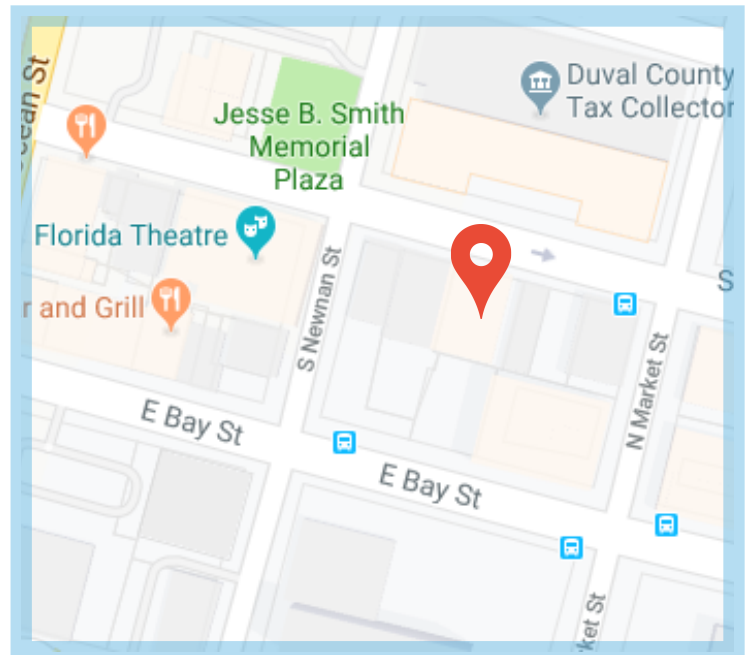




PROPERTY DESCRIPTION

- ▶ **Multiple Suites Available:**
 - Suite A: Approx. 1,962 SF
 - Suite B: Approx. 1,680 SF
 - Suite E: Approx. 1,226 SF
- ▶ **Asking Rate: \$14 - \$16/SF**
- ▶ **One of Downtown's Oldest Buildings**
- ▶ **On and Off-Site Parking Available**
- ▶ **Beautiful Loft Offices, Exposed Wood Ceilings, Skylights throughout, and Great Character**
- ▶ **±70,000 1- Mile Daytime Population**





FLOOR PLANS

2nd Floor, Suite A

Space Use: *Office*

Space Available: *1,962 SF*

Lease Term: *Negotiable*

This loft space features skylights and exposed brick throughout. This suite has three offices upstairs and a reception area downstairs.

2nd Floor, Suite B

Space Use: *Office*

Space Available: *1,680 SF*

Lease Term: *Negotiable*

This suite features a reception area and three beautiful offices overlooking Forsyth Street. Center office has a large arched window and natural brick finishes.

2nd Floor, Suite E

Space Use: *Office*

Space Available: *1,226 SF*

Lease Term: *Negotiable*

This suite features a reception area and three beautiful offices with natural brick finishes.



DEMOGRAPHICS

POPULATION

	1-Mile	3-Mile	5-Mile
2019 Total Population:	15,155	93,756	224,928
Median Age:	40.8	37.6	37.3

HOUSEHOLDS

	1-Mile	3-Mile	5-Mile
2019 Total Households:	5,872	39,566	92,722
Average Household Income:	\$57,889	\$53,199	\$54,178

ELIAS HIONIDES | ehionides@petrajax.com

RICHARD TRENDEL | rich@petrajax.com

| 904.241.1151

| 904.241.0678

| www.petrajax.com