

CLASS A OFFICE & RETAIL SPACE AVAILABLE FOR LEASE

DYAL UPCHURCH - 6 EAST BAY STREET, JACKSONVILLE, FL 32202

BROKER LEASING BONUS



LOCAL MARKET EXPERTS

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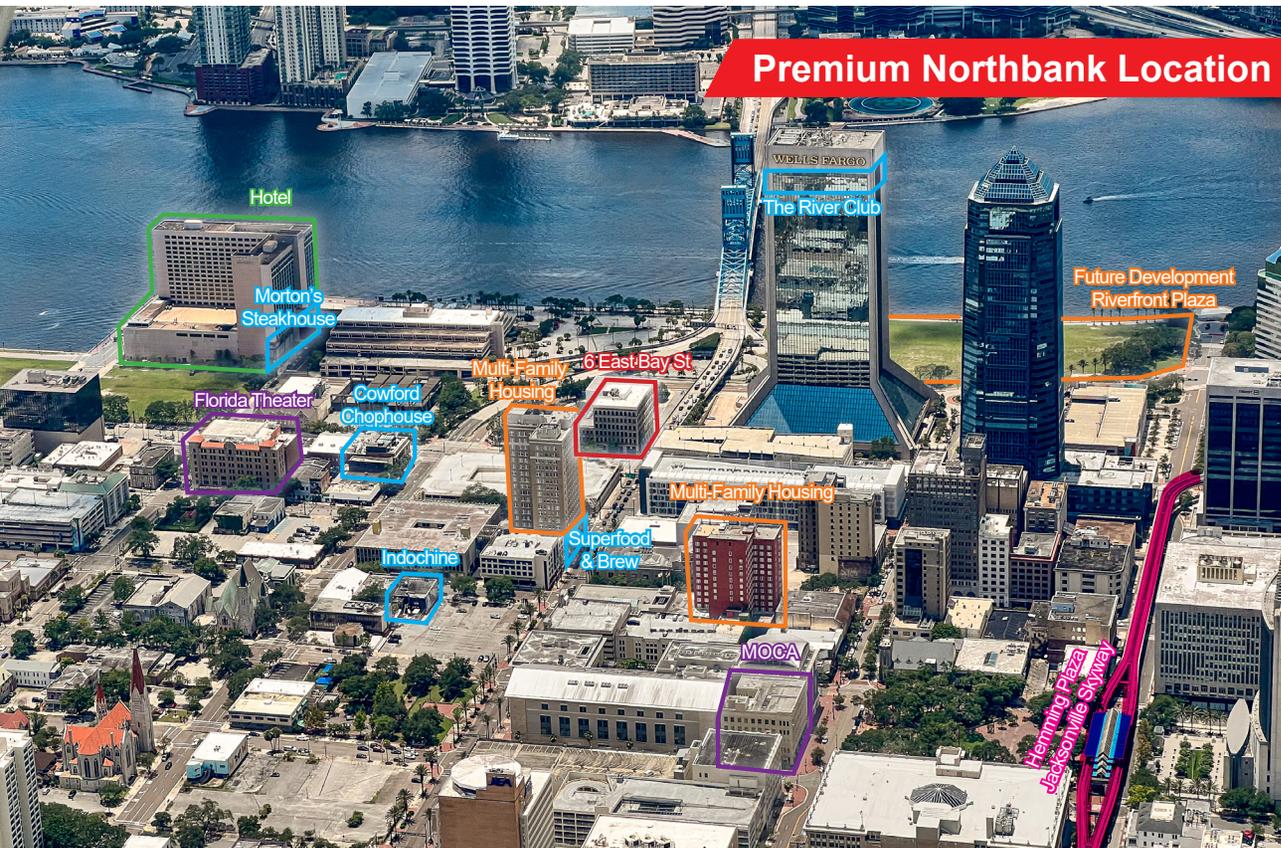
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NEWMARK
PHOENIX REALTY GROUP

Newmark Phoenix Realty Group, Inc.
10739 Deerwood Park Blvd. #310
Jacksonville, FL 32256

PROPERTY OVERVIEW

6 EAST BAY STREET, JACKSONVILLE, FL 32202



- ◆ Six Story Office Building Available
 - Full 2nd Floor ±8,084 SF
 - Full 4th Floor ±8,171 SF
 - Multiple offices on 3rd floor (1,181 SF; 2,296 SF; 3,224 SF)
 - 1st Floor 1,400 SF
- ◆ New 1st Floor Coffee Shop
- ◆ Finished spaces with upgrades
- ◆ Aggressive lease packages available
- ◆ Parking packages available & free 20-minute guest parking at adjacent Jacksonville Chamber

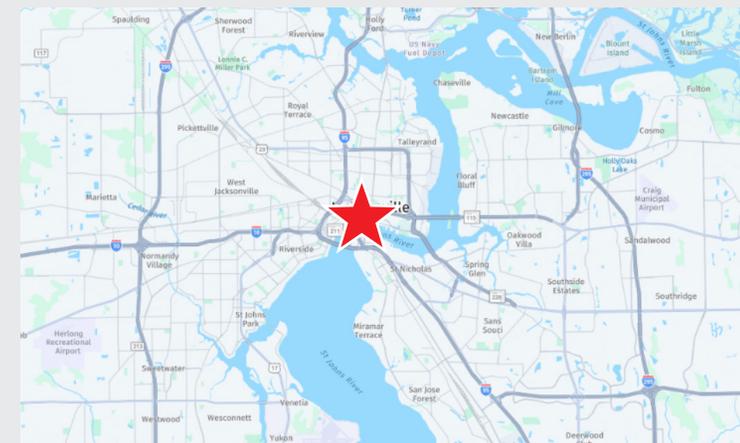
Lease Rate:

\$23.00 PSF Full Service

2% BROKER LEASING BONUS IF LEASE SIGNED BY END OF YEAR

DYAL UPCHURCH | Premier Central Jax Location

- “Main & Main” location at base of Main Street bridge
- Surrounded by a diverse mix of highrise office, hotels, restaurants, and retail properties
- Adjacent to Jax Chamber building
- Jacksonville coffee on 1st floor
- Less than 1 miles from Interstate 95, and Interstate 10
- Excellent visibility along Main Street with traffic counts exceeding 12,700 vehicles per day
- Jacksonville provides an excellent source of labor that complements a pro-business environment; superb workforce demographics
- Key business district with strong intermodal connectivity



PROPERTY PHOTOS AND FLOOR PLANS

6 EAST BAY STREET, JACKSONVILLE, FL 32202

SUITE 200 (FULL FLOOR) ±8,084 RSF FURNISHED

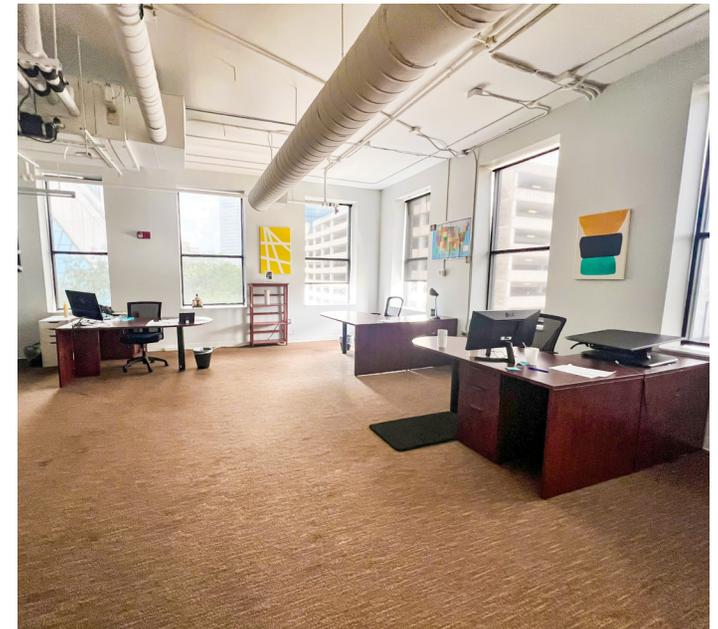
- ◆ Ideal space for attorneys and other professionals
- ◆ Finished spaces with upgrades
- ◆ Large training areas

Several Finished Spaces:

- ◆ Suite 300 - 2,296 SF with sink and fridge
- ◆ Suite 301 - 3,224 SF with sink and fridge
- ◆ Suite 305 - 1,181 SF with sink and fridge

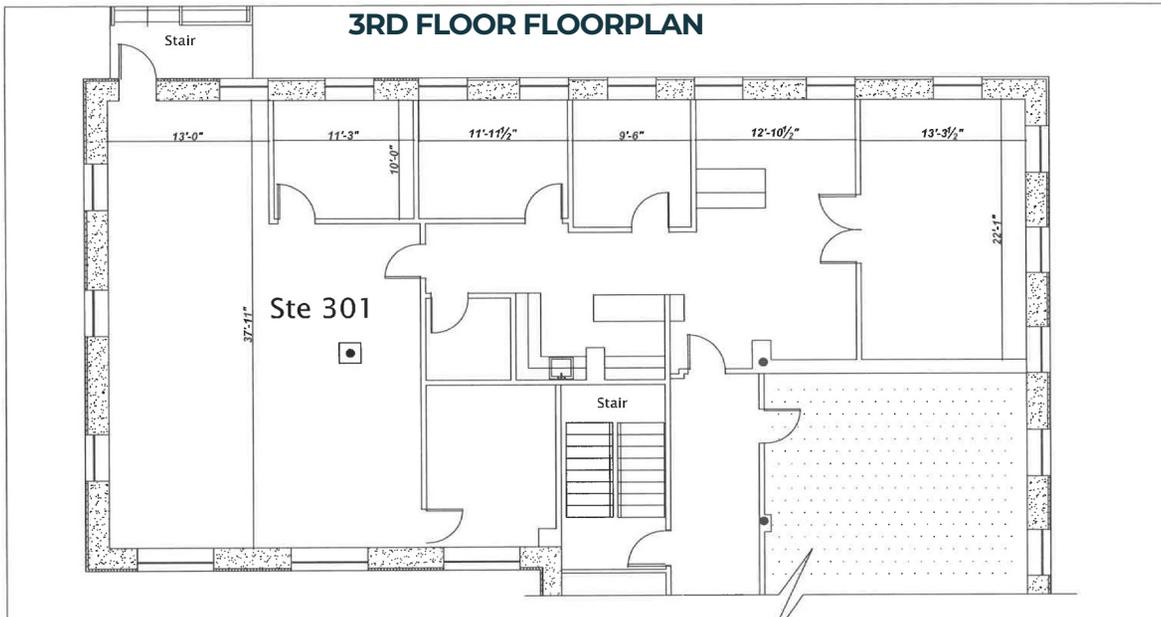
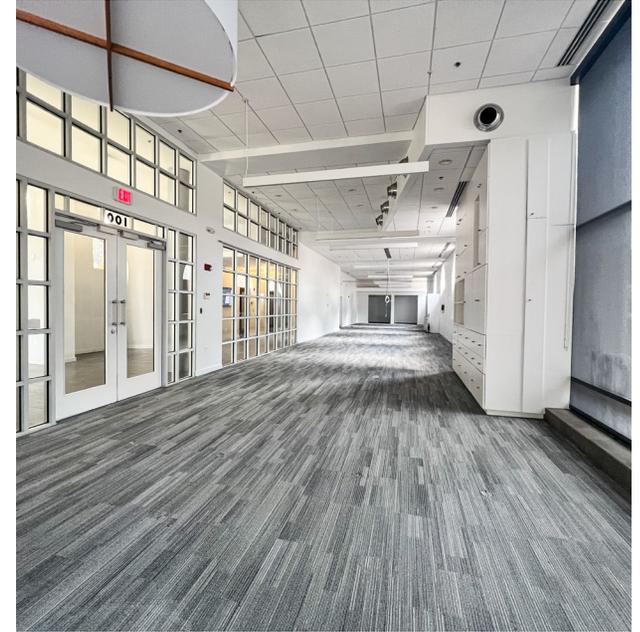
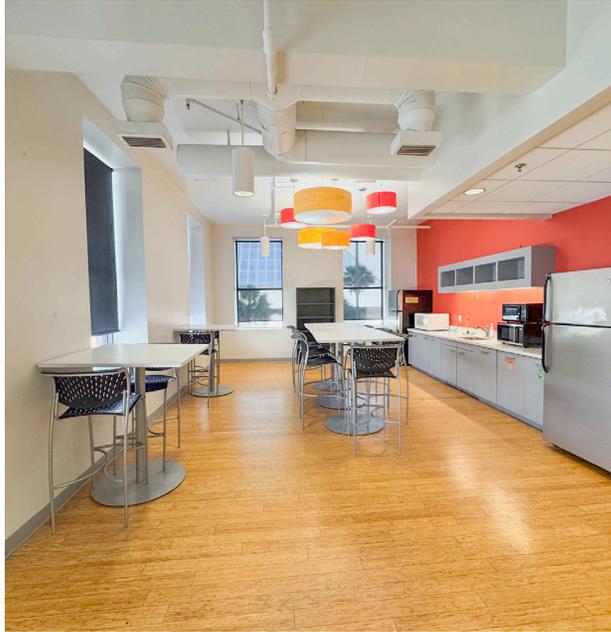


2ND FLOOR FLOORPLAN



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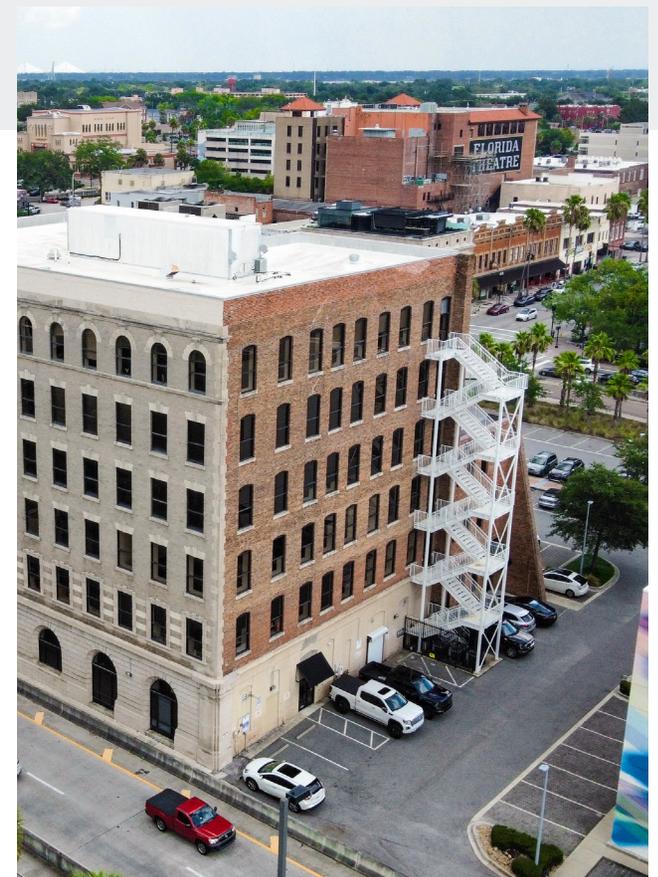


HISTORICAL HIGHLIGHTS

6 EAST BAY STREET, JACKSONVILLE, FL 32202

The Dyal-Upchurch Building in downtown Jacksonville, Florida, holds a rich and colorful history that reflects the city's growth and transformation over the years. Constructed in 1902, the building has witnessed numerous significant events and changes.

Originally known as the Dyal-Upchurch Block, the building was designed by renowned architect Henry J. Klutho just months after the Great Fire of 1901, which ravaged much of Jacksonville's downtown. Klutho's design incorporated the emerging Prairie School architectural style, making the Dyal-Upchurch Building a unique and striking structure in the area.



NORTHBANK AMENITIES (WITHIN ONE MILE)

6 EAST BAY STREET, JACKSONVILLE, FL 32202



RESTAURANTS

1. Cowford Chophouse
2. Super Food and Brew
3. Spliffs Gastropub
4. Bellwether
5. Indochine Downtown
6. Morton's Steakhouse
7. Jumpin' Jax House of Food
8. The Bread & Board
9. The Happy Grilled Cheese
10. Tossgreen
11. Chamblin's Uptown
12. Ocean Street Tacos
13. Burrito Gallery Downtown
14. Underbelly
15. Urban Grind Coffee Company
16. Bold City Downtown
17. The River Club
18. Indulgence Southern Bistro
19. Maddy D's
20. The Volstead
21. D&G Deli and Grill
22. Ruby Beach Brewing
23. The Brick Coffee House
24. Rojas Pizza
25. Casa Dora Italian Cuisine & Pizzeria
26. Wildkat Records Bar and Grill

MULTI-FAMILY

1. The Carling Apartments
2. 11 East Forsyth Apartments

HOTELS

1. Hyatt Regency Jacksonville Riverfront
2. Marriott Jacksonville Downtown

ENTERTAINMENT

1. Jacksonville Center for the Performing Arts
2. MOCA (Museum Of Contemporary Art),
3. The Florida Theatre
4. The Corner Gallery

6 East Bay Street

