



GREENLEAF TOWER



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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](#)

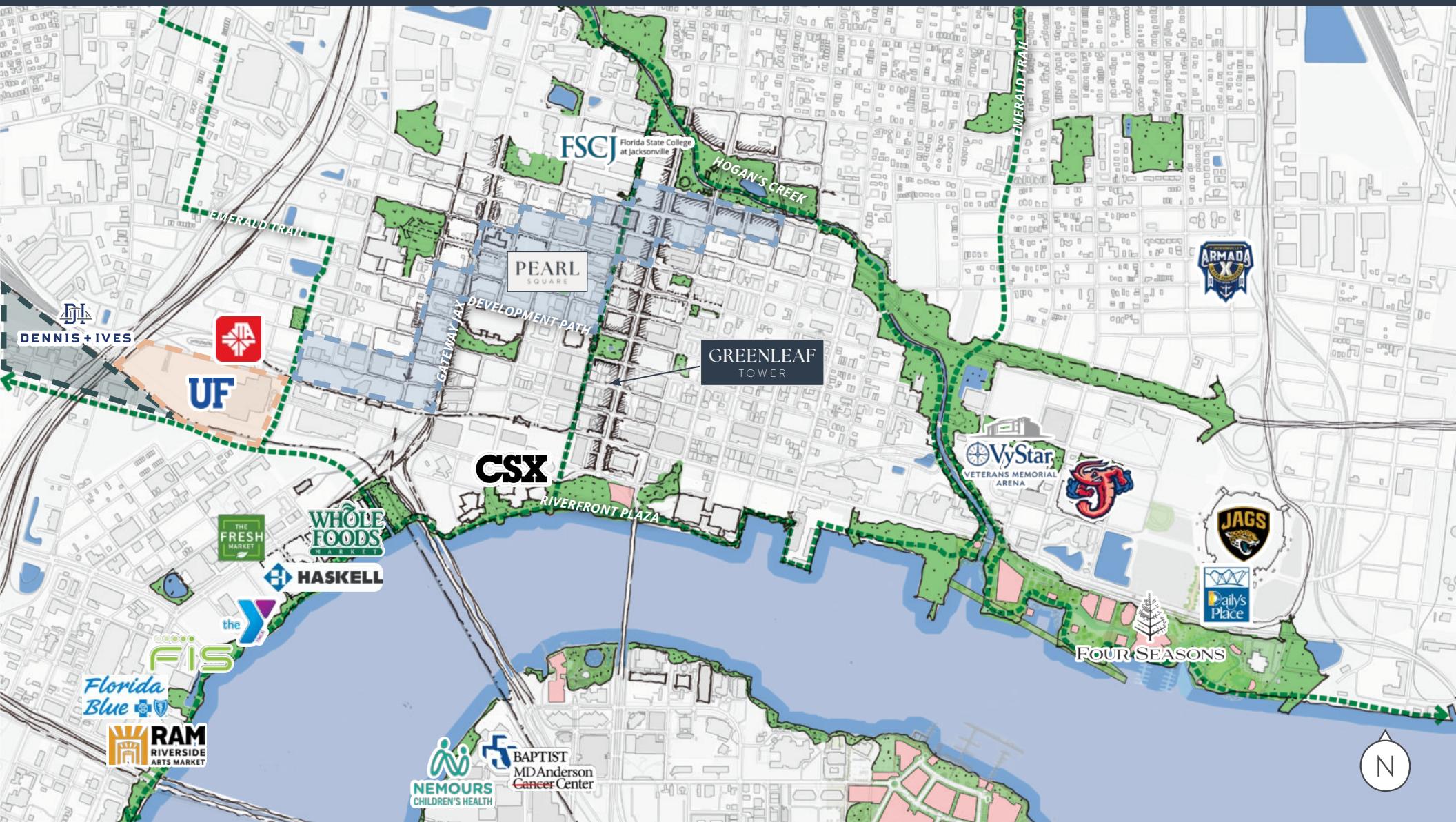
Trail of Growth

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



Downtown Workforce

FORTUNE 500S IN DOWNTOWN

MAJOR DOWNTOWN EMPLOYERS

65,119

Daytime
Employees

2,400

Businesses in
Downtown



Source: ESRI Business Analyst

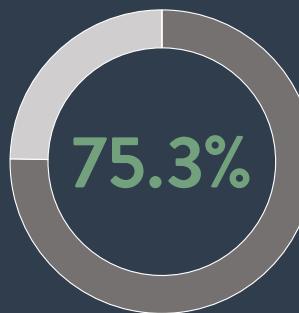
Downtown Employee Profile



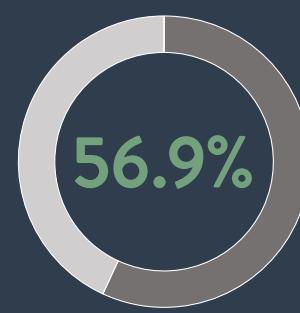
Like or love
working downtown



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

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)



**18M+ VISITORS
 ANNUALLY**

2M more visitors than
 St. Johns Town Center



Source: Downtown Investment Authority



351K AVERAGE WEEKLY VISITS



GREENLEAF TOWER

CONTACT US

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