

# DOWNTOWN JACKSONVILLE OFFICE

# FOR LEASE

245 E Adams St Jacksonville, FL 32202

RENTABLE SF: 7440



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# THE OPPORTUNITY

## ***Property Overview***

Located in the heart of downtown Jacksonville, the area surrounding the property offers an exciting blend of urban amenities and natural beauty. Just moments away from the St. Johns River, tenants can enjoy breathtaking views and scenic walks along the waterfront. The vibrant neighborhood is home to a variety of dining options, trendy cafes, and upscale boutiques, making it an enticing location for office professionals. Nearby attractions such as Florida Theatre, VyStar Veterans Memorial Arena, and the Museum of Contemporary Art provide an abundance of entertainment options for tenants to enjoy after work. With its dynamic surroundings and convenient access to major highways, the location offers an exceptional combination of work and leisure.

**Building Size:** 7440 SF  
**Number of Floors:** 2 (two)  
**Use:** Retail/Office  
**Building Class:** C  
**Number of Units:** 2



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# HIGHLIGHTS

## *Property Highlights*

- Located in the heart of downtown
- Short walk to the St Johns River and Florida Theatre
- Minutes from VyStar Veterans Memorial Arena
- Close proximity to dining and entertainment options
- Zoned CCBD (Commercial Central Business District)



CLOSE TO VYSTAR  
MEMORIAL ARENA



THE HEART OF  
DOWNTOWN



CLOSE TO DINING  
& ENTERTAINMENT



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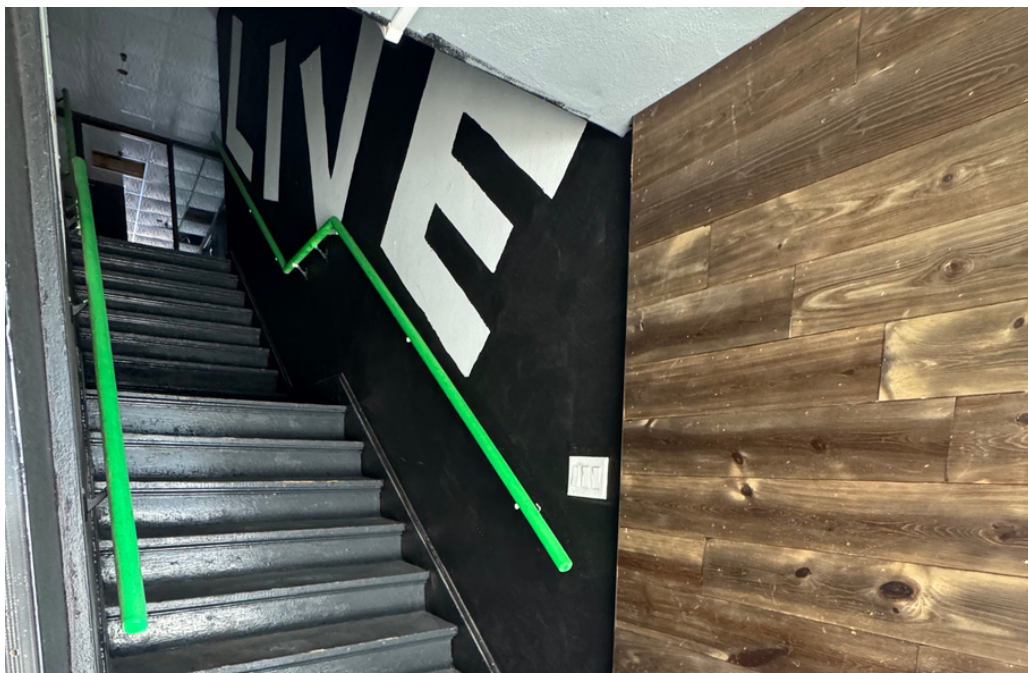
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# RETAIL MAP



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