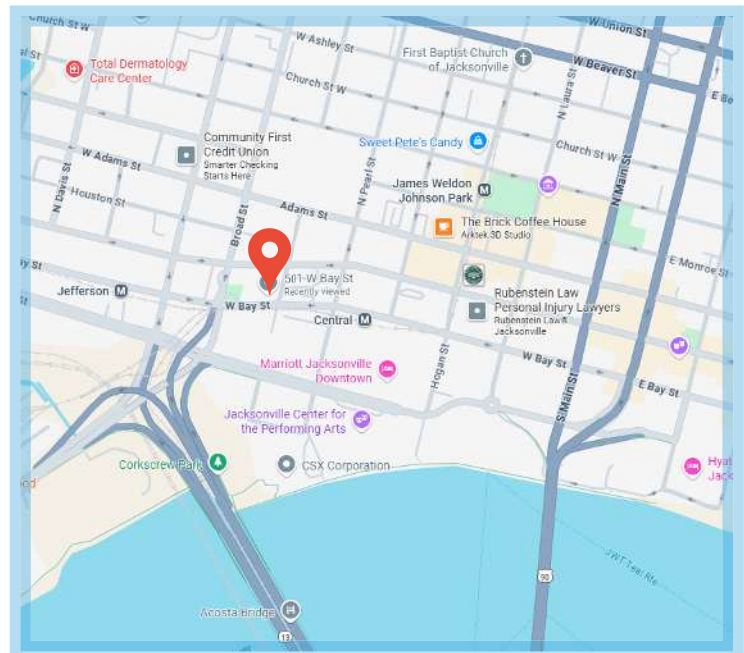




PROPERTY DESCRIPTION

- ▶ Entire Third Floor Available: 7,200 SF
- ▶ Lease Rate: \$21 PSF/YR
 - ▶ Full Service Lease
- ▶ Two On-Site Parking Spaces Included
- ▶ 13 Private Offices, Large Library, 10 Cubicles
Kitchen, & Two Bathrooms
 - ▶ Access Control Front Door & Glass Elevator
- ▶ Beautiful Skylights/Atrium Creating Natural Light
- ▶ Conveniently Located in the Heart of Downtown
Jacksonville, Just Blocks Away from the River
- ▶ ± 70,000 1-Mile Daytime Population

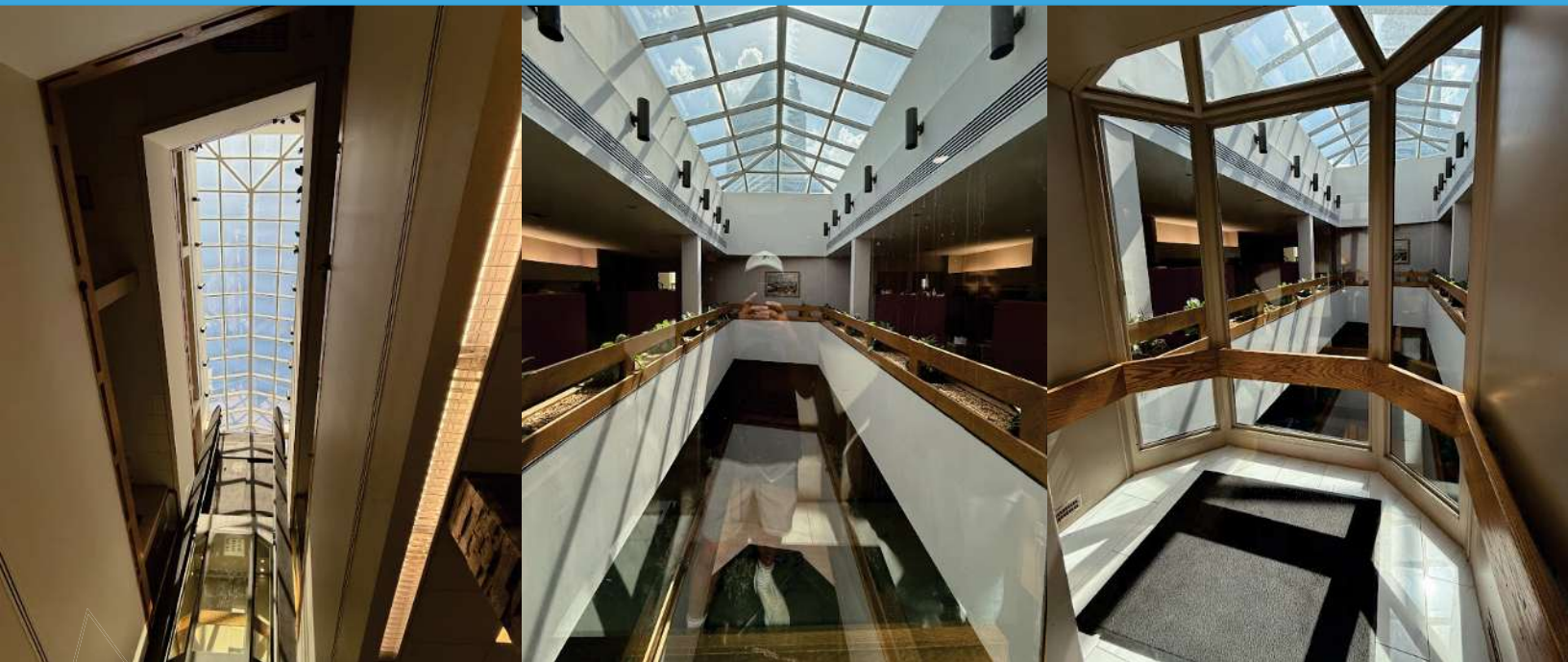


OFFICE SPACE AVAILABLE FOR LEASE

501 West Bay Street
Jacksonville, Florida 32202



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ELIAS HIONIDES | ehionides@petrajax.com

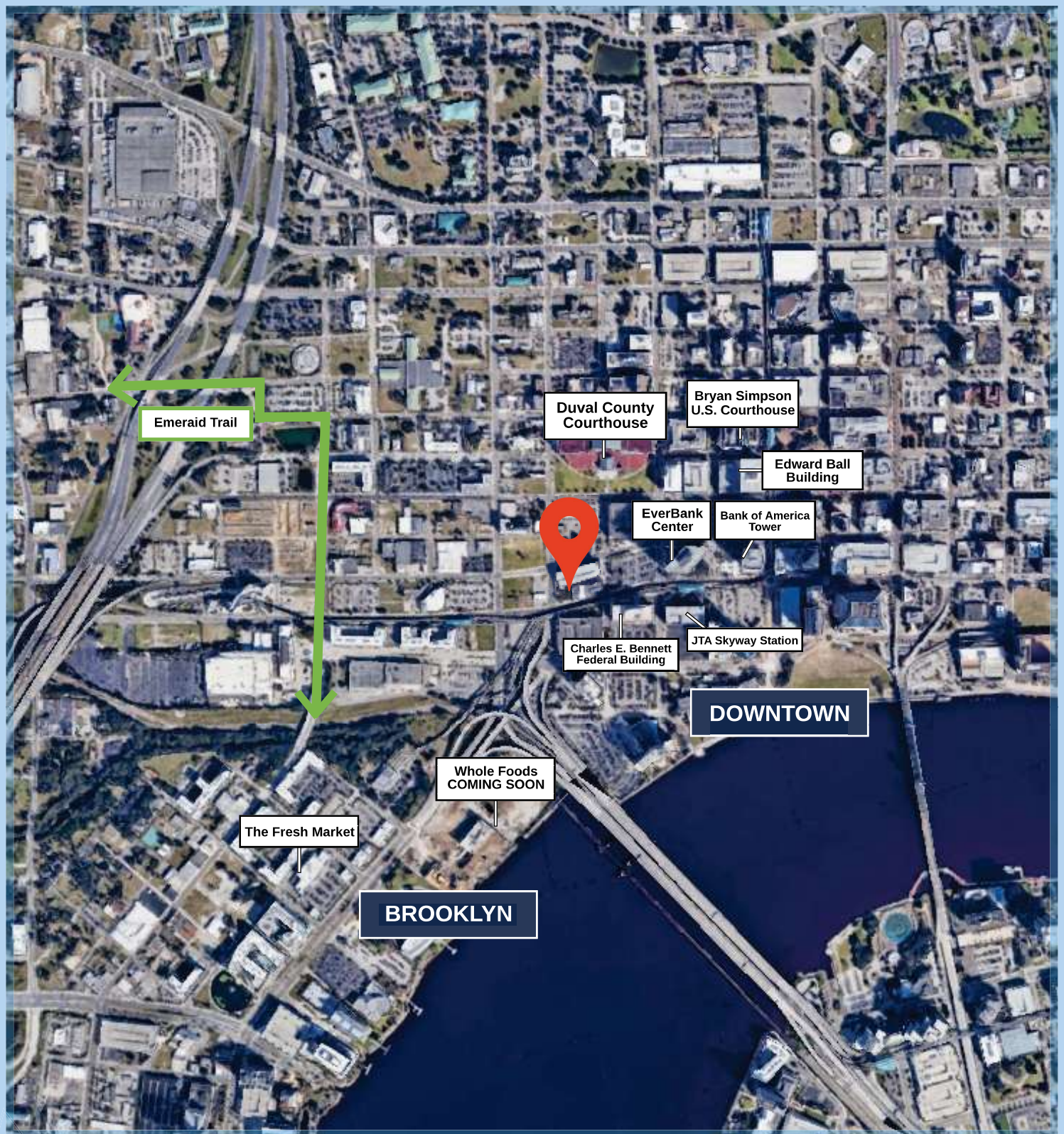
ASHLEIGH SHIM | ashleigh@petrajax.com

📞 | 904.241.1151

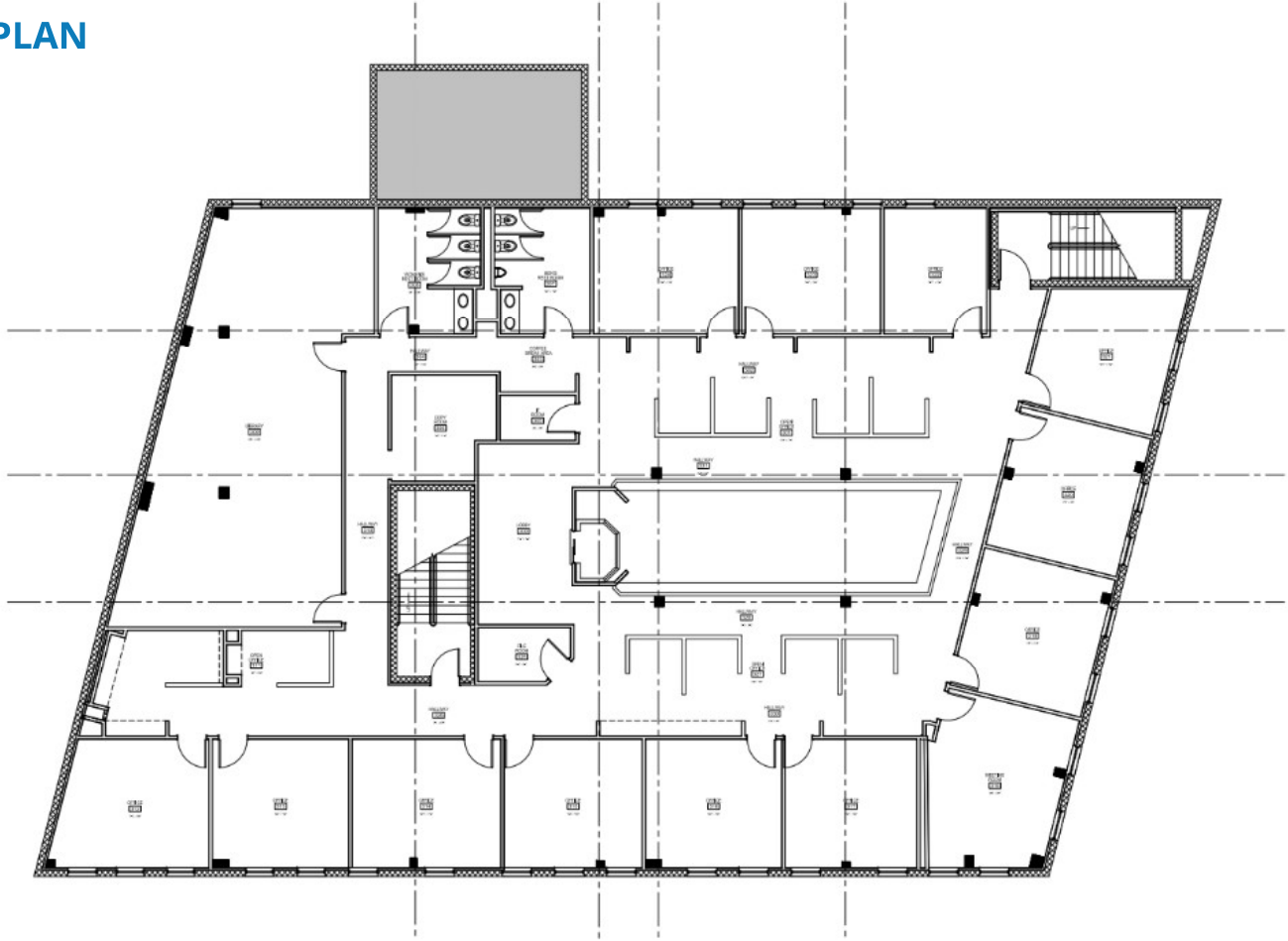
📠 | 904.241.0678

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AERIAL



FLOOR PLAN



LOCATION DETAILS

- ▶ The Duval County Courthouse – Only 0.1 miles away – a 3-minute walk.
- ▶ The Bryan Simpson U.S. Courthouse – Federal Courthouse – Only 0.4 miles away – about an 8-minute walk.
- ▶ Bank of America Tower – Only 0.1 miles away – a 3-minute walk.
- ▶ EverBank Center (TIAA Bank Center) – Only 0.1 miles away – a 2-minute walk.
- ▶ Charles E. Bennett Federal Building – Only 0.2 miles away – a 5-minute walk.

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
POPULATION			
2024 Total Population:	11,389	88,899	221,346
Median Age:	42	39	39
HOUSEHOLDS			
2024 Total Households:	4,752	38,364	92,129
Average Household Income:	\$35,374	\$35,640	\$42,747

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