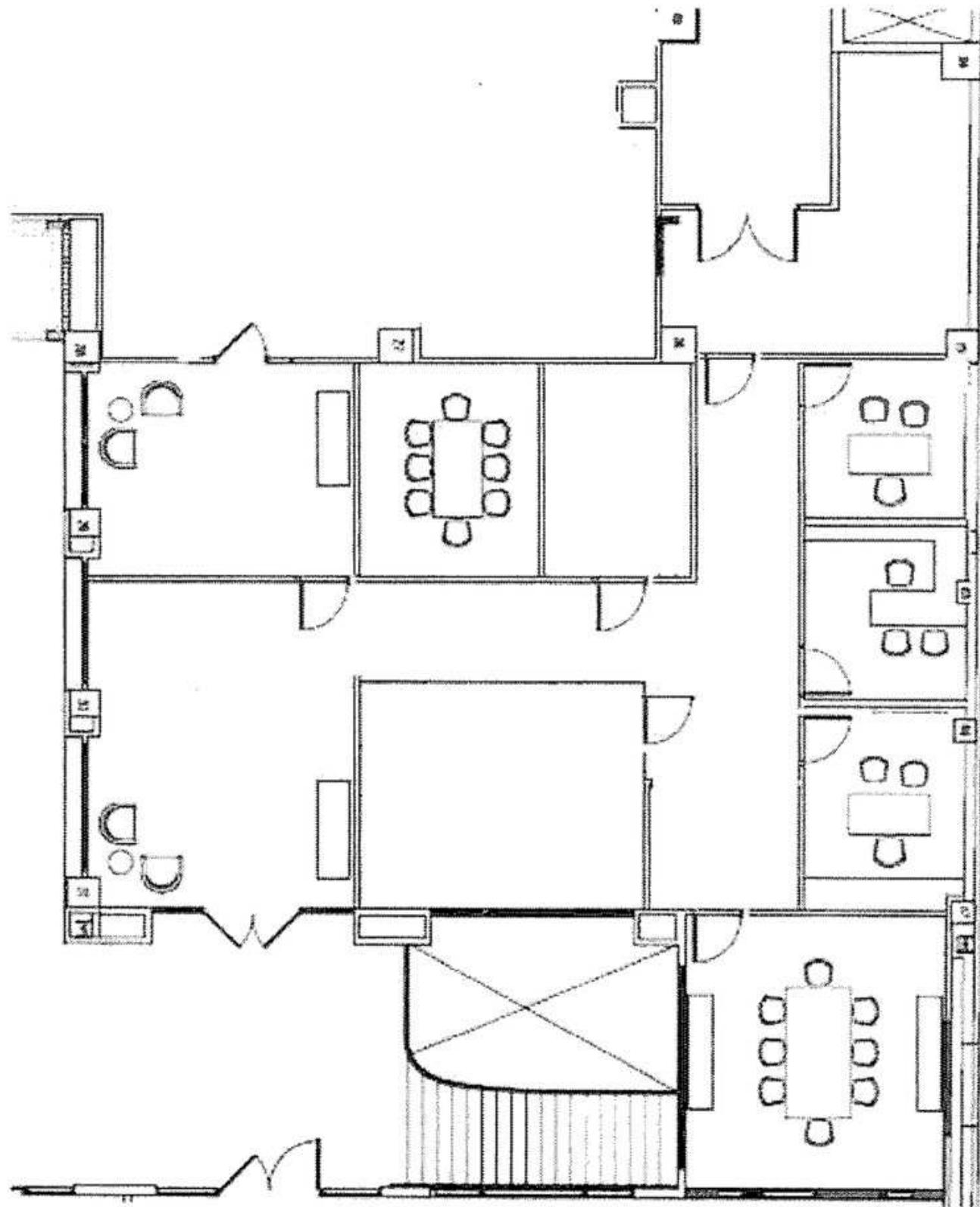
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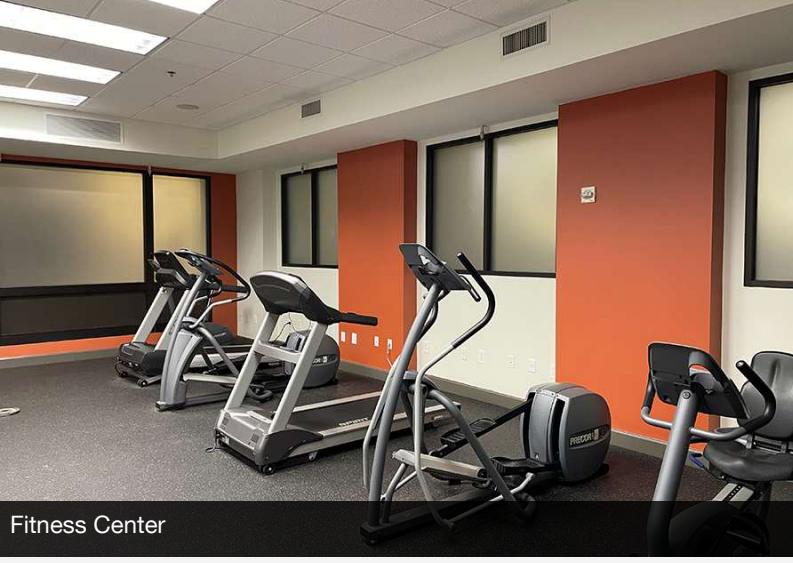
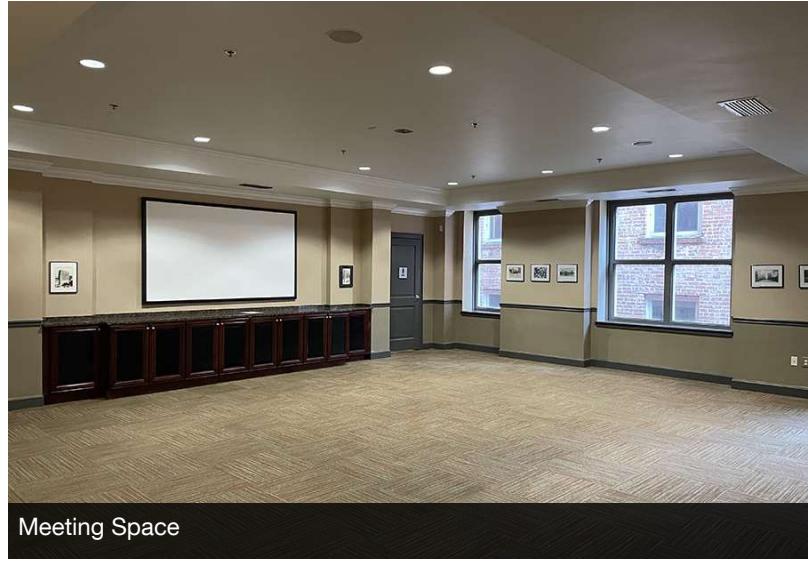
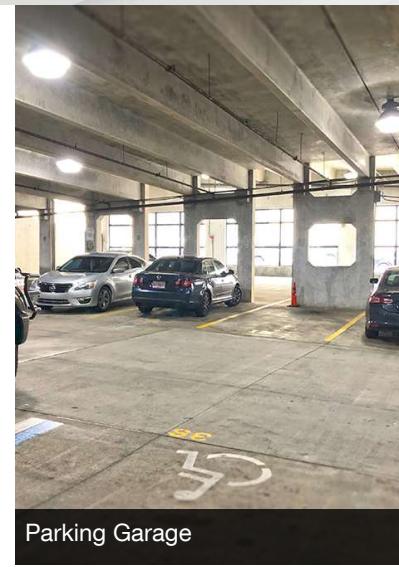
(Not to Scale)

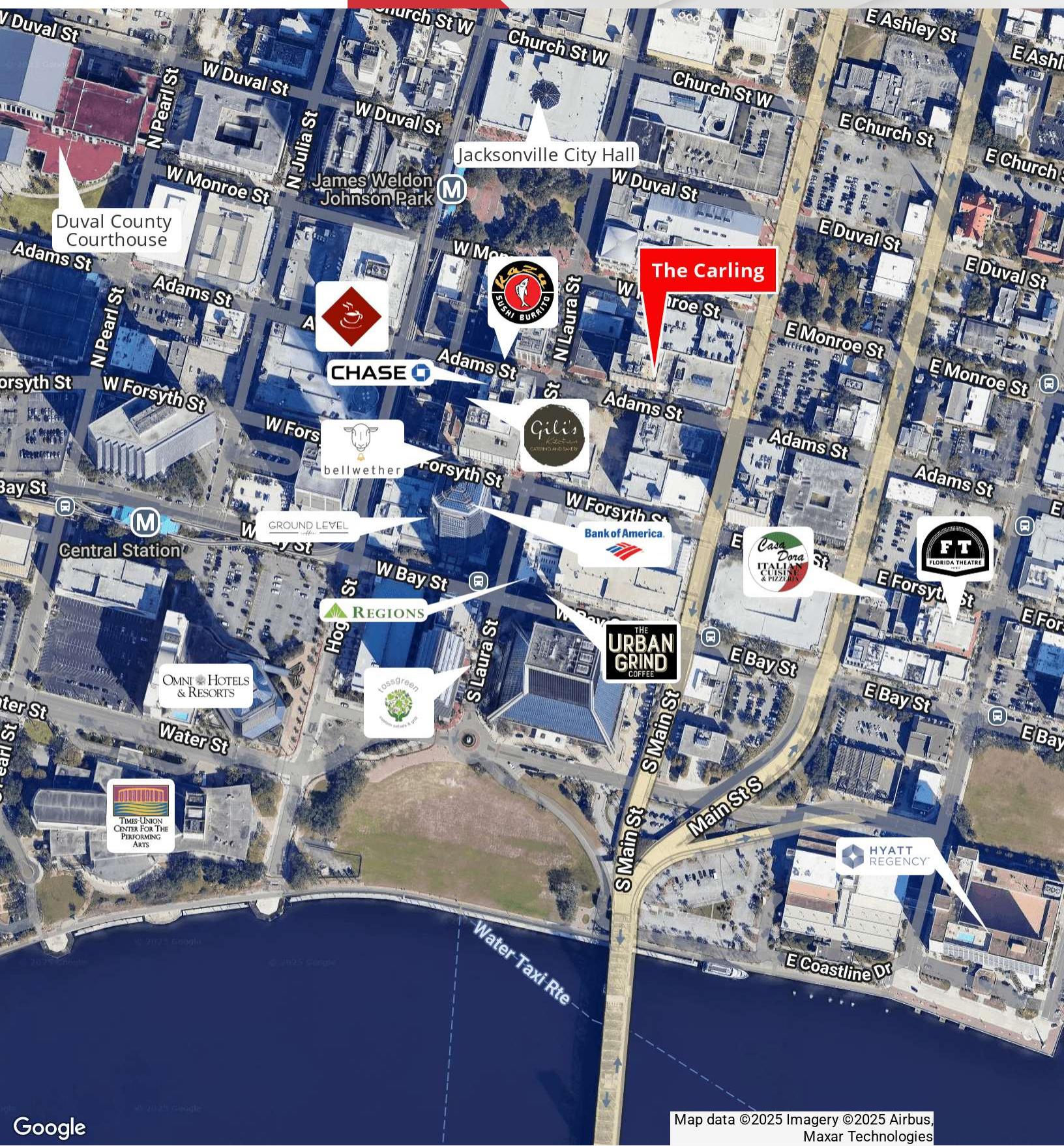


Suite 205 - 2,331 SF

*This is a rough drawing of the space. It is not drawn to scale.

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