

For lease

200 W. Forsyth St.
Jacksonville, FL 32202



HQ Opportunity

Building top signage & naming rights available | Multiple full-floor opportunities

200 W. Forsyth St.

200 W. Forsyth St. is a recently-renovated 18-story building located on the Northbank of Downtown Jacksonville, with striking views of Downtown and the St. Johns River. The Tower is conveniently situated for easy access to public transportation, I-10, I-95, and area amenities. It features on-site covered parking along with an underground walkway to adjacent parking garage.



269,176 s.f.
building



Newly renovated
lobby, common
areas, and restrooms



Destination
dispatch elevators



First floor retail
space available



Great parking ratio with
covered options and
underground tunnel access



Walking distance to area
amenities, City Hall and County
and Federal Courthouses



Top of building
signage and naming
rights available



Building photos

Building exteriors



Cafe seating



Building common areas



Tunnel to parking garage

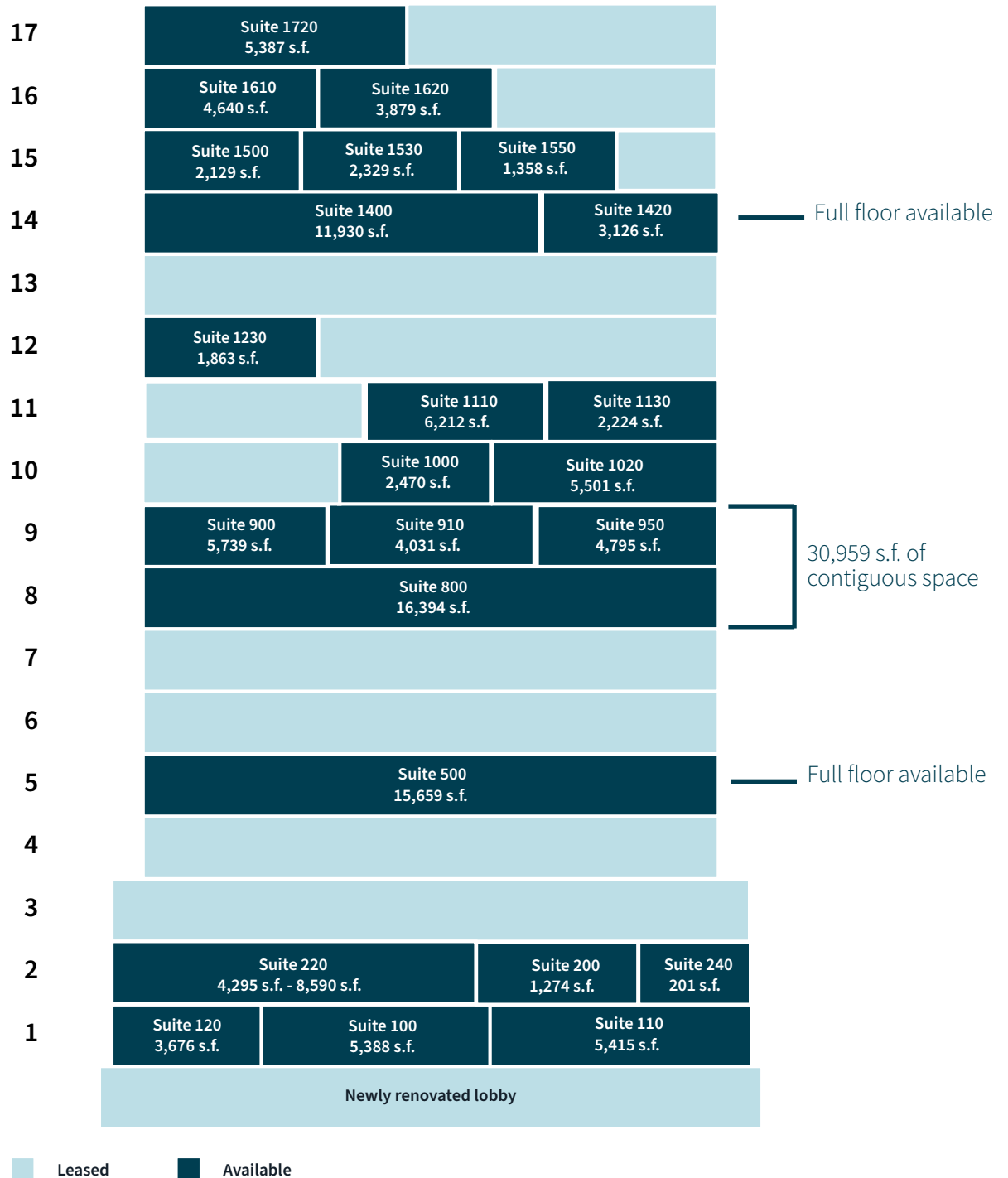


City & river views



Availability

- Total: 201 - 124,210 s.f.
- Multiple suite size ranges
- Four full floors available, two of which are contiguous yielding a total of 30,959 s.f. of space
- Rate: \$21.50 - \$22.00 p.s.f. FS



About Jacksonville

Jacksonville, FL is a vibrant city full of energy and opportunity. Nestled along the stunning Atlantic coastline, Jacksonville boasts beautiful beaches, a thriving economy, and a rich cultural scene.

With its sunny climate and abundance of outdoor activities, Jacksonville is a paradise for nature lovers. Explore miles of pristine beaches, take a boat ride along the St. Johns River, or hike through the lush parks and nature preserves.

The city is home to a diverse range of industries, including finance, healthcare, logistics, and technology, making it a hub for business and innovation. Its strategic location as a transportation gateway makes it an ideal choice for companies looking to establish a presence in the Southeast.

Culture and entertainment are never in short supply in Jacksonville. Experience the vibrant arts scene by visiting the Cummer Museum of Art and Gardens or catching a show at the Florida Theatre. Sports enthusiasts can cheer on the Jaguars, Jacksonville's beloved NFL team, or enjoy a round of golf at one of the many championship courses in the area.

With a variety of neighborhoods offering different lifestyles, from downtown loft living to suburban family-friendly communities, Jacksonville has something to suit every taste and budget.

Whether you're seeking a great place to live, work, or invest, Jacksonville stands out as a dynamic city where opportunities abound and quality of life is paramount. Discover the endless possibilities that await you in this thriving coastal gem.



Jacksonville accolades

Top 10

“Best Place to Live” in Florida
- U.S. News & World Report, 2024



#1

hottest job
market in Florida
- Wall Street Journal, 2023

#2

hottest job
market in the US
- Wall Street Journal, 2023

4th

“Best Place to
Live” in Florida
Bank Rate, 2023

#4

“Best Large City in the
U.S.” to start a buisness
- WalletHub, 2024

10th

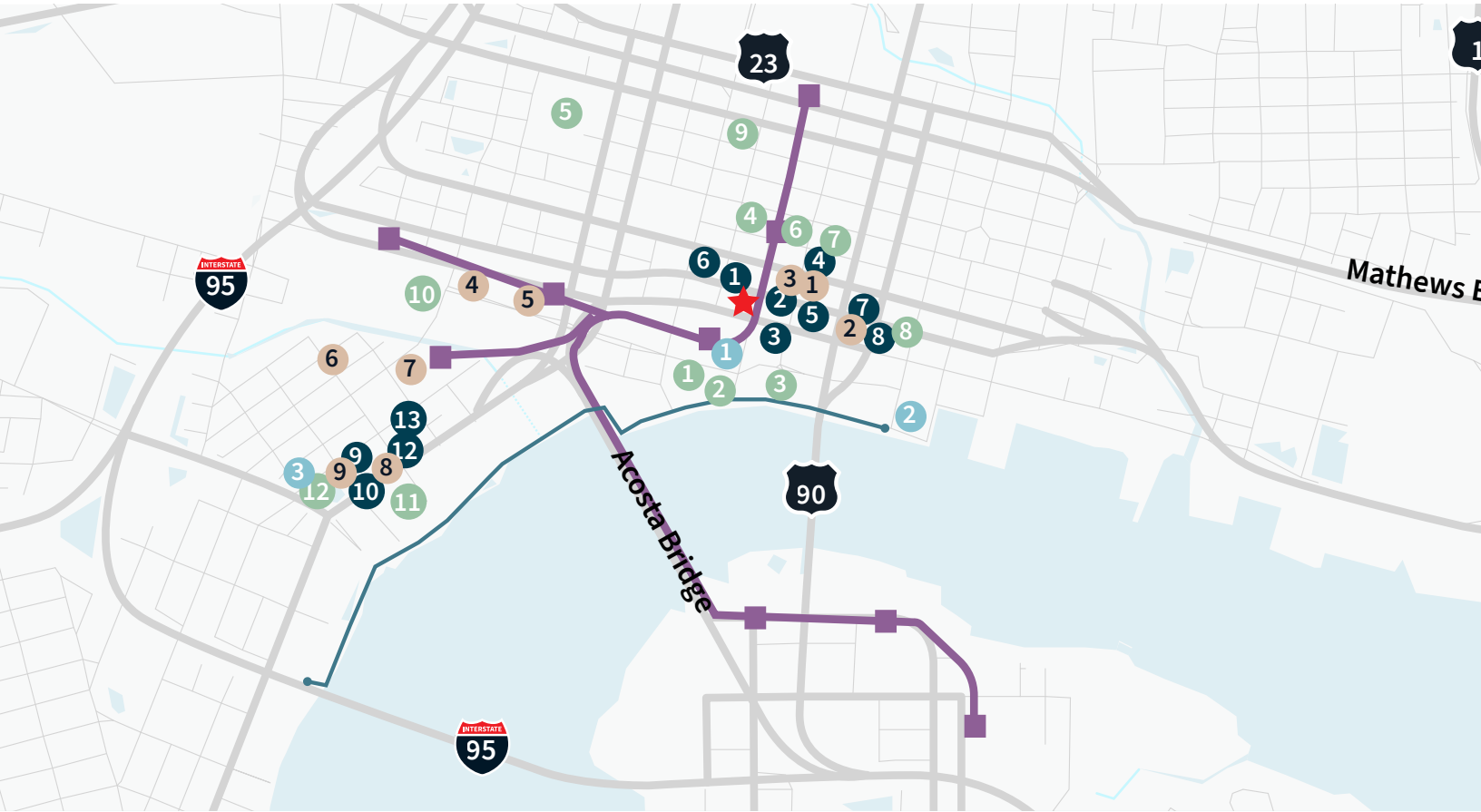
Best city for Veterans
-WalletHub 2023

3rd

MSA for most net
migration in Florida
- Forbes, 2024



Area amenities



Restaurants & Grocery

- 1 Something Better Cafe
- 2 bellweather
- 3 Estrella Cocina
- 4 Insomnia Cookies
- 5 Urban Grind Coffee Shop
- 6 Indulgence Southern Bistro
- 7 Super Food and Brew
- 8 Cowford Chophouse
- 9 The Fresh Market
- 10 First Watch
- 11 BurgerFi
- 12 Vale Food
- 13 Burrito Gallery
- 14 Panera Bread

Multifamily housing

- 1 The Carling Apartments
- 2 11 East Forsyth Apartments
- 3 The Residences at Barnett
- 4 Lofts at LaVilla
- 5 Lofts at Jefferson Station
- 6 Lofts at Brooklyn
- 7 The Brooklyn Riverside
- 8 Vista Brooklyn
- 9 220 Riverside

Hotels

- 1 Marriott Downtown Jacksonville
- 2 Hyatt Regency Jacksonville
- 3 Residence Inn

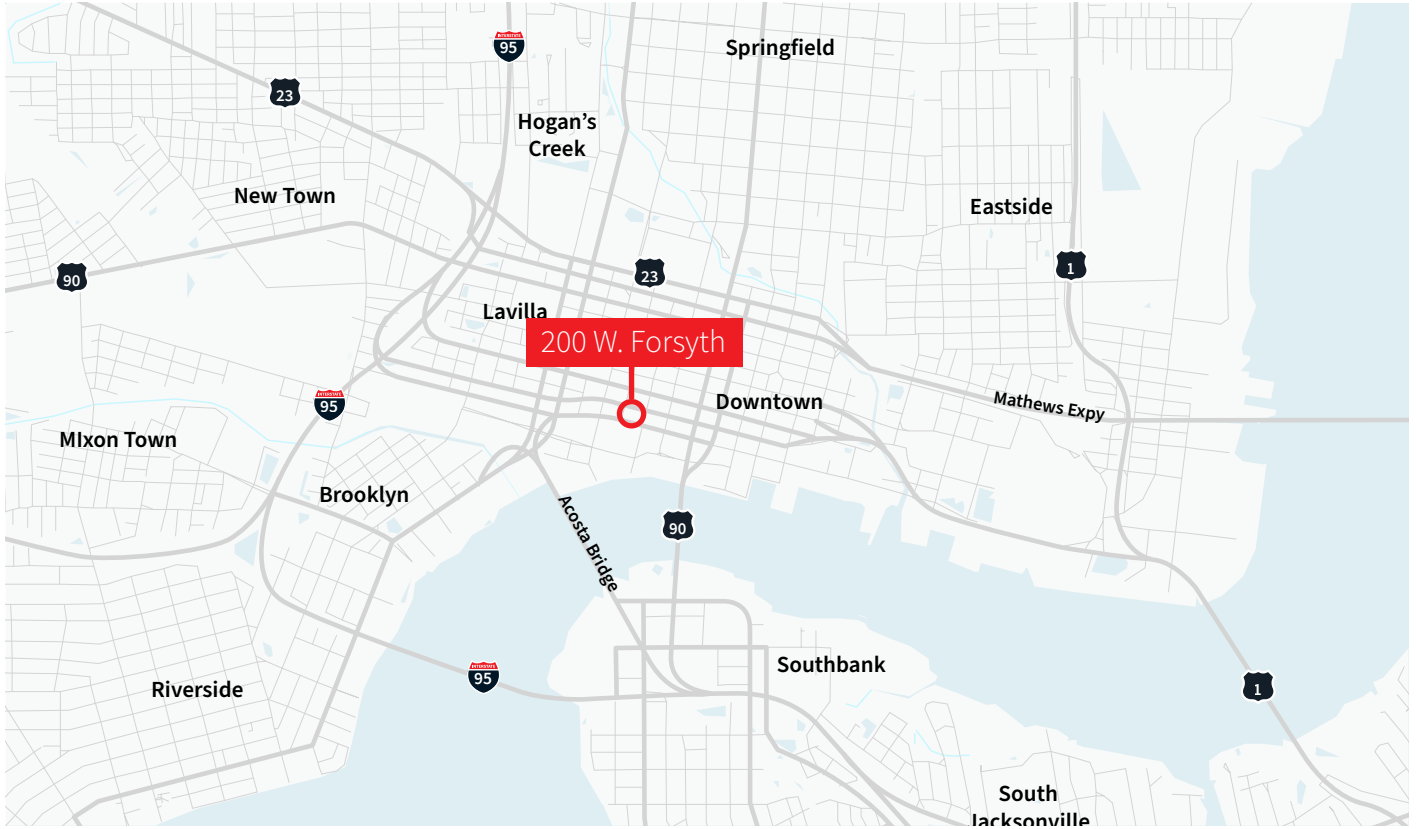
Points of interest

- 1 Jacksonville Center for the Performing Arts
- 2 Music Heritage Garden
- 3 Riverfront Plaza
- 4 City of Jacksonville
- 5 Duval County Courthouse
- 6 James Weldon Johnson Park
- 7 Jacksonville Main Public Library
- 8 Florida Theatre
- 9 Planned Pearl Street District
- 10 Prime Osborn Convention Center
- 11 Winston Family YMCA
- 12 Unity Plaza

—■— Skyway

— Northbank Riverwalk

Strategic location



0.8 mile



4 miles



6.6 miles

EverBank Stadium
1.7 miles



14 miles

Jacksonville Beach
17 miles

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