



Broad Street Professional Center

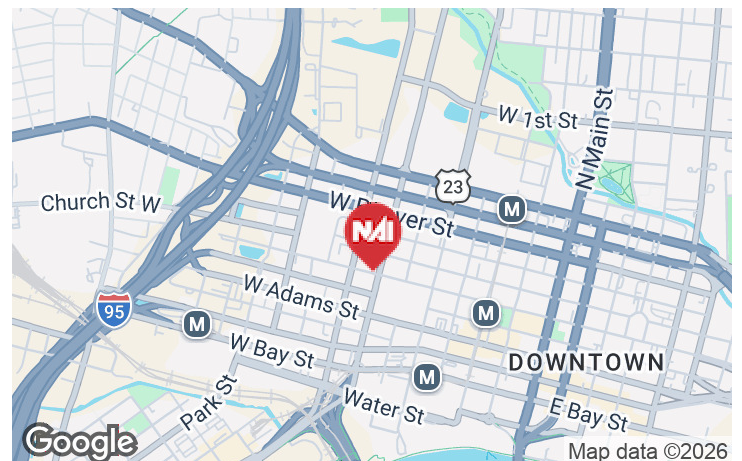
326 North Broad Street
Jacksonville, Florida 32202

Property Highlights

- Full 2-story building available for a single tenant
- Conveniently located adjacent to the County Courthouse
- Dedicated on-site parking
- Recently updated and ready for immediate occupancy
- Reception, conference, break areas, and 20 offices

Property Overview

326 N Broad Street offers a rare opportunity for a single tenant to lease a recently updated, two-story freestanding building adjacent to the Duval County Courthouse. The property is move-in ready and features a functional layout including a reception area, conference room, multiple break areas, and approximately 20 private offices, making it ideal for professional or office users. With dedicated on-site parking and a highly accessible, visible location, this property provides both convenience and a strong presence in the urban core located only two blocks from the new Gateway Jax's Pearl Square development.



For More Information



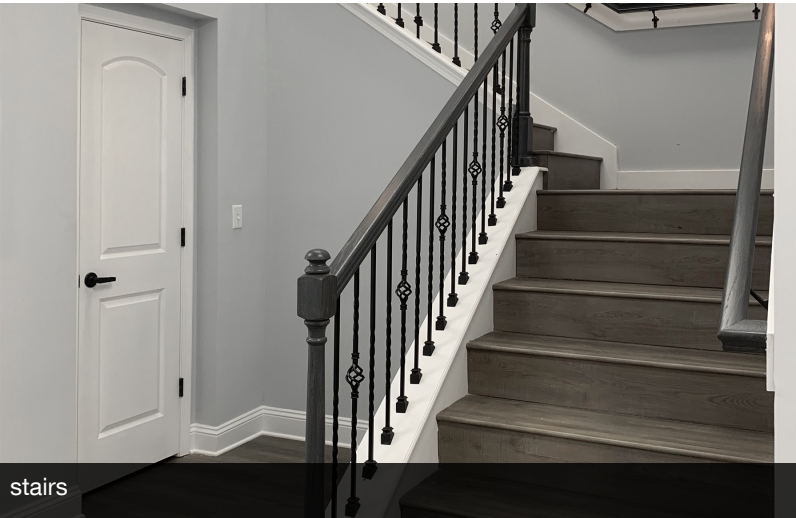
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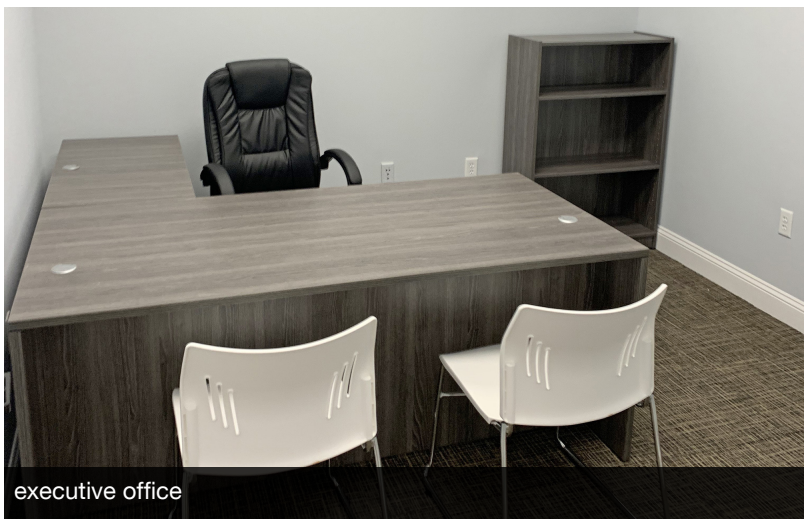
stairs



window office



conference room



executive office



ground floor office



across from Courthouse



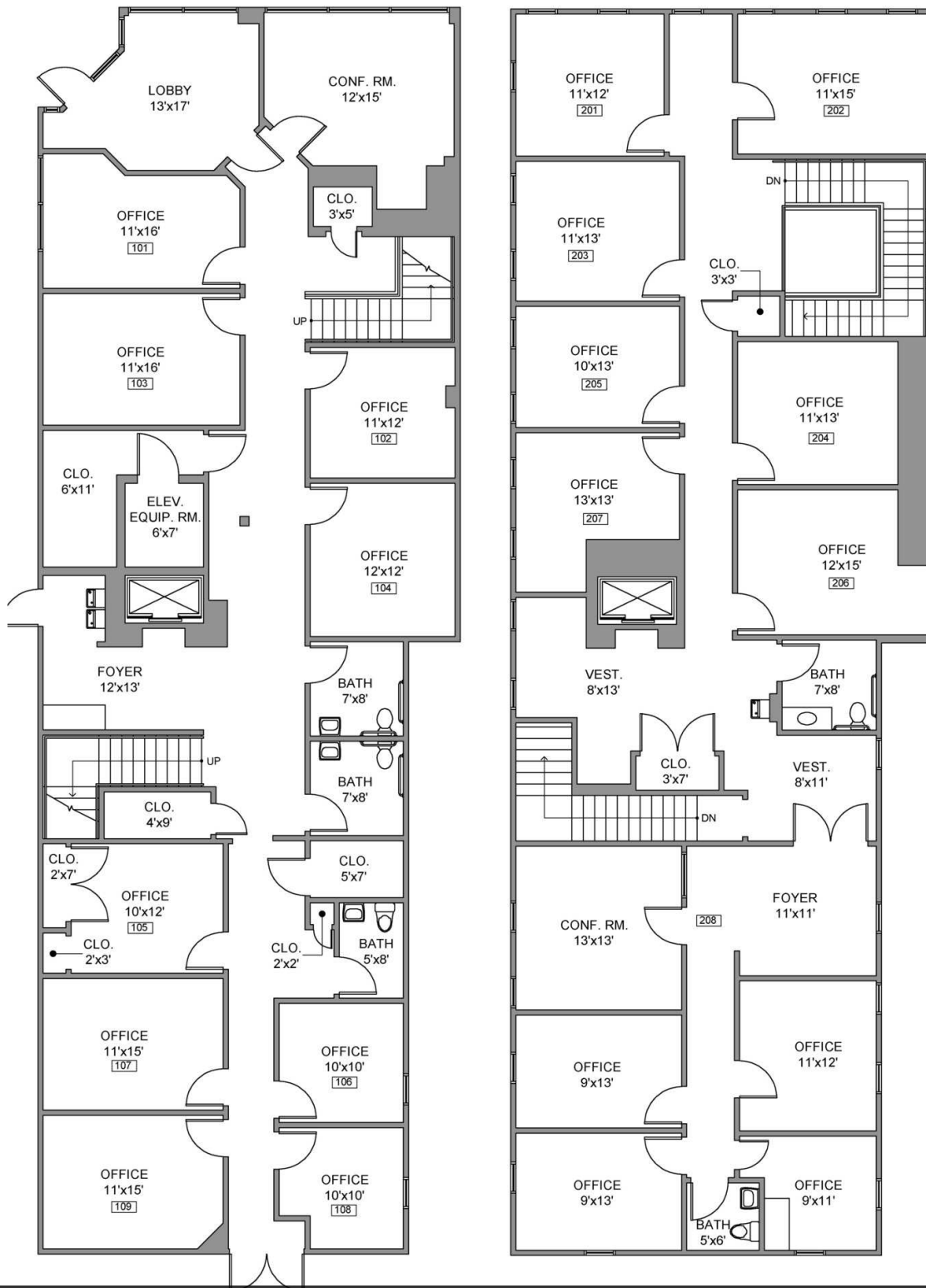
on street parking



adjacent parking behind building



paid parking across the street



First and Second Floor Plan

FIRST FLOOR

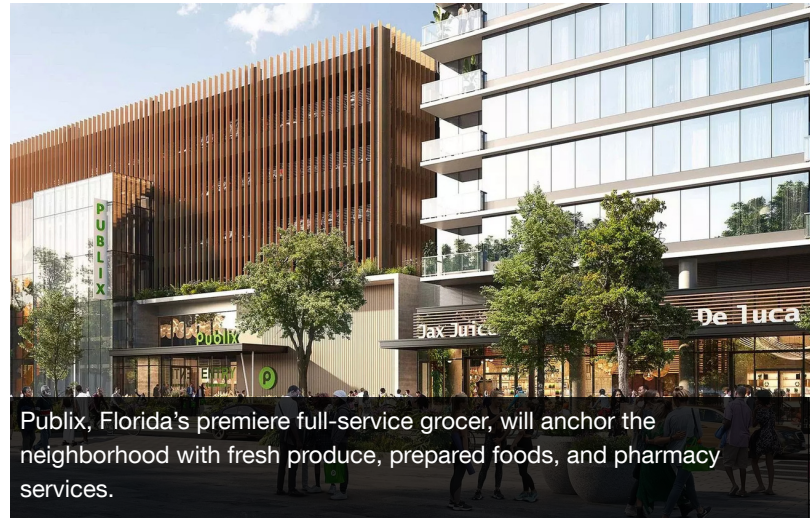
SECOND FLOOR



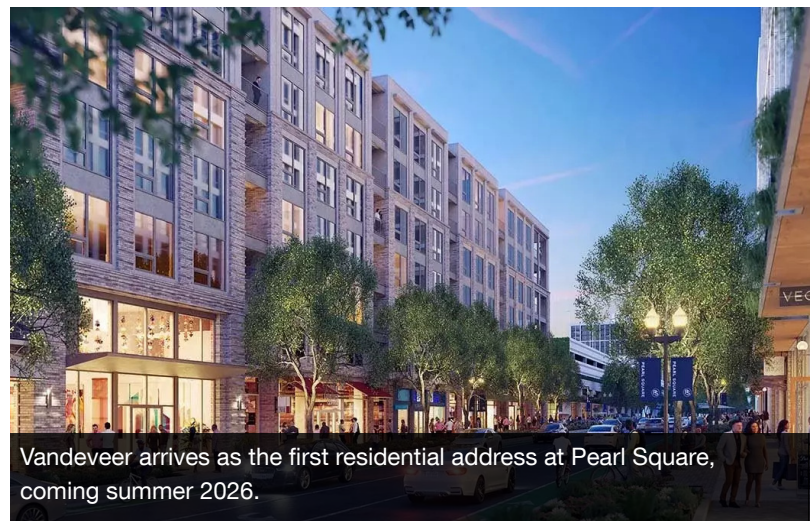
Pearl Square — Gateway Jax Northcore District

Gateway Jax is transforming multiple NorthCore blocks into Pearl Square — a 1.5M+ sq. ft. mixed-use neighborhood with 1,250+ residential units, 200,000 sq. ft. of retail, and new public parks. Two buildings are actively under construction: 515 Pearl St. (205 units, delivering summer 2026) and 425 Beaver St. (286 units, broke ground May 2025). A full-service Publix (31,000 sq. ft.) will anchor Block N7 in a 15-story tower with 250 apts, with groundbreaking set for summer 2026. Gateway Jax is also partnering with Indigo Road Hospitality Group to restore the historic Ambassador Hotel at 420 N. Julia St.

Investment: \$2 billion (full build-out); Phase 1: \$419 million



Publix, Florida's premiere full-service grocer, will anchor the neighborhood with fresh produce, prepared foods, and pharmacy services.



Vandever arrives as the first residential address at Pearl Square, coming summer 2026.



Pearl Square is anchored by more than an acre of parks and plazas designed for connection.