

For Lease

1,667 - 3,266 SF | \$20-21 SF/yr  
Office / Retail Space

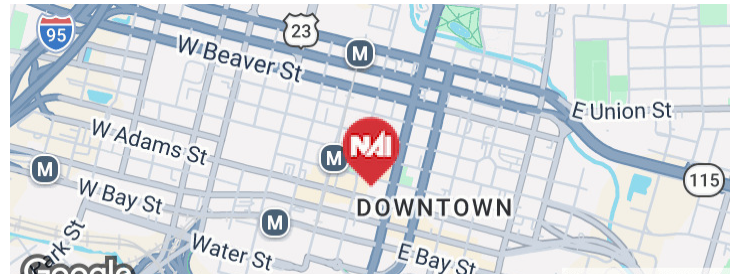


# The Carling

31 W Adams Street  
Jacksonville, Florida 32202

## Property Highlights

- Prime downtown location within walking distance of City Hall, the Federal and County Courthouses, Florida Theatre, VyStar Veterans Memorial Arena (formerly Times Union Center), Hemming Park, and the Museum of Contemporary Art.
- Exceptional regional connectivity with immediate access to I-95, I-10, and I-295, providing convenient commutes from all areas of Jacksonville.
- Situated in the heart of Downtown Jacksonville, adjacent to the historic Laura Street Trio and the Courtyard by Marriott redevelopment, bringing new hospitality and energy to the corridor.
- Directly across from the iconic Barnett Bank Building, home to the Jacksonville Business Journal, Chase Bank, upscale apartment residences, and the University of North Florida's Center for Entrepreneurship and Innovation.
- Office lease includes 1 parking space in the attached parking garage with additional spaces available at the tenant's expense.



Spaces	Lease Rate	Space Size
101	\$20.00 SF/yr	3,266 SF
104	\$20.00 SF/yr	1,667 SF
205	\$21.00 SF/yr	2,331 SF

## For More Information

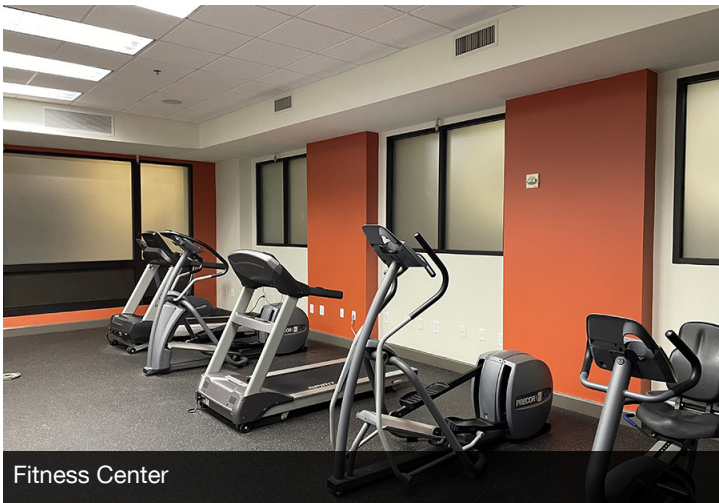
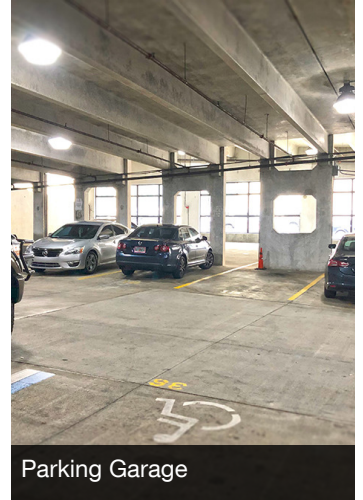


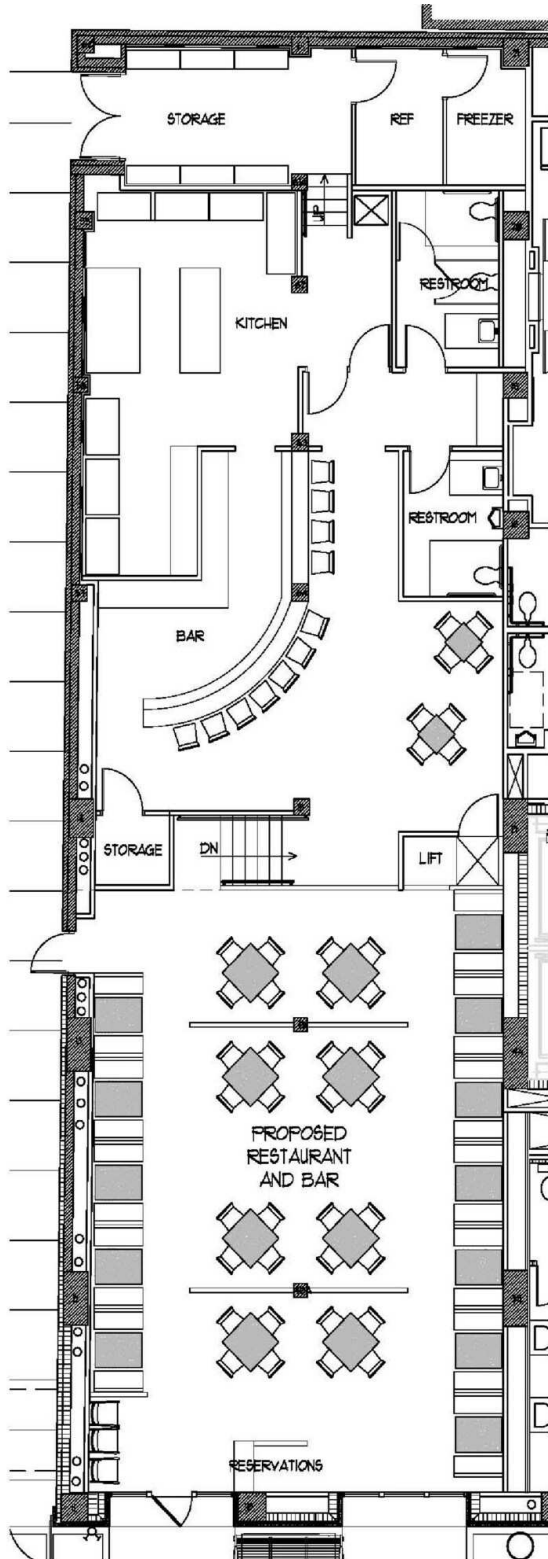
**Tiffany Wein**

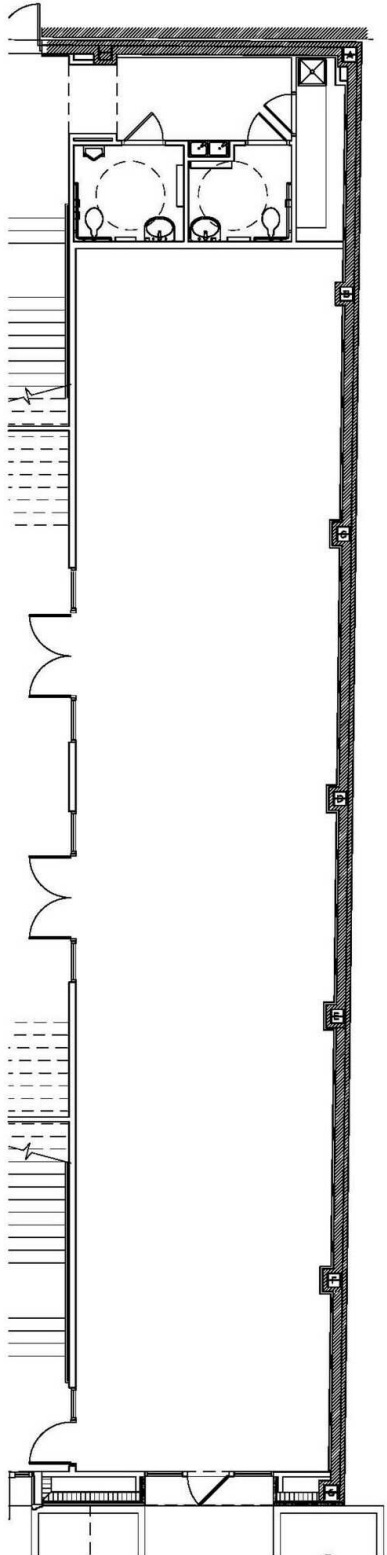
Senior Associate  
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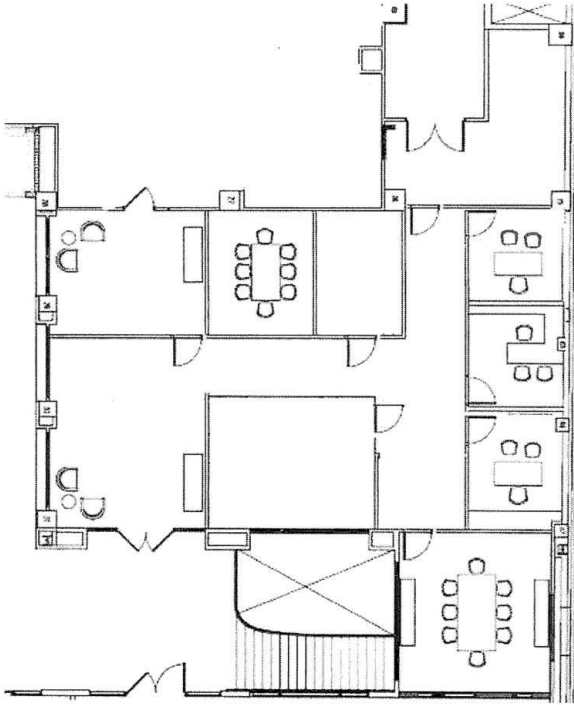
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\*This is a rough drawing of the space. It is not drawn to scale.



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Google

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