



For Lease

Newly renovated space available

- ±250,000 s.f. available in 532 Riverside Ave.
- Located in Downtown's Brooklyn Corridor, the hottest CBD submarket
- Rapidly expanding area amenities including retail, high end multifamily and hotels
- Walk-ability to several dining options, Winston Family YMCA and multifamily housing
- Skyline and prominent river views available
- Institutional and reliable ownership through Guidewell
- 4.00/1,000 s.f. parking ratio
- Large, efficient floor plates
- On-site cafeteria
- 24/7 security & secured access
- Plug & play opportunities available

*Photo courtesy of CoStar

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Jacksonville, FL 32202**

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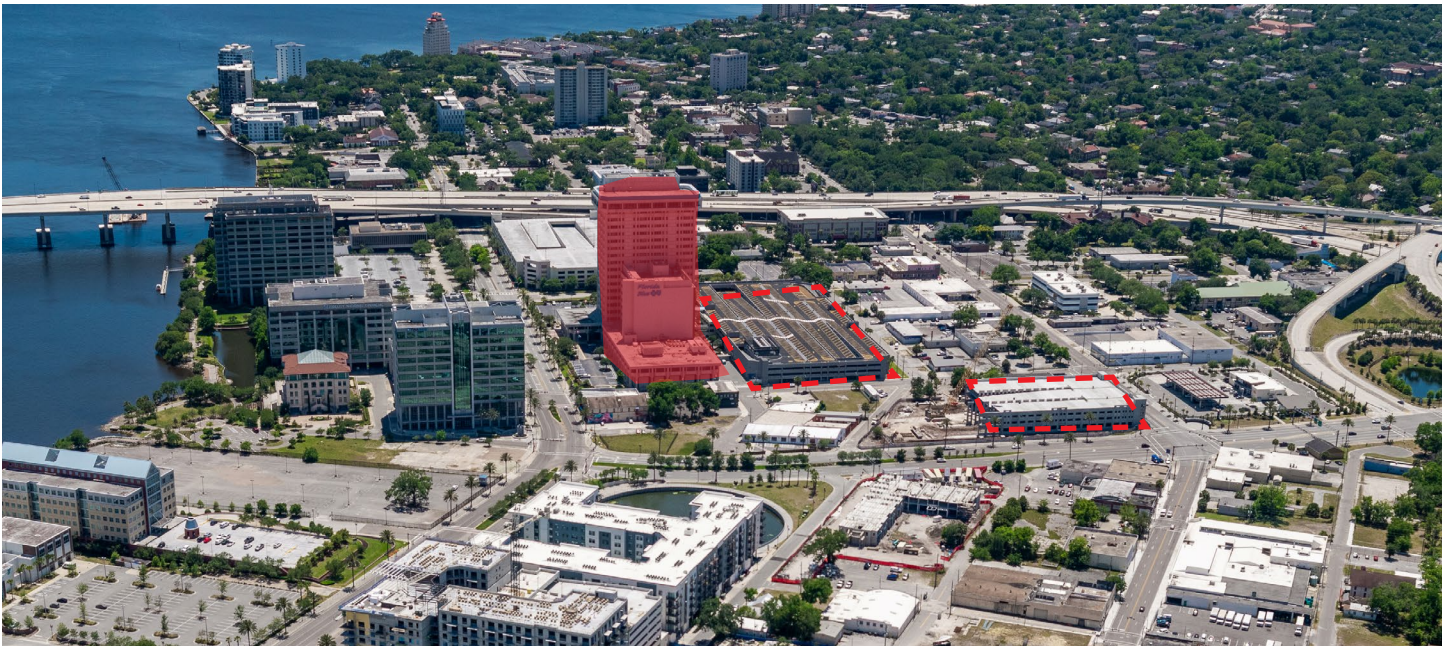
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Available space



*Photo courtesy of CoStar

Parking options



Building amenities



24/7 security and secured building access



On-site cafeteria



Outside seating area

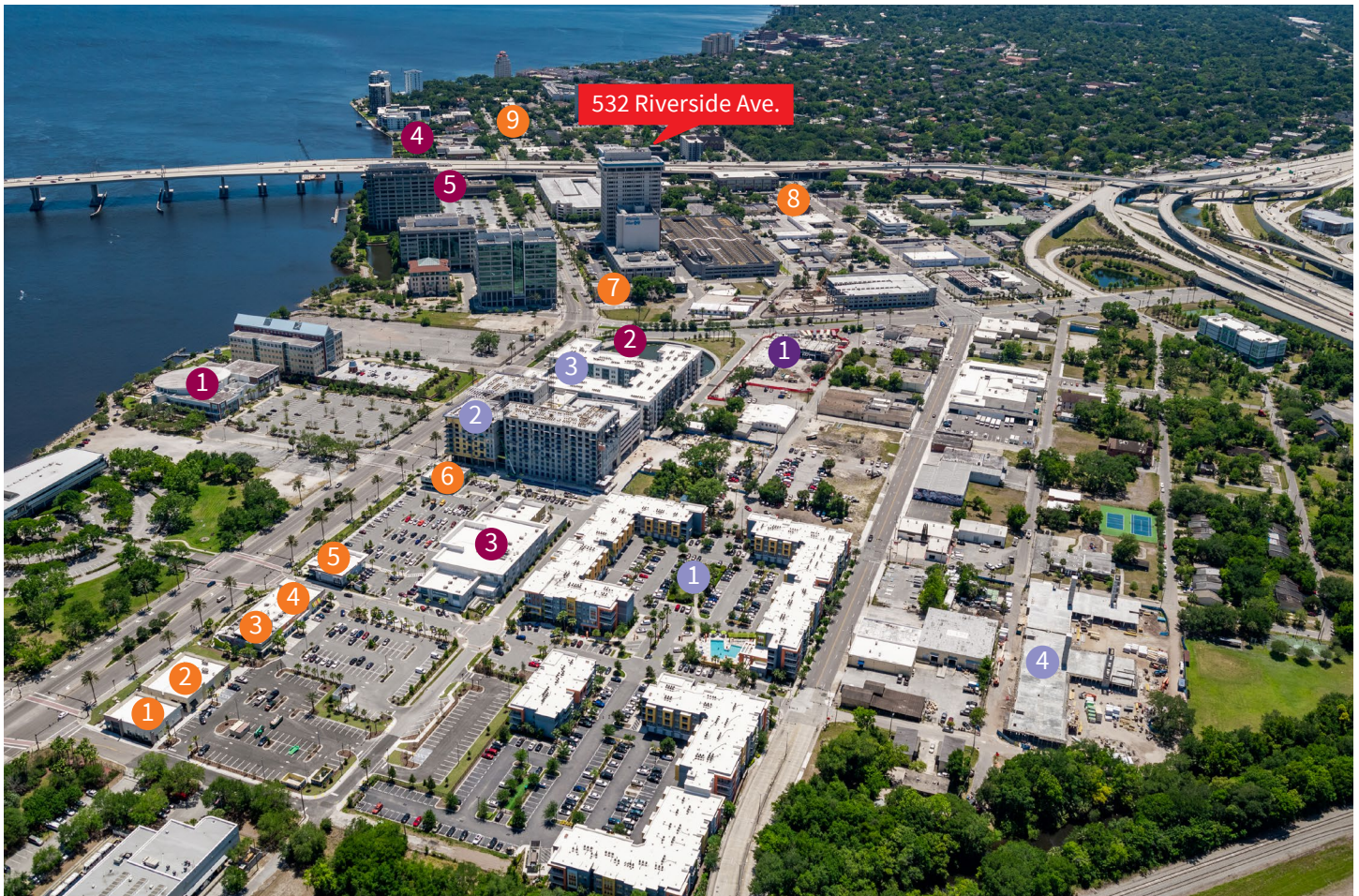


On-site conference center



Tenant signage

Area amenities



Multi-Family

- 1 Brooklyn Station
- 2 Vista Brooklyn
- 3 220 Riverside
- 4 Lofts at Riverside



Hotels

- 1 Residence Inn Brooklyn



Points of Interest

- 1 Winston Family YMCA
- 2 Unity Plaza
- 3 Fresh Market
- 4 Cumer Museum & Gardens
- 5 Riverside Arts Market



Dining

- 1 Panera Bread
- 2 Chipotle
- 3 Burrito Gallery
- 4 Zoe's
- 5 BurgerFi
- 6 First Watch
- 7 Arepa Please
- 8 Jimmy Johns
- 9 River and Post

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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.