

# LEASE

## BLACKSTONE BUILDING

233 East Bay Street, Jacksonville, FL 32202



### PROPERTY DESCRIPTION

Welcome to the prestigious Blackstone Building, where refined elegance meets modern functionality in the heart of Downtown Jacksonville. Experience the epitome of professional excellence and convenience in this prime location, perfectly suited for a variety of professional office uses. This opportunity includes all utilities, in suite trash removal services and fully maintained restrooms and common areas!

### LOCATION DESCRIPTION

Located in Jacksonville's Blackstone Building on East Bay Street overlooking the St. John's River.

### PROPERTY HIGHLIGHTS

- In Suite Garbage Collection and Fully Maintained Restrooms!
- Parking Available!
- Available Immediately!

### OFFERING SUMMARY

Lease Rate:	\$550.00 - \$1,500.00 per month (Full Service)
Available SF:	163 - 315 SF
Building Size:	99,479 SF
Year Built:	1974
Zoning:	CCBD

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	785	1,506	4,452
Total Population	3,040	5,254	10,589
Average HH Income	\$29,668	\$31,916	\$48,737

**Eric Maimo**  
(904) 537-6443

**Maysoon Adamo**  
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**COLDWELL BANKER  
COMMERCIAL**  
PREMIER PROPERTIES



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## 11TH FLOOR

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233 EAST BAY STREET

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## LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	163 - 315 SF	Lease Rate:	\$550.00 - \$1,500.00 per month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
A	Available	200 SF	Full Service	\$1,200 per month	-
B	Available	315 SF	Full Service	\$1,500 per month	-
C	Available	213 SF	Full Service	\$1,000 per month	-
D	Available	206 SF	Full Service	\$1,000 per month	-
E	Available	216 SF	Full Service	\$1,000 per month	-
F	Available	195 SF	Full Service	\$1,000 per month	-
O	Available	163 SF	Full Service	\$550 per month	-

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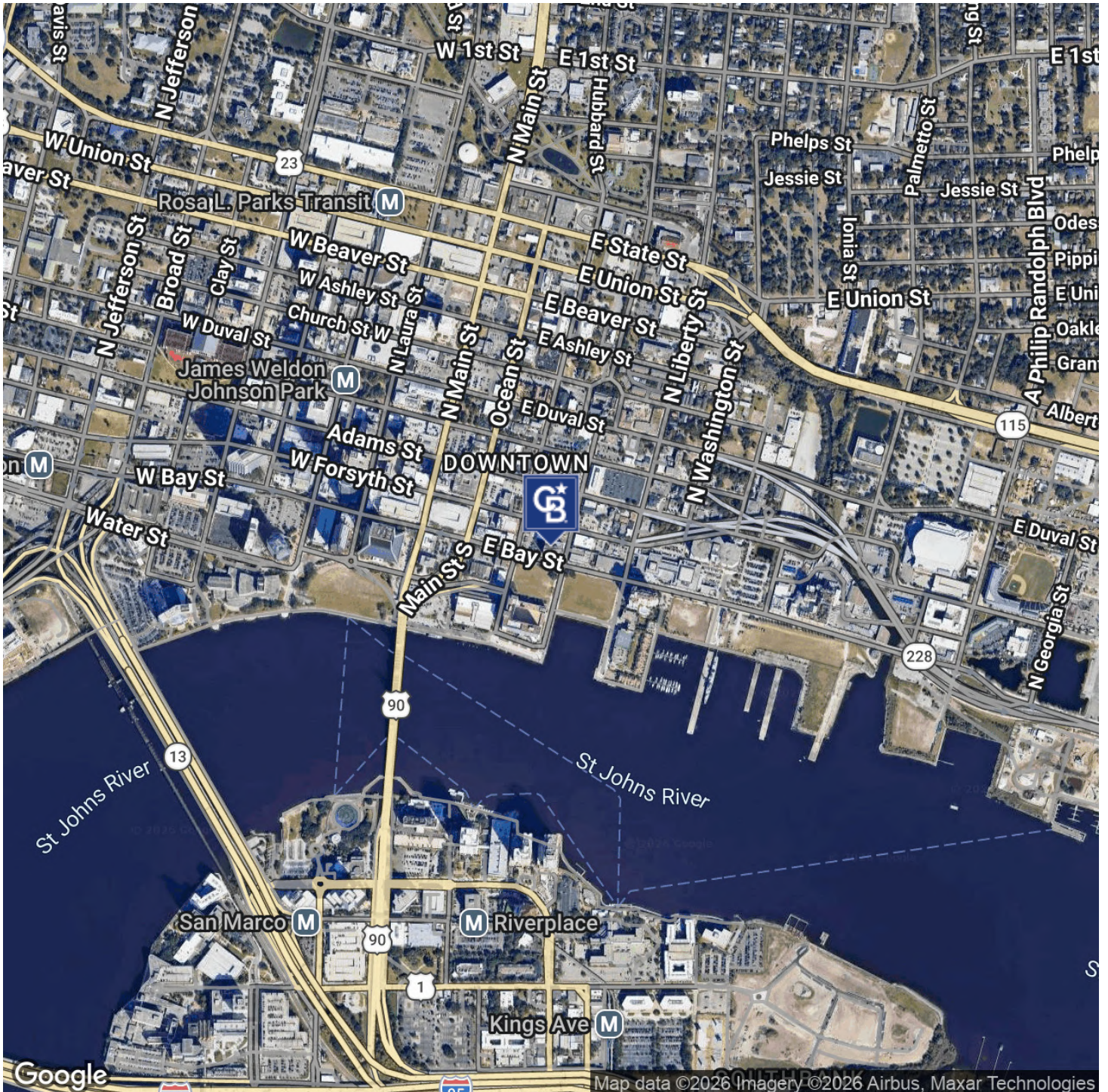
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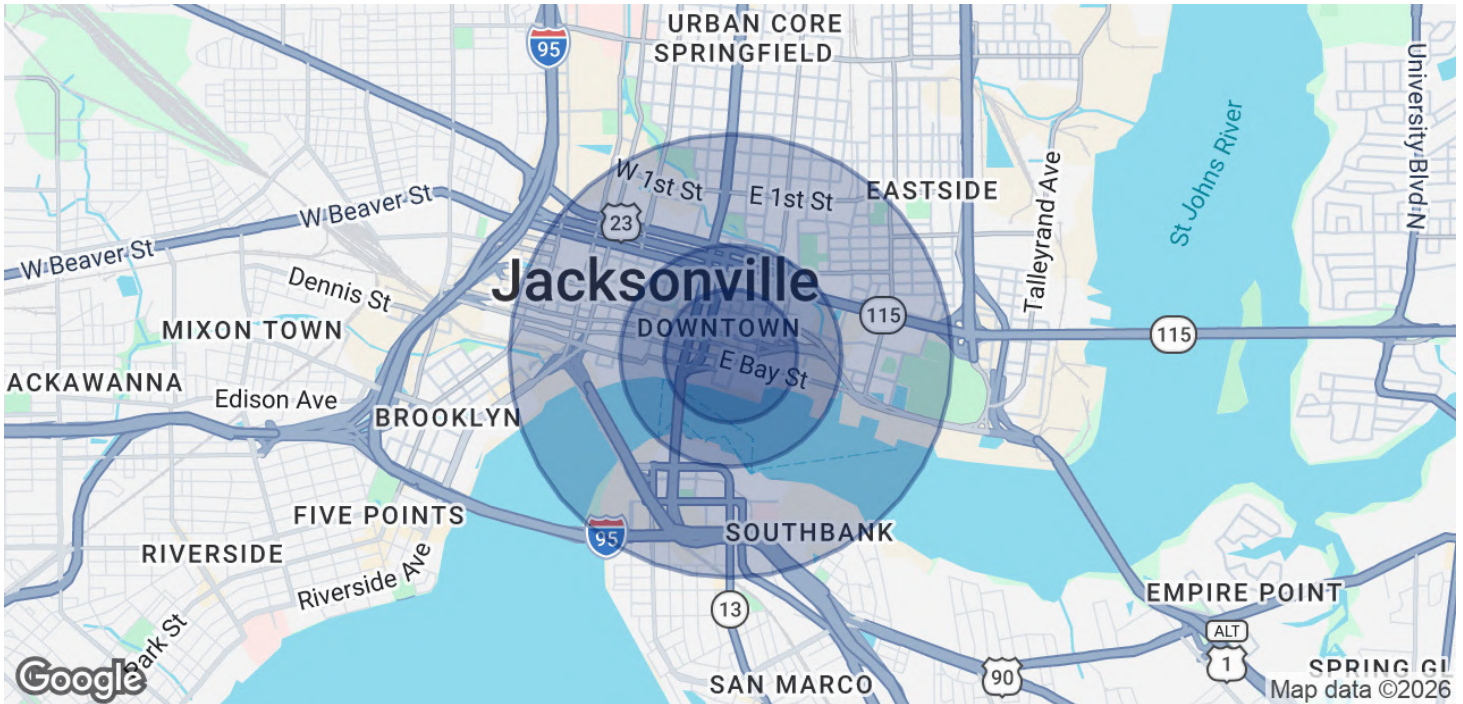


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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,040	5,254	10,589
Average Age	43	43	44
Average Age (Male)	40	40	42
Average Age (Female)	52	51	48

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	785	1,506	4,452
# of Persons per HH	3.9	3.5	2.4
Average HH Income	\$29,668	\$31,916	\$48,737
Average House Value	\$143,280	\$156,090	\$238,207

\* Demographic data derived from 2020 ACS - US Census

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