

A photograph of the Greenleaf Tower, a tall, ornate, light-colored building with many windows, situated on a city street corner. The building is the central focus of the image. In the foreground, there are trees, a street with cars, and a building with a sign that says 'ELKS'. The overall scene is a city street view.

GREENLEAF TOWER



GREENLEAF TOWER

Office for Lease

200 N Laura Street

Originally built in 1927, Greenleaf Tower is undergoing a \$16 million interior renovation to restore its place as one of Downtown Jacksonville's most iconic buildings. The 63,000± SF tower will soon feature Oak Steakhouse, a boutique Pilates studio, and JWB Real Estate Capital headquarters, bringing fresh energy and activity to the Central Business District.

Lease Details



\$22.00 PSF
FULL-SERVICE



4,520 RSF
TURN-KEY
OFFICE SUITE



LOBBY &
COMMON
AREA AMENITY
UPGRADES
UNDERWAY



CLICK TO
VIEW THE
FLOOR
PLAN

[VIEW AMENITIES](#)

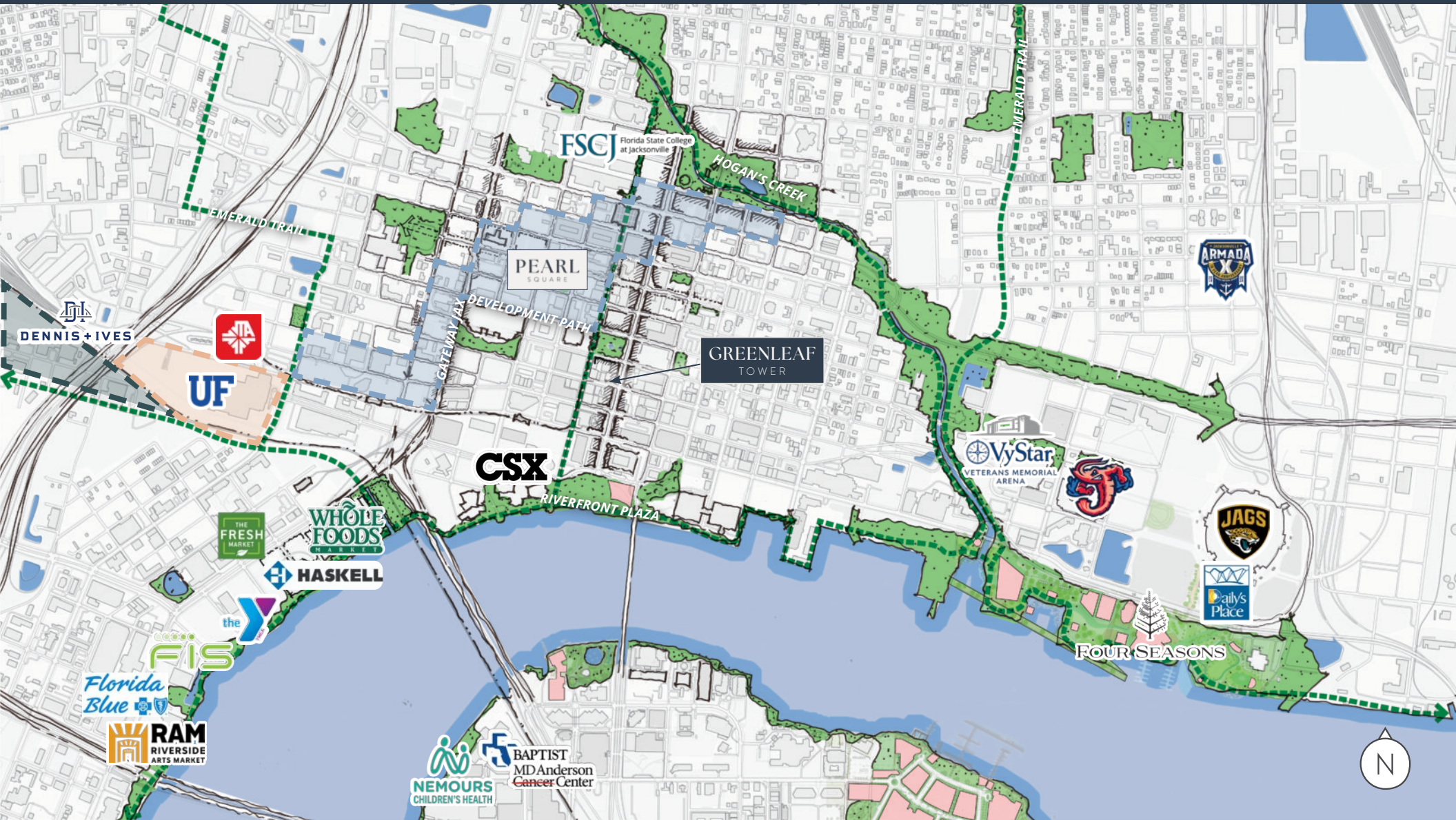
Trail of Growth

Emerald Trail

30-miles of trails, greenways and parks encircling the urban core and connecting 14 historic neighborhoods to downtown. The trail links to 16 schools, 3 colleges, 21 parks and a plethora of destinations, restaurants, retailers and businesses.

Hogan's Creek

2.6 miles of freshwater creek connecting Jacksonville's Riverwalk and the Sports & Entertainment District to Springfield and its historic parks including Klutho Park and Springfield Park.



Surrounding Area Retail

SPRINGFIELD RETAIL



DOWNTOWN RETAIL



BROOKLYN RETAIL



FIVE POINTS RETAIL



SOUTHBANK RETAIL



SAN MARCO RETAIL



RIVERSIDE RETAIL



SAN MARCO SQUARE RETAIL



Prime Osborn Convention Center

Vystar Veterans Memorial Arena

Armada Stadium

Jax Fairgrounds

121 Financial Ballpark

TIAA Bank Field

M.O.S.H.

Cummer Museum

HYATT

FOUR SEASONS



Downtown Workforce

FORTUNE 500S IN DOWNTOWN

MAJOR DOWNTOWN EMPLOYERS

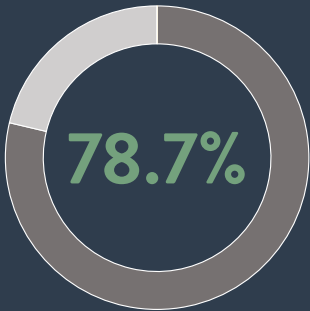
65,119 Daytime Employees

2,400 Businesses in Downtown

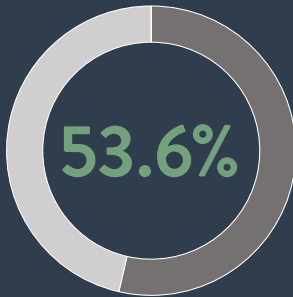


Source: ESRI Business Analyst

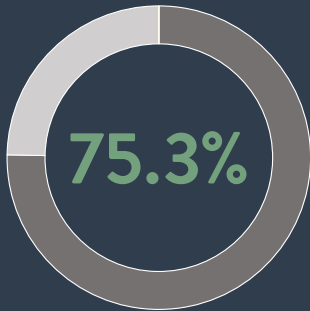
Downtown Employee Profile



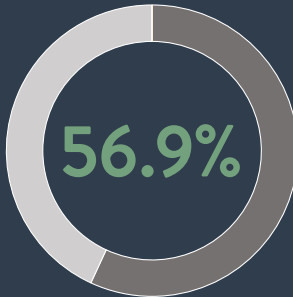
Like or love working downtown



Have an annual household income of \$100,000+



Have a four-year degree or higher



Have a commute time of 20 minutes or less

Top Business Sectors by Employment

- Public Administration
- Professional, Scientific & Tech Services
- Health Care & Social Assistance
- Finance & Insurance
- Information
- Education Services
- Legal Services
- Central Bank/Credit Intermediation
- Transportation & Warehousing
- Accommodation & Food Services

Downtown Jacksonville



1M+ spectators in attendance annually
\$118,000 annual household income of season ticket holder



58 home games annually
5,000 in average game attendance - 350,000 people annually



37 home games in the 2022-2023 season
7,749 in average game attendance, the highest in ECHL (2023)



28 concerts held in 2022
700,000 in annual attendance



150+ events held annually
\$16M in economic impact during 2021-2022



351K AVERAGE WEEKLY VISITS



EVENT	# ANNUAL EVENTS
Sports Games	167
Festivals	55
Concerts	624
Expositions	43
Performing Arts	241
Community	136
Conferences	95
TOTAL	1,361



Source: Downtown Investment Authority

POPULATION

96% residential occupancy rate
 72.9% of the population has a four year degree or higher
 53% residents between 25-54 years old
 50%+ increase in residents during the last five years

OFFICE

3 Fortune 500 headquarters
 97,401 daytime employees within 3 miles of Downtown
 69.3% of employees have a household income of \$80,000+

EDUCATION

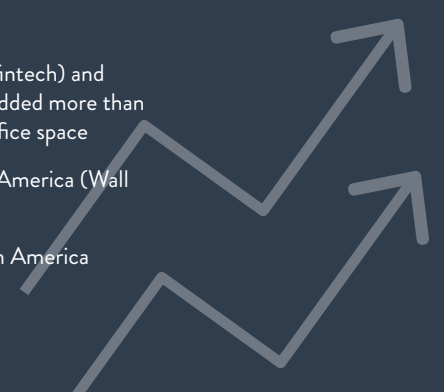
3 major college campuses downtown
 1 law school
 \$300M UF Tech & Innovation Campus with classes starting in 2026

MEDICAL

5 major hospital campuses less than three miles from Downtown

GROWTH

2 new headquarters, FIS (fintech) and JEA (public utility), have added more than 500K SF of Downtown office space
 #2 Hottest Job Market in America (Wall Street Journal, 2024)
 #4 Fastest Growing City in America (Census Bureau, 2024)



GREENLEAF TOWER

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