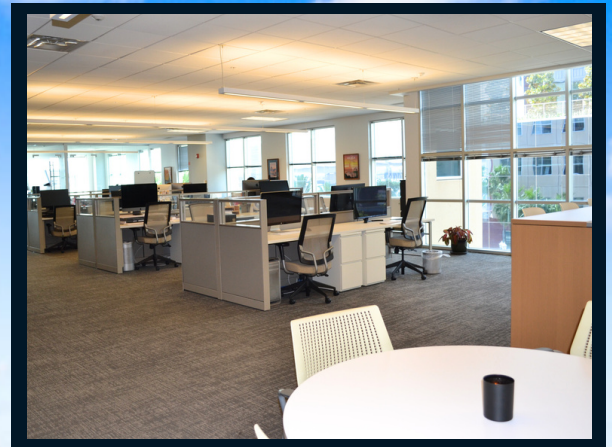


# For sublease

6,376 SF of second floor office space

245 Riverside Ave.  
Jacksonville, FL





# Suite 220 totaling 6,376 SF

## Class A office space for sublease

- Lease expiration: September 30, 2025
- Furniture available
- River views, with direct elevator lobby access
- High end finishes throughout the space with a nice mix of enclosed office and open collaborative layout
- On- site 3/1,000 s.f. paid parking, with free visitor parking
- Akel's Deli on- site
- Conference center on- site
- Direct access to the Northbank Riverwalk with exclusive dock access

Akel's Deli on-site



On-site conference center



Direct lobby access



Break area with seating



Welcoming reception area



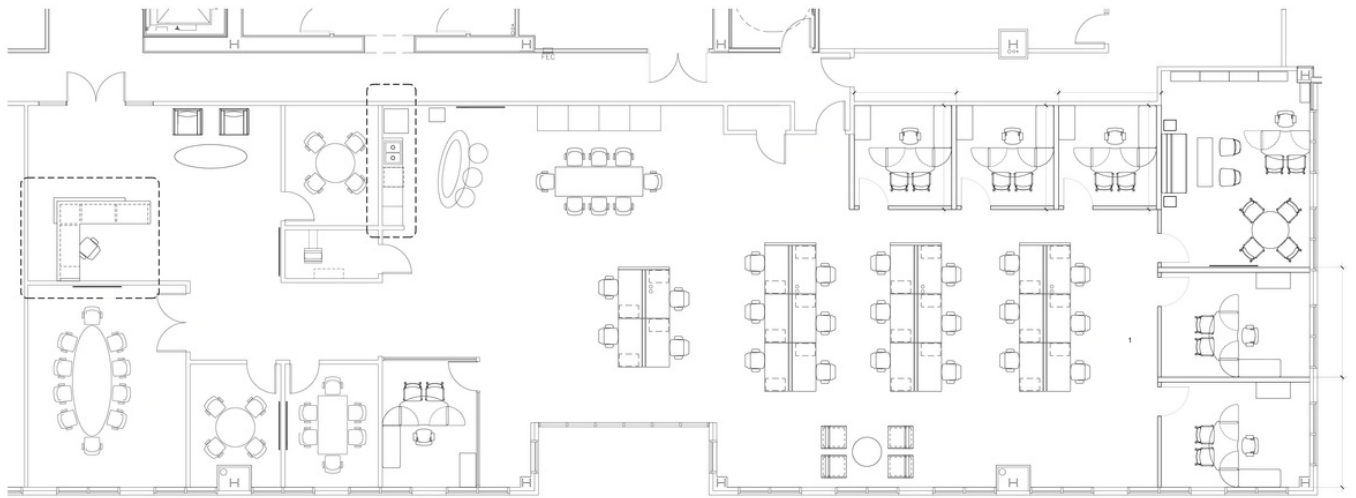
Enclosed glass offices





# Floorplan

Ste. 220 - 6,376 SF



Large conference room



Open layout with glass office



Collaborative open work area



Collaborative areas with River views



## Area amenities

### Convenient to area amenities

- Located in the the rapidly expanding Brooklyn neighborhood
- Walkable to several dining options and multifamily housing
- Adjacent to the Winston Family YMCA



Points of interest



Multifamily



Restaurant/retail



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