

THE  
**URBAN** @   
DIVISION

# 100 WEST BAY STREET



PREMIER RESTAURANT  
SPACE AVAILABLE

100 W Bay St, Jacksonville, FL 32202

100  
WEST BAY STREET

# The Opportunity

## THE ENTRANCE TO LAURA STREET – REDEFINED

An opportunity to anchor the Southend of the revitalized Laura Street retail corridor – 3 distinct turn-key food and beverage opportunities nestled throughout the VyStar Credit Union Corporate Campus.

### Prominent Restaurant on the Corner of Bay and Laura Street (Suite 101)

- 6,945± SF
- Turn-key restaurant opportunity

### Rooftop Restaurant (Suite 701)

- 3,466± SF with 4,720± SF Rooftop Patio
- Turn-key restaurant opportunity

### Breezeway Kiosk

- Turn-key food and beverage kiosk in the VyStar Breezeway



# Downtown Jacksonville Development

## Development Pipeline



\$8 BILLION  
in the development  
pipeline



12.3K  
total residential units



18.3K  
total residents



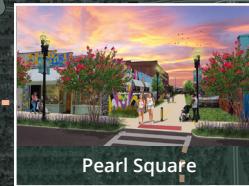
\$500M  
in transportation  
& public spaces



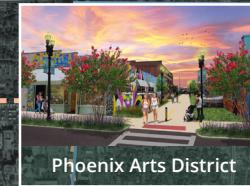
\$300M  
University of Florida  
Technology & Innovation  
campus to start classes  
in 2025



— Emerald Trail Implementation



Pearl Square



Phoenix Arts District



Corner on Main



Union Street Terminal



RISE | DORO

100  
WEST BAY STREET



Brooklyn - Park St



Brooklyn - Forest St



One Riverside



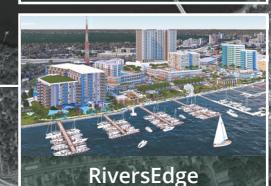
Jones Furniture



The Manor



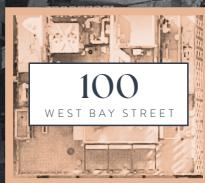
Four Seasons



RiversEdge



RIVERFRONT PLAZA



S LAURA ST

7 MINUTE WALK TO PEARL SQUARE

N LAURA ST

**Pizza DYNAMO**  
HOT SLICES • WHOLE PIES • FULL BAR



AUTOGRAPH  
COLLECTION  
HOTELS



Click on retailers above for additional information.

# Property Overview



# Restaurant at Bay and Laura

**SUITE 101 | 6,945 SF**

- **Prime Branding Opportunity** — Corner exposure or glass façade ideal for strong street presence and brand recognition.
- **Fully Furnished & Equipped** — Designer interiors, commercial-grade kitchen, premium fixtures, bar setup, tables, seating, lighting and décor available.
- **High Visibility & Foot Traffic** — Prominent street frontage with exceptional signage exposure to both pedestrian and vehicular traffic.
- **Unmatched Downtown Location** — Situated in the vibrant core of the city, surrounded by top-tier retail, hotels, offices and entertainment venues.



**FLOOR PLAN**



# Rooftop Restaurant

**SUITE 701 | 3,466 SF + 4,720 SF OF ROOFTOP PATIO**

- **Prime Rooftop Location** — Stunning panoramic city views ideal for dining, events and entertainment.
- **Fully Furnished & Equipped** — Includes high-end kitchen equipment, bar fixtures, furniture, lighting and décor.
- **Indoor/Outdoor Dining Experience** — Seamless transition between climate-controlled interior space and open-air terrace.
- **Modern Design & Ambience** — Contemporary finishes, ambient lighting, and upscale furnishings throughout.
- **All Utilities & Infrastructure in Place** — Gas, electric, HVAC, plumbing and fire suppression systems fully installed.



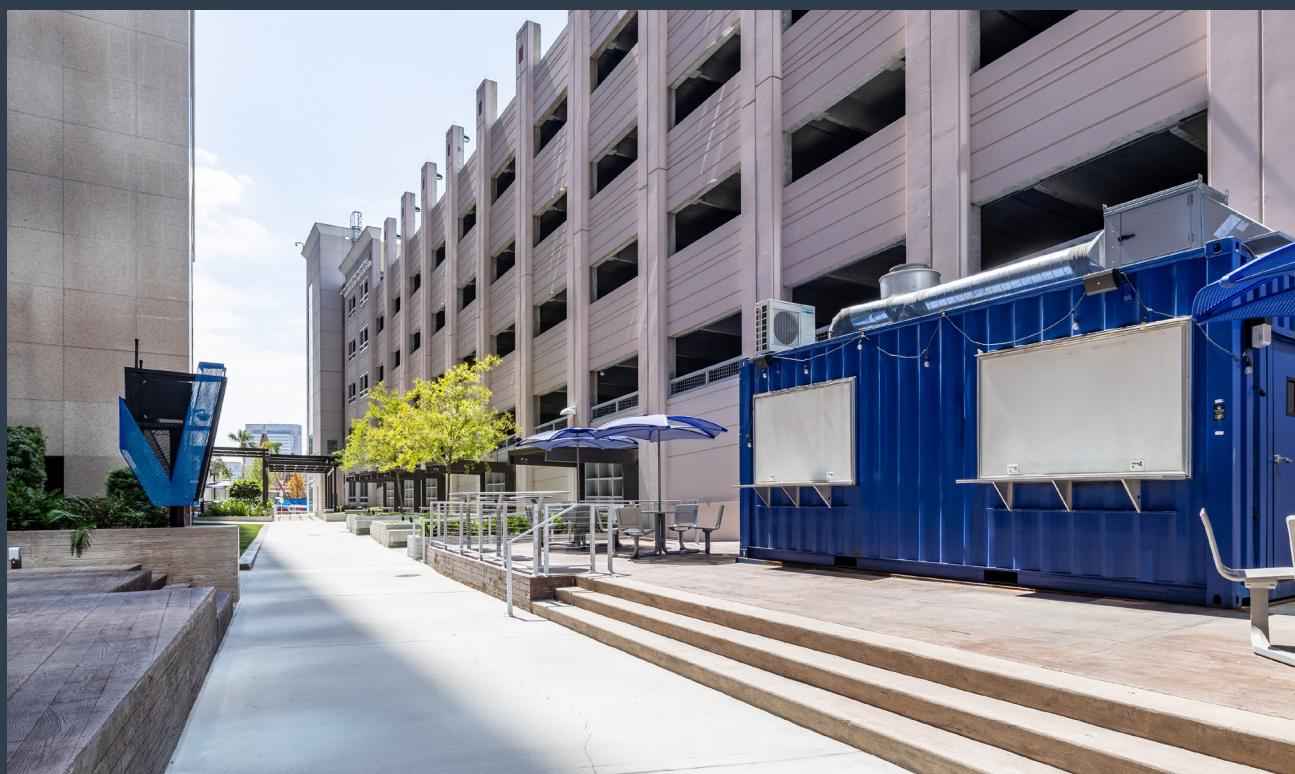
[FLOOR PLAN](#)



[RETURN TO OVERVIEW](#)

# Breezeway Kiosk

- **Unique Location** — Situated in the breezeway of a major corporate headquarters campus, open to the surrounding daily employee traffic and business activity.
- **Built-In Customer Base** — Consistent weekday foot traffic from on-site professionals, visiting clients and surrounding downtown employees.
- **Turnkey Setup** — Fully furnished and equipped shipping container restaurant ready for immediate occupancy and operation
- **Operational-Ready Infrastructure** — Includes commercial-grade kitchen equipment, serving counter, plumbing, electrical, HVAC and fire suppression systems.
- **Ample Outdoor Seating** — Expansive patio area for al fresco dining and event use; ideal for breakfast, lunch or casual after-hours service.
- Perfect for coffee, fast-casual, grab-and-go or boutique restaurant operations.



 RETURN TO OVERVIEW

# 100

WEST BAY STREET

## Contact Us

### Matthew Clark

Senior Vice President

+1 904 861 1139

[matthew.clark@colliers.com](mailto:matthew.clark@colliers.com)

### Sam Middlekauff

Senior Associate

+1 904 861 1139

[sam.middlekauff@colliers.com](mailto:sam.middlekauff@colliers.com)

### Olivia Steinemann

Senior Associate

+1 904 861 1139

[olivia.steinemann@colliers.com](mailto:olivia.steinemann@colliers.com)

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