

# Dyal Upchurch

6 East Bay  
Street



## CLASS A OFFICE & RETAIL SPACE AVAILABLE FOR LEASE



For further information, please contact our exclusive agents:

**Jim Sebesta** - CEO/Principal  
[jsebesta@phoenixrealty.net](mailto:jsebesta@phoenixrealty.net)

**Jeff Frandsen** - Senior Vice President  
[jfrandsen@phoenixrealty.net](mailto:jfrandsen@phoenixrealty.net)

Newmark Phoenix Realty Group, Inc.  
904.399.5222  
10739 Deerwood Park Blvd. #310  
Jacksonville, FL 32256

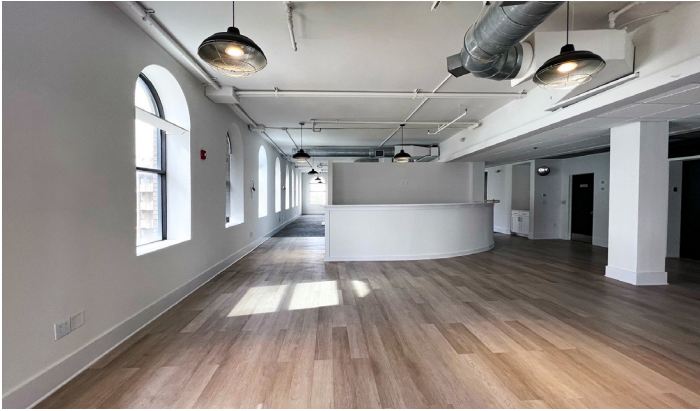
**NEWMARK**  
PHOENIX REALTY GROUP  
[www.phoenixrealty.net](http://www.phoenixrealty.net)

- ◆ Six Story Office Building Available
  - Top Floor ±7,850 SF
  - First Floor Retail ±1,400 SF
- ◆ Finished spaces with upgrades
- ◆ Aggressive lease packages available
- ◆ River and skyline views
- ◆ Parking packages available & free 20-minute guest parking at adjacent Jacksonville Chamber
- ◆ 24/7 on-call property management

**Lease Rate: \$23.00 PSF Full Service**

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

# SUITE 600 (FULL FLOOR) ±7,850 RSF



## CLASS A OFFICE SPACE AVAILABLE FOR LEASE



- ◆ Ideal space for attorneys and other professionals
- ◆ 11 Private Offices (or conference rooms)
- ◆ Top floor river and skyline views
- ◆ Finished spaces with upgrades
- ◆ Large kitchen

**\$23.00/SF Full Service**

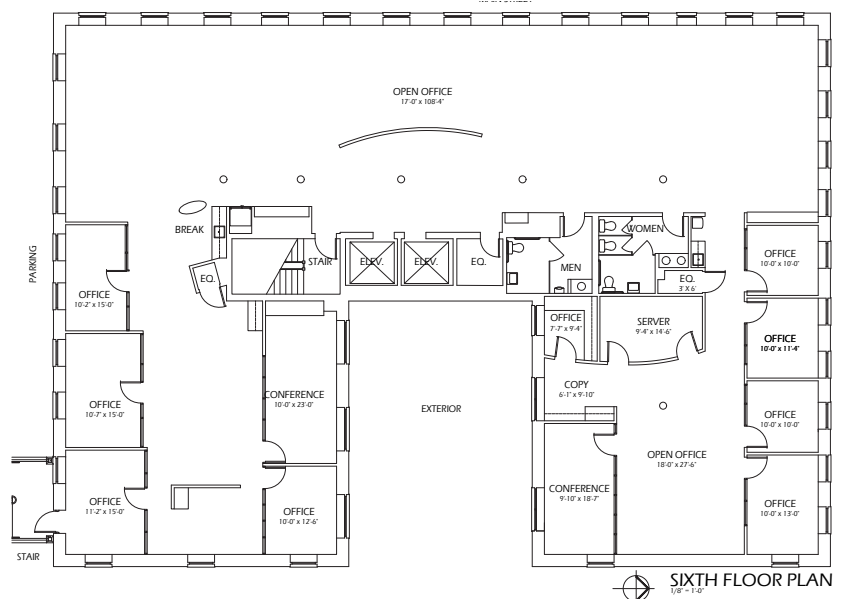
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# PROPERTY HIGHLIGHTS

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.



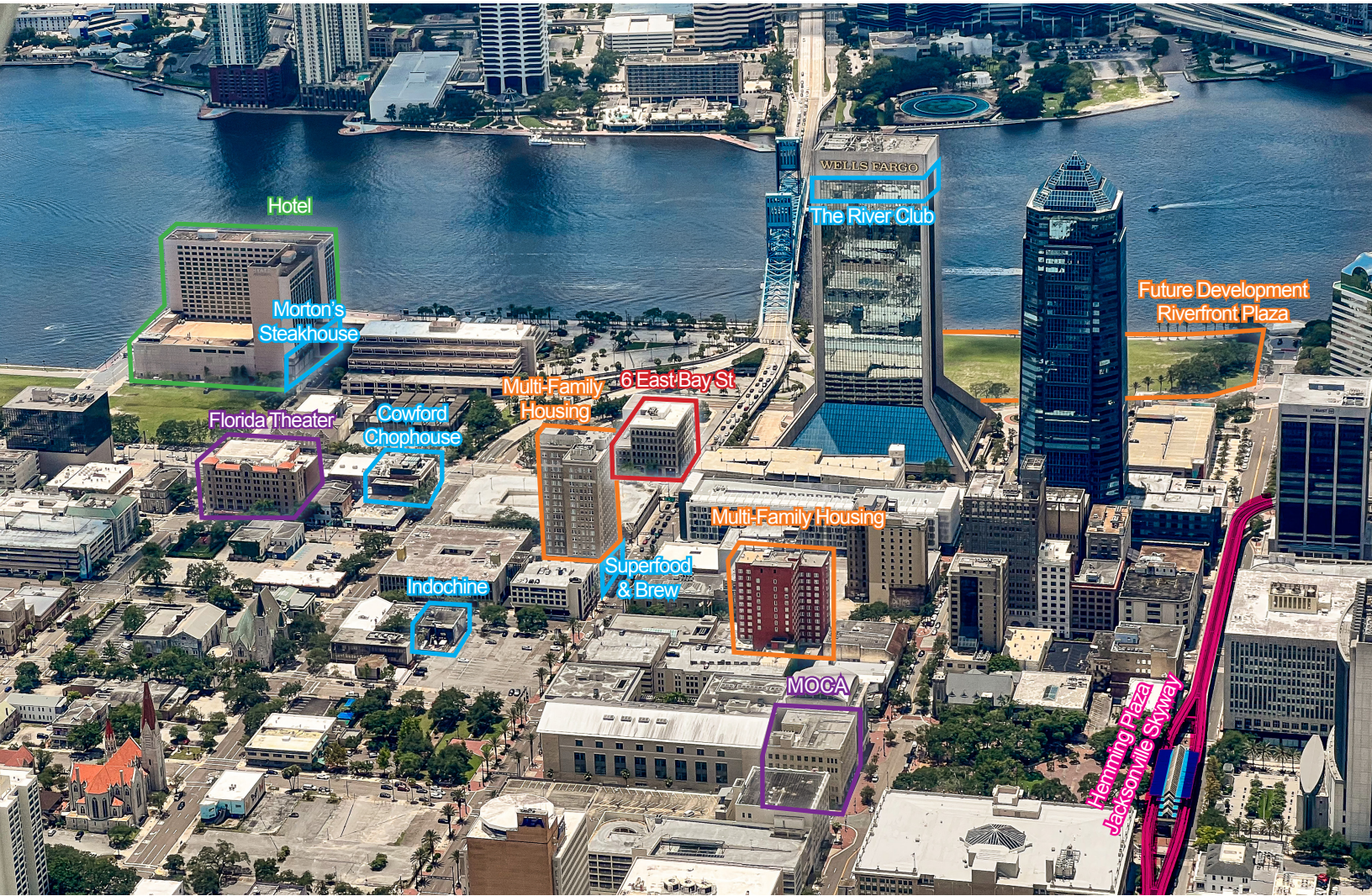
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# NORTHBANK AERIAL



- ◆ “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

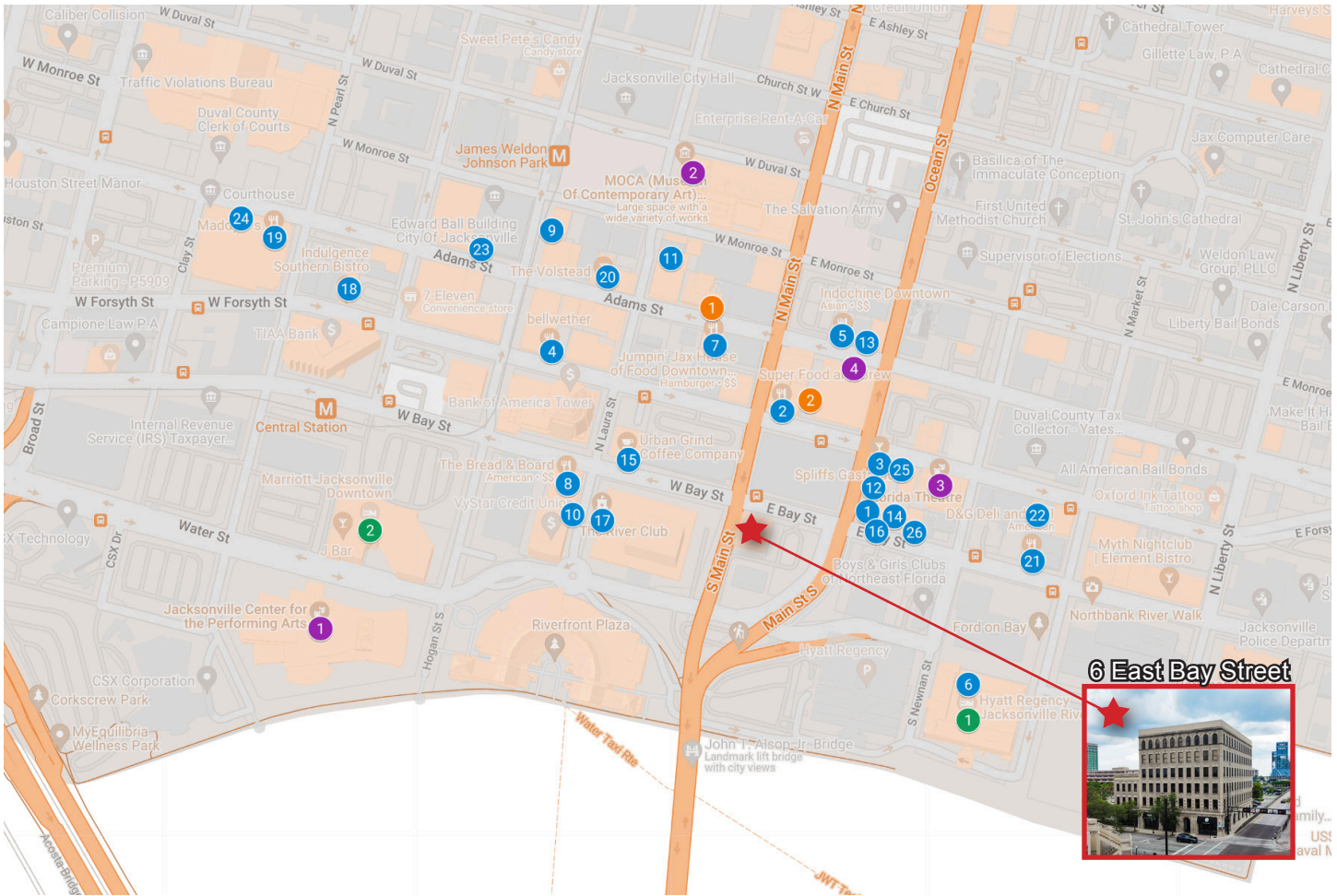


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# NORTHBANK AMENITIES (WITHIN ONE MILE)



## 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

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