

# THE GALLERY



177 4TH AVE. N.  
JACKSONVILLE BEACH, FL





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177 4th Ave. N.  
Jacksonville Beach, FL

The Gallery is one of the most distinctive spaces available in the Beaches Submarket.

This full-floor opportunity comprises  $\pm 8,681$  RSF of contemporary, open concept space on the ground floor featuring, high ceilings and abundant natural light. Previously an art gallery, it is now available for a variety of uses including office space for companies seeking a unique environment to entertain clients, inspire staff, and foster collaboration.

Situated in the center of Jacksonville Beach and within walking distance of several of the city's best bars and restaurants, the Gallery presents a unique opportunity to work and play within walking distance of the Atlantic Ocean.





# BUILDING

## FEATURES



Upstairs event space with  
full kitchen and restroom



High end finishes



Outdoor areas



Ocean views  
Two blocks from the beach





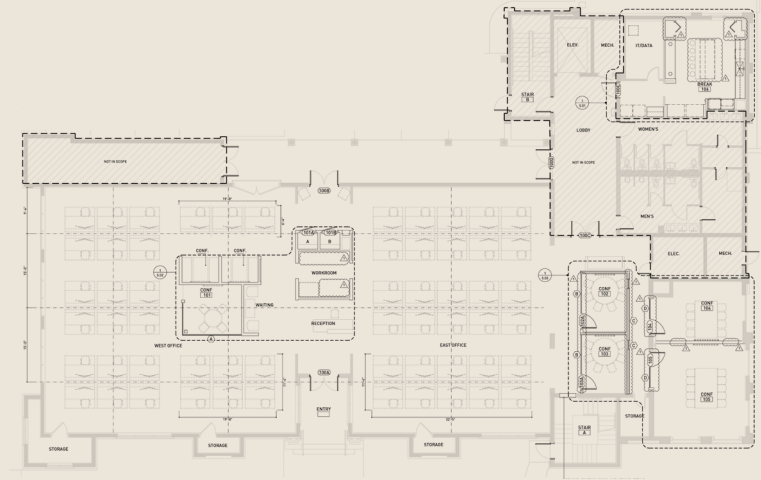
# ROOFTOP AMENITY



Perched atop our prime beachfront office property, this one-of-a-kind space offers a perfect blend of functionality and breathtaking coastal views. Our rooftop oasis features a fully-equipped kitchen, allowing for seamless catering and culinary experiences. Whether hosting client receptions, team-building workshops, or product launches, this versatile space provides an unparalleled setting that combines the professional atmosphere of an office environment with the relaxed allure of a beach retreat.



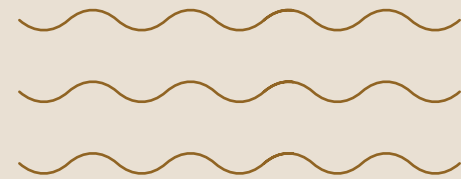




# AVAILABLE SPACE

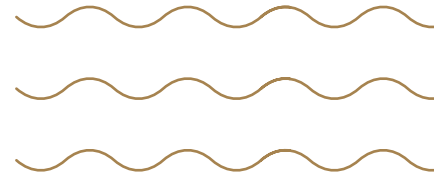
8,681 s.f. of first floor space available for lease

- Recently renovated former gallery space
- Full floor with open work area and private offices
- Abundant natural light
- Ground floor location
- High ceilings
- Secured direct access
- Private restrooms with showers and breakroom
- Cubes in place





# SPACE FEATURES



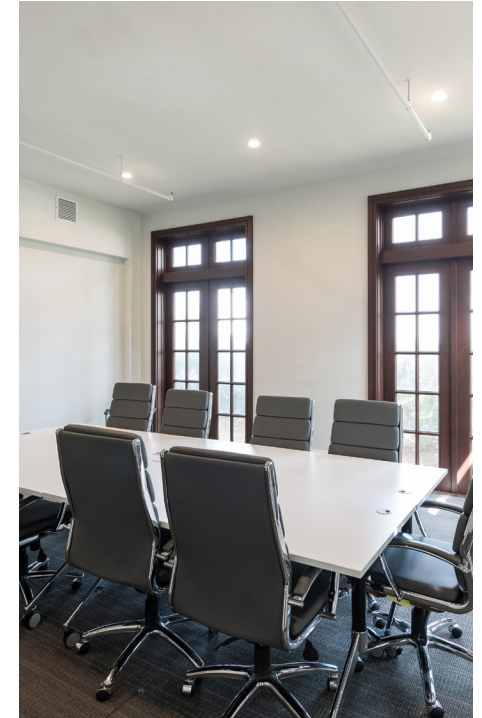
Private restrooms



Breakroom



Booth seating and private  
phone rooms



Conference rooms and  
private offices with  
abundant natural light





# AREA AMENITIES



## Restaurants

1. V Pizza
2. Lynch's Irish Pub
3. Ok-u
4. Starbucks
5. Sandbar Jax Beach
6. Salt
7. Hoptinger Bier Garden
8. Brix Taphouse
9. The GOAT Tapas & Bar
10. JaxSpice
11. Biggie's Pizza Jax Beach
12. Carrabba's Italian Grill
13. Sneaker's Sports Grille
14. Joe's Crab Shack
15. Maple Street Buscuit Company
16. Relish - Big Tasty Burgers
17. Graffiti American Burger Bar
18. Kazu Sushi Burrito
19. Delicomb
20. Landshark Bar & Grille



## Points of interest

1. Jacksonville Beach Pier
2. Seawalk Pavillion
3. Jacksonville Beach City Hall
4. Beaches Museum



## Hotels

1. Springhill Suites Jax Beach
2. Best Western Oceanfront
3. Four Point By Sheraton
4. Element Jacksonville Beach
5. Casa Marina Hotel
6. Margaritaville Beach Hotel





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