



**1534 OAK STREET**  
JACKSONVILLE, FL 32204  
OFFICE SPACE FOR LEASE

**5**  
**POINTS**

JACKSONVILLE

# A THRIVING URBAN NEIGHBORHOOD

An area unlike any other in Jacksonville – **5 Points** is a synergistic community of **innovative retailers, chef-driven restaurants and a vibrant nightlife.**

Listed in the **National Registry of Historic Places**, Riverside is one of Jacksonville’s oldest and coolest neighborhoods. Voted as one of the country’s **Top 10 Great Neighborhoods**, Riverside has a unique mix of history, culture, charm and modern design. This is a hip part of town with a **young millennial population** that has increased by **45%** during the last five years

**Riverside is a true live-work-play destination.**

# 5

## POINTS

JACKSONVILLE, FL



**#2** Most up-and-coming city in America

**\$220M** Spent on food and beverage in the area

**93** Walkability score

**5 BLOCKS** From Jacksonville’s Riverwalk and Riverside Arts Market

# PROPERTY OVERVIEW

LIVE. WORK. PLAY.

Situated on the third floor of one of Jacksonville's most distinctive buildings, these loft spaces feature floor-to-ceiling glass windows and contemporary finishes, making the space well-suited for executive and creative users alike. The building provides tenants with a unique environment, with an elevated restaurant space and rooftop bar anchored by Bartaco.

Strategically located in the heart of the Five Points neighborhood, the building offers many dining and shops within walking distance, allowing tenants to immerse themselves in Jacksonville's most vibrant retail and social atmosphere.

## HIGHLIGHTS

- Restaurant & rooftop bar in building—[Click to visit the bartaco website.](#)
- Pedestrian-friendly
- Creative and collaborative workspace
- Class A building with modern finishes



DETAILS

2,656± SF  
Availability

\$23.00/SF NNN  
Lease Rate

# AVAILABILITY



**SUITE 302**  
2,656± SF

**FLOOR PLAN**



# 5

POINTS

JACKSONVILLE



DOWNTOWN

BROOKLYN



SUP Pedestrian Bridge



RIVERSIDE



Riverwalk/  
Emerald Trail








View Area  
Parking Map

LOCATED IN ONE OF THE "TOP 10 NEIGHBORHOODS" IN THE COUNTRY

# MARKET DEPTH

## PRIMARY CUSTOMER AREA

	POPULATION	2023 - 1,379,798 2028 - 1,442,472
	HOUSEHOLDS	2023 - 552,090 2028 - 583,905
	HOUSEHOLD INCOME (ANNUALLY)	2023 - \$106,063 2028 - \$121,844
	MEDIAN HOME VALUE	2023 - \$336,245 2028 - \$352,982
	DAYTIME POPULATION	2023 - 1,425,732

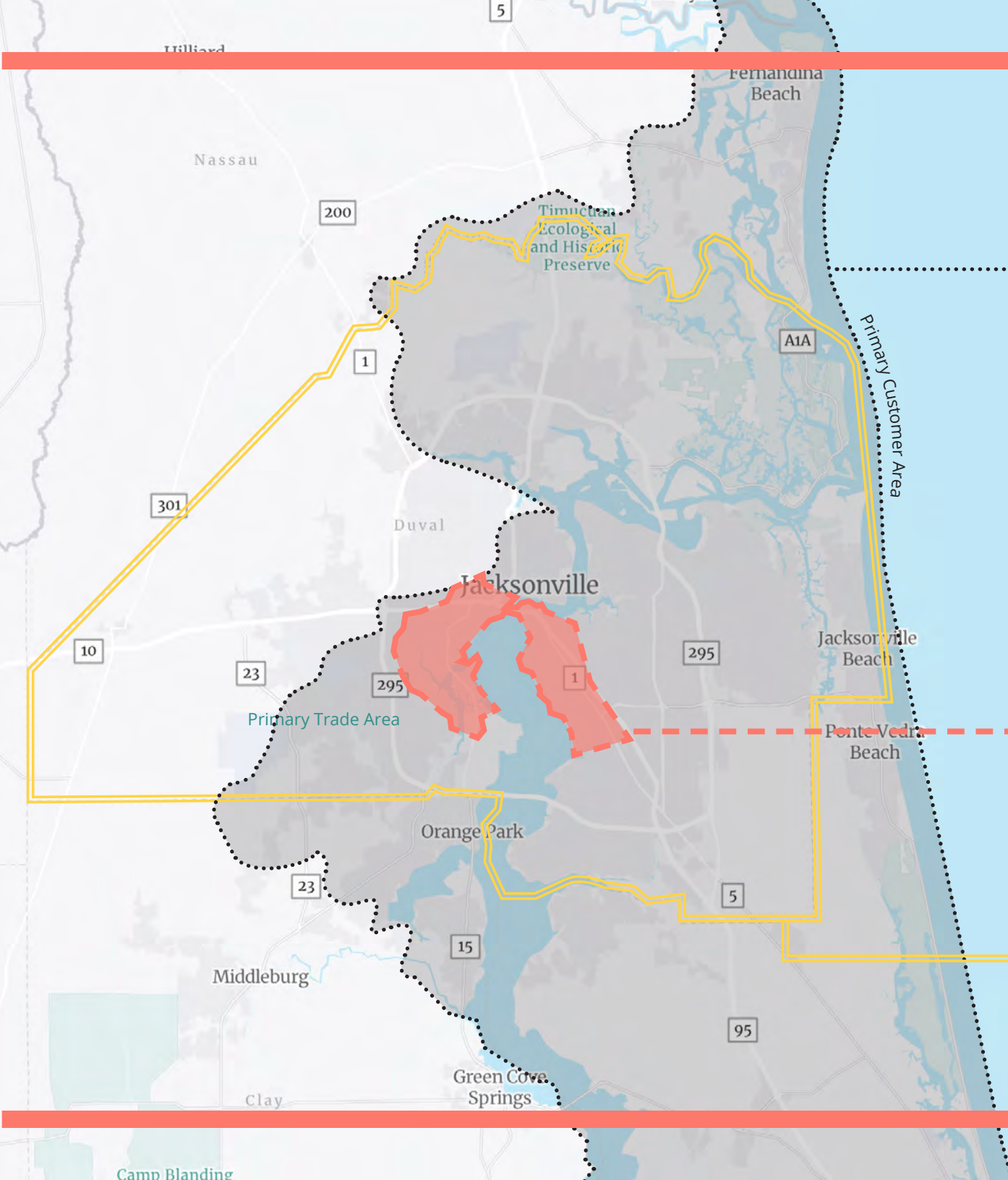
## PRIMARY TRADE AREA

2023 POPULATION	134,768
2023 AVERAGE HH INCOME	\$90,944

## JACKSONVILLE - DUVAL COUNTY

Jacksonville was named the **#1 Fastest Growing Metro** in the State.

Source: JLL, 2022



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THE  
**URBAN** @  
DIVISION



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