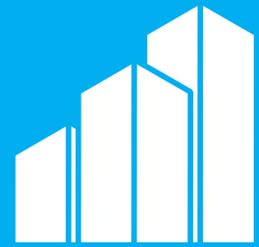
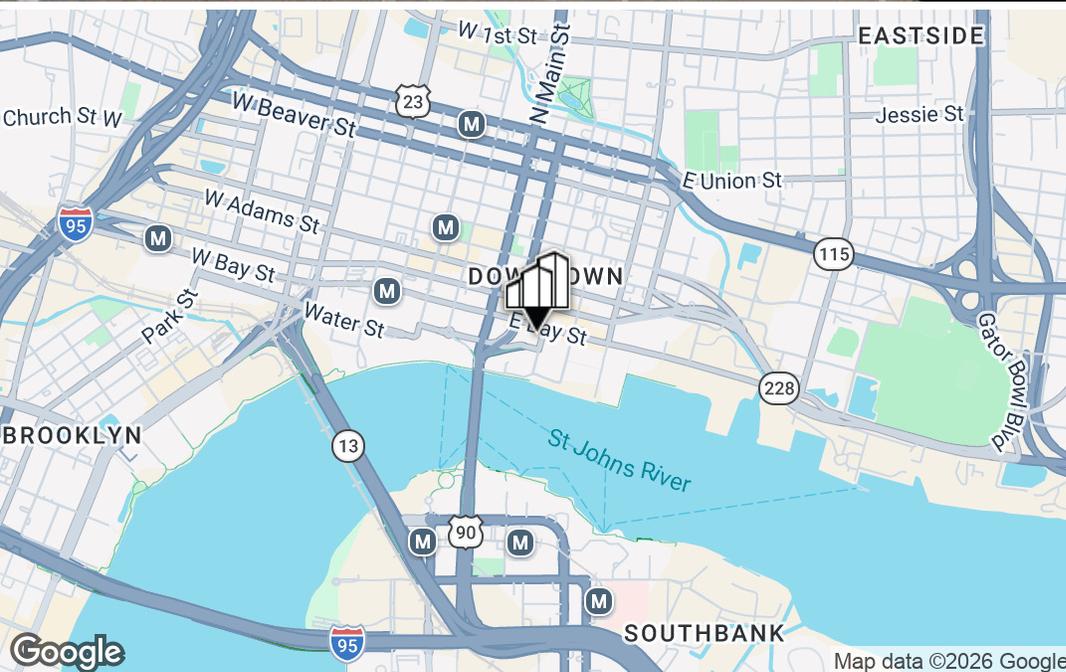
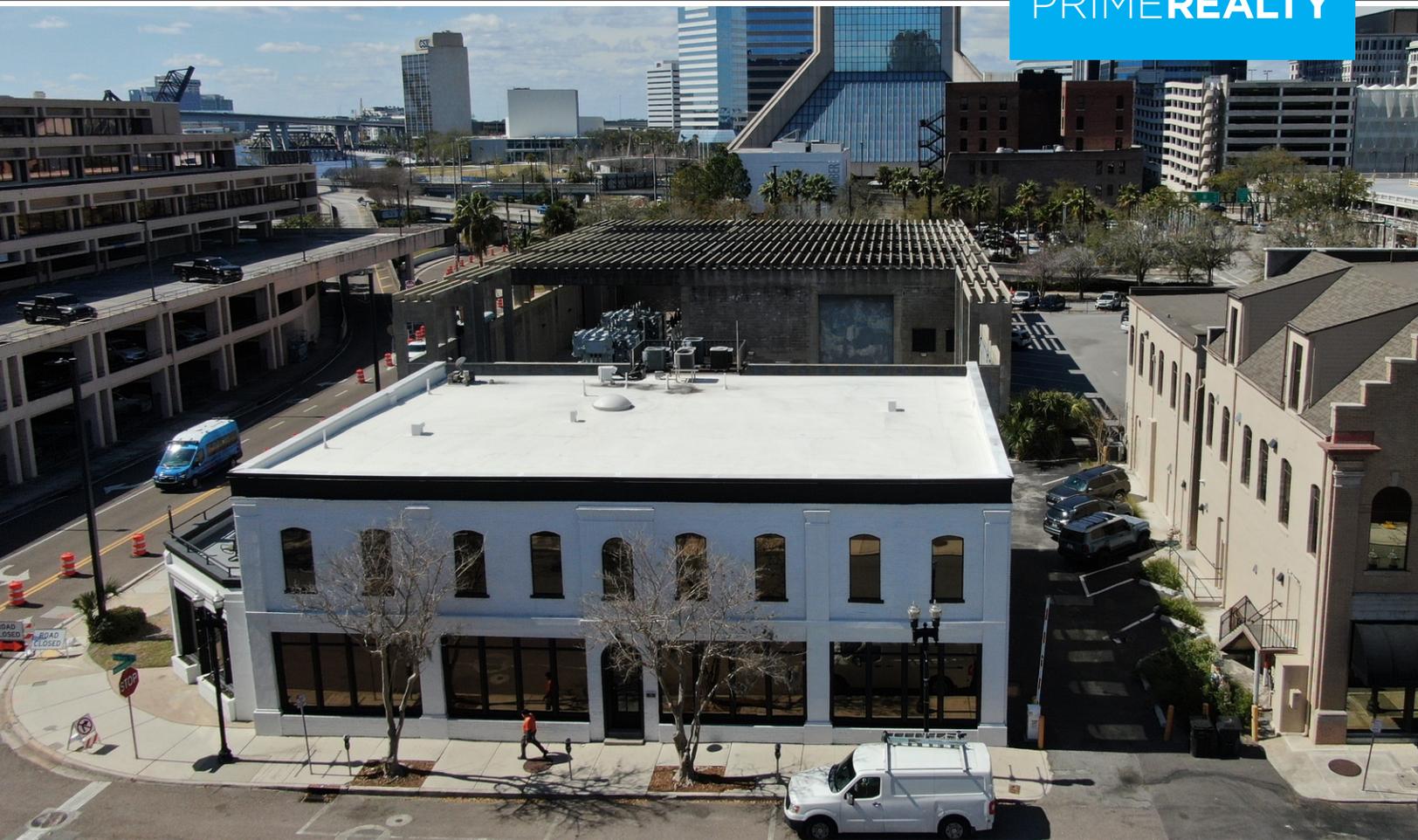


OFFICE BUILDING FOR LEASE

10 S NEWNAN ST
JACKSONVILLE, FL 32202



PRIMEREALTY



For More Information:

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Alex Minoofar
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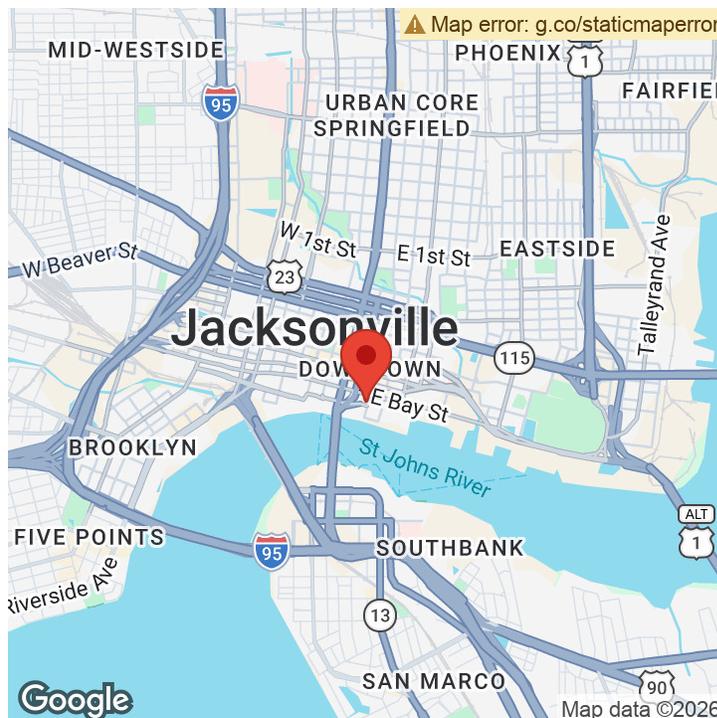
aminoofar@primerealtyinc.com

4237 Salisbury Road North, Building 2, Suite 212 | Jacksonville, FL 32216 | 904.352.1400

Office | Industrial | Retail | Multi-Family

All information has been gathered from sources deemed to be reliable. Provided information may be independently verified and shall not be solely relied upon.

Jacksonville, FL 32202



OFFERING SUMMARY

Lease Rate:	\$8,500.00 per month (MG)
Building Size:	11,326 SF
Available SF:	4,775 SF
Lot Size:	8,036 SF
Year Built:	1910
Zoning:	CCBD

PROPERTY OVERVIEW

Prime Realty is proud to present, For Lease, the second floor office space located at 10 S Newnan St. This unique office consists of 13 offices, a kitchen/break room, a lounge room with billiards, and a large, beautiful outdoor deck with views of the city skyline and the St. Johns River. Ideally situated along the downtown riverfront, The Property is walking distance to landmark sites of Everbank Stadium, Vystar Veterans Memorial Arena, the Jacksonville Center for Performing Arts, Riverfront Plaza, and the abundance of restaurants and retail in downtown Jacksonville.

PROPERTY HIGHLIGHTS

- **Entire Second Floor.** The Unit includes the entire second floor accessible via stairs and elevator, consisting of 14 offices, a break room, lounge/billiards room, and terrace.
- **Prime Downtown Location.** Located one block from the St. John's River and walking distance to the downtown landmarks and restaurants, The Property is ideally situated for any office users who are passionate about Downtown Jacksonville.
- **Beautiful Terrace.** The Office includes a large, beautiful terrace with views of the St. John's River and the city skyline.
- **Assigned Parking Spaces.** The office comes with 4 designated parking spaces on-site, and there is easy access to the Hyatt Regency parking garage directly across Independent Drive

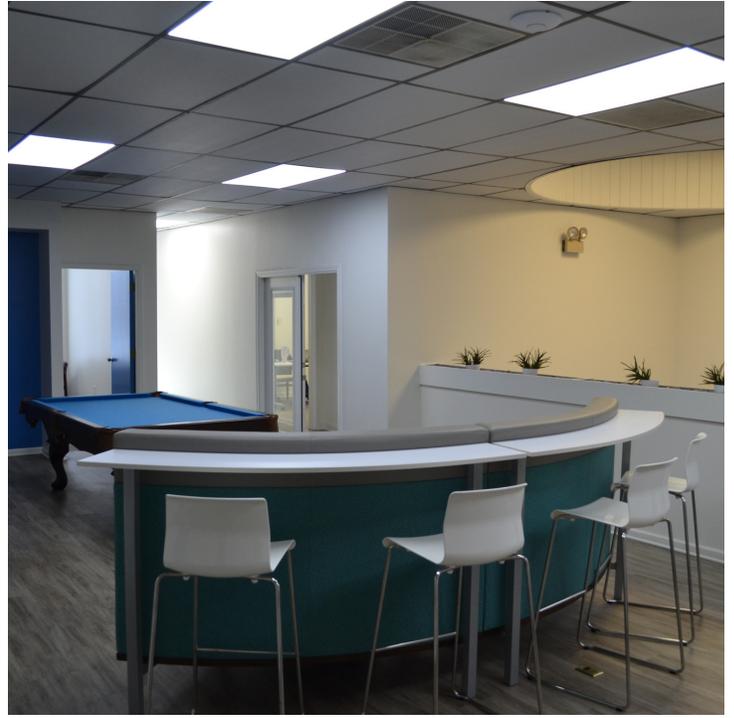
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Office Building For Lease | 10 S Newnan St



Jacksonville, FL 32202



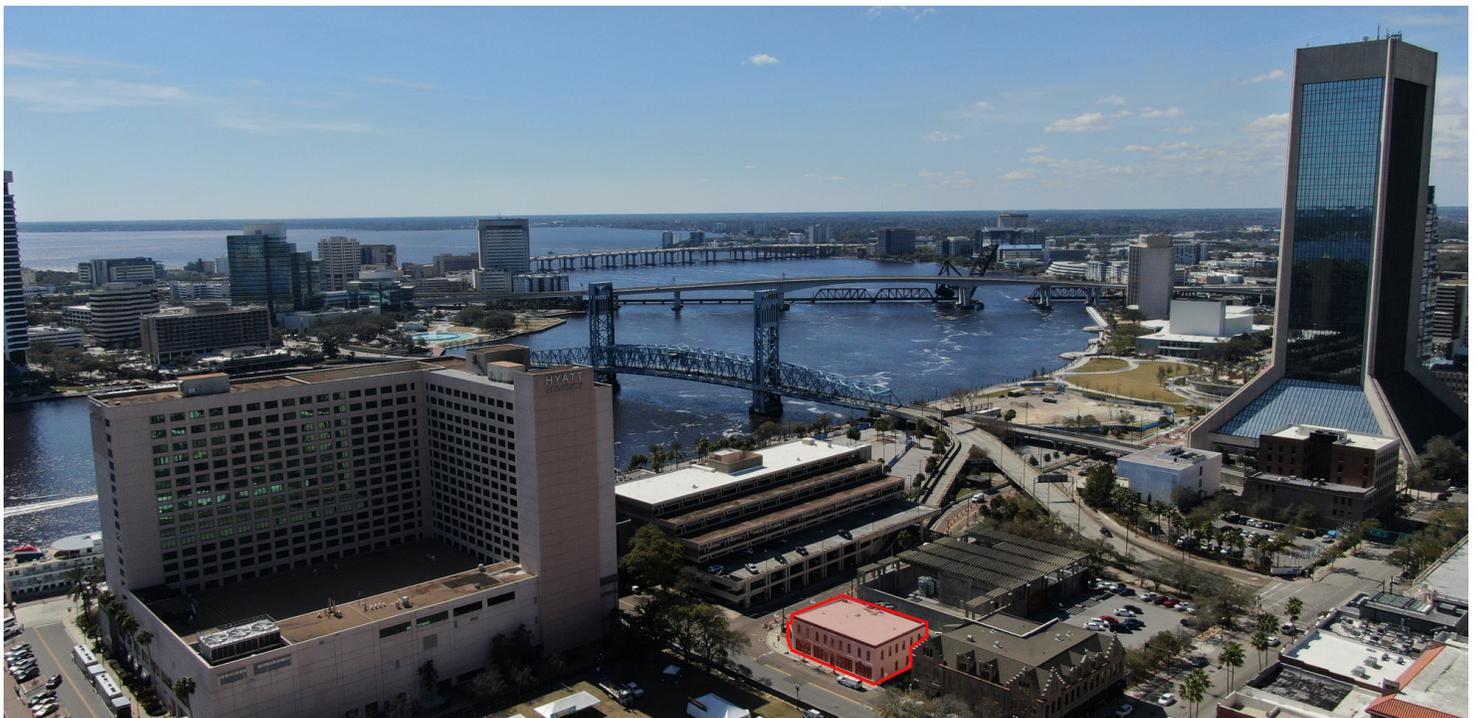
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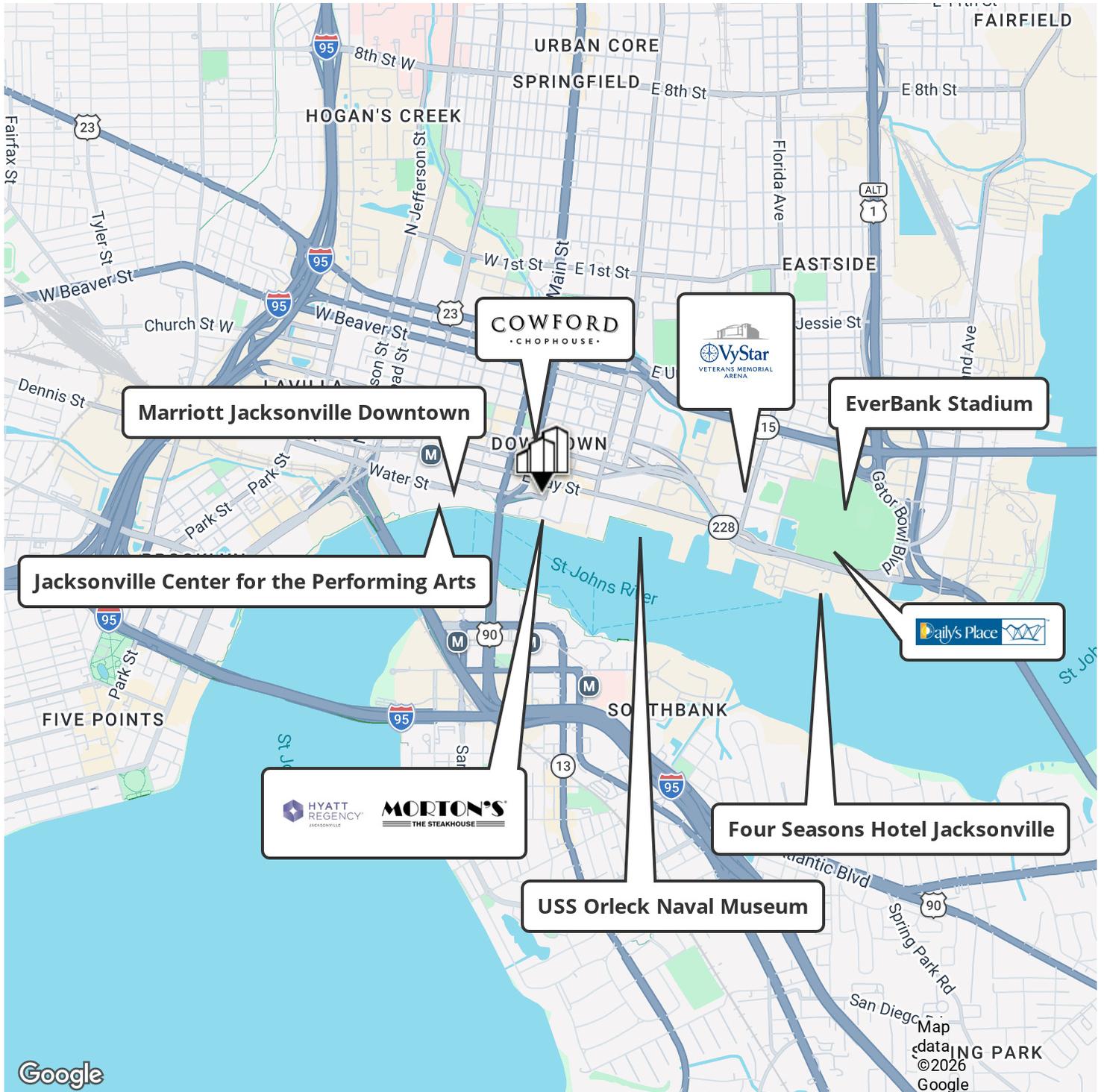
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