

EXCLUSIVE

GATES OF RIVERSIDE

OFFICE SPACE FOR LEASE

± 136,853 sq ft



245 Riverside

Jacksonville FL 32202



LOCAL DEMOGRAPHICS



164k +/- daytime employees (5 mi).



Average income \$72k +/- for the Riverside area within 5 miles



The population within 5 miles is 214k +/-.



28.3k +/- Vehicles per day along Riverside.



904-757-4000



Janet Keister

SVP Leasing

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Robby Wendland

Leasing Associate

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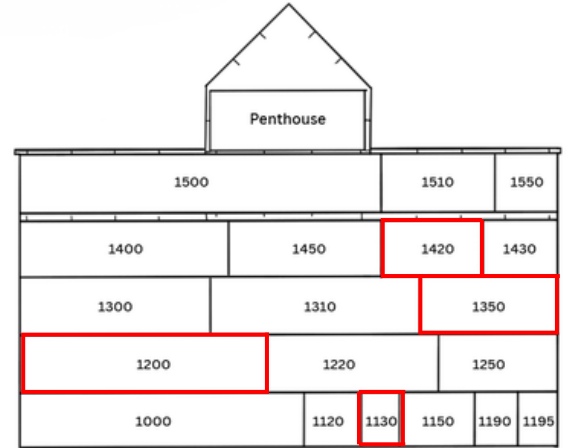
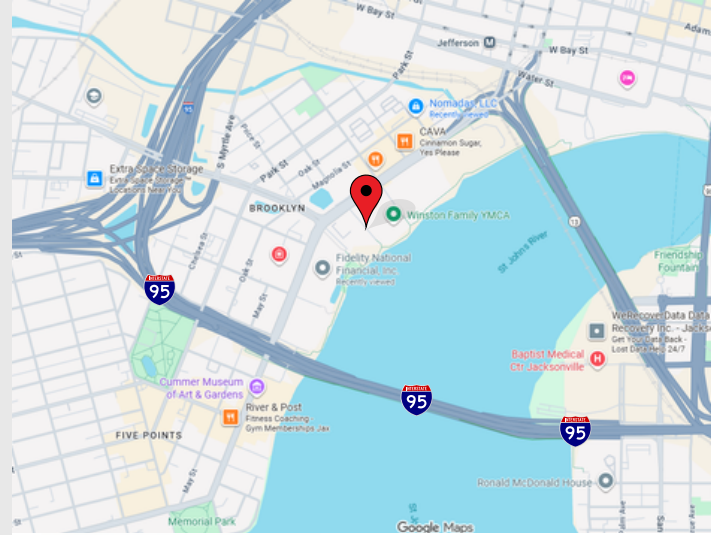
HAKIMIAN HOLDINGS
7077 Bonneval Road, Suite 400
Jacksonville, FL 32216
www.Hakimian.us



TENANT LIST

UNIT | TENANT | SQ FT

1100	Office Evolution	14,423
1120	Florida Rising	2,299
1130	Available	3,596
1150	Donahoo & McMenamy, P.A.	4,476
1190	Corporate Training Center	1,200
1195	Akel's Deli	1,290
1200	Available	16,519
1220	On Idea, Inc.	6,376
1250	Gulf Atlantic Railways	4,941
1300	Vesta Property Services	10,097
1310	The Community Foundation	14,696
1350	Available	2,880
1400	Saalfeld Shad, P.A.	12,785
1420	Available	3,800
1430	Degree Wellness Franchise LLC	3,793
1450	FORVIS	7,134
1500	Raymond James & Associates, Inc.	19,511
1510	East Bay Capital Inc	2,752
1550	Pediatric Eye Consultant	5,393



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