



Prime Mixed Use Commercial Buildings Downtown Jacksonville

112 & 120 E FORSYTH ST JACKSONVILLE

**FOR LEASE
\$30/SF NNN**

[Click to
View Aerial
Marketing
Video](#)

PROPERTY FEATURES

- Prime Mixed-Use Commercial Buildings in the Heart of Downtown Jacksonville
- Strategically positioned along E Forsyth St, adjacent to the famous Florida Theater and surrounded by a dynamic blend of restaurants, entertainment venues, office towers, hotels, and new residential development.
- Zoning: Central Core Business District (CCBD) – City of Jacksonville, allowing for a wide range of high-density mixed-use development opportunities
- Located within both an Opportunity Zone and Downtown Jacksonville CRA District, providing significant potential redevelopment and investment incentives
- (2) Buildings featuring ~13,400+ RSF – Block Construction – 10+ Ceiling Heights
- Highly walkable urban location just minutes from EverBank Stadium, Vystar Arena, Vystar Ballpark, restaurants, entertainment venues, and cultural attractions

CHRIS PIXLEY
ENGEL & VÖLKERS NEW SMYRNA BEACH
101 Canal Street | New Smyrna Beach | FL 32168
M 352.267.4244 | O 386.213.6899
Chris.Pixley@evrealestate.com



LOGAN BERKOWITZ
ENGEL & VÖLKERS NEW SMYRNA BEACH
101 Canal Street | New Smyrna Beach | FL 32168
M 407.454.4622 | O 386.213.6899
Logan.Berkowitz@evrealestate.com

ENGEL & VÖLKERS®



Positioned in the heart of Downtown Jacksonville's vibrant urban core, 112 & 120 E. Forsyth Street present a rare leasing opportunity along one of the city's most recognizable and highly trafficked corridors. Located adjacent to the iconic Florida Theatre and surrounded by a dynamic blend of restaurants, entertainment venues, office towers, hotels, and new residential development, the property offers unmatched visibility and exceptional foot traffic in one of Florida's fastest-growing downtown markets.

Originally constructed in the early 1900's, these 13,400+ RSF commercial buildings feature classic historic architecture, exposed brick walls and flexible floor plans ideally suited for restaurant, hospitality, entertainment, creative office, retail, event venue, or nightlife concepts. Delivered in shell condition, the space provides an incoming tenant with a rare blank canvas to create a signature destination in Downtown Jacksonville.

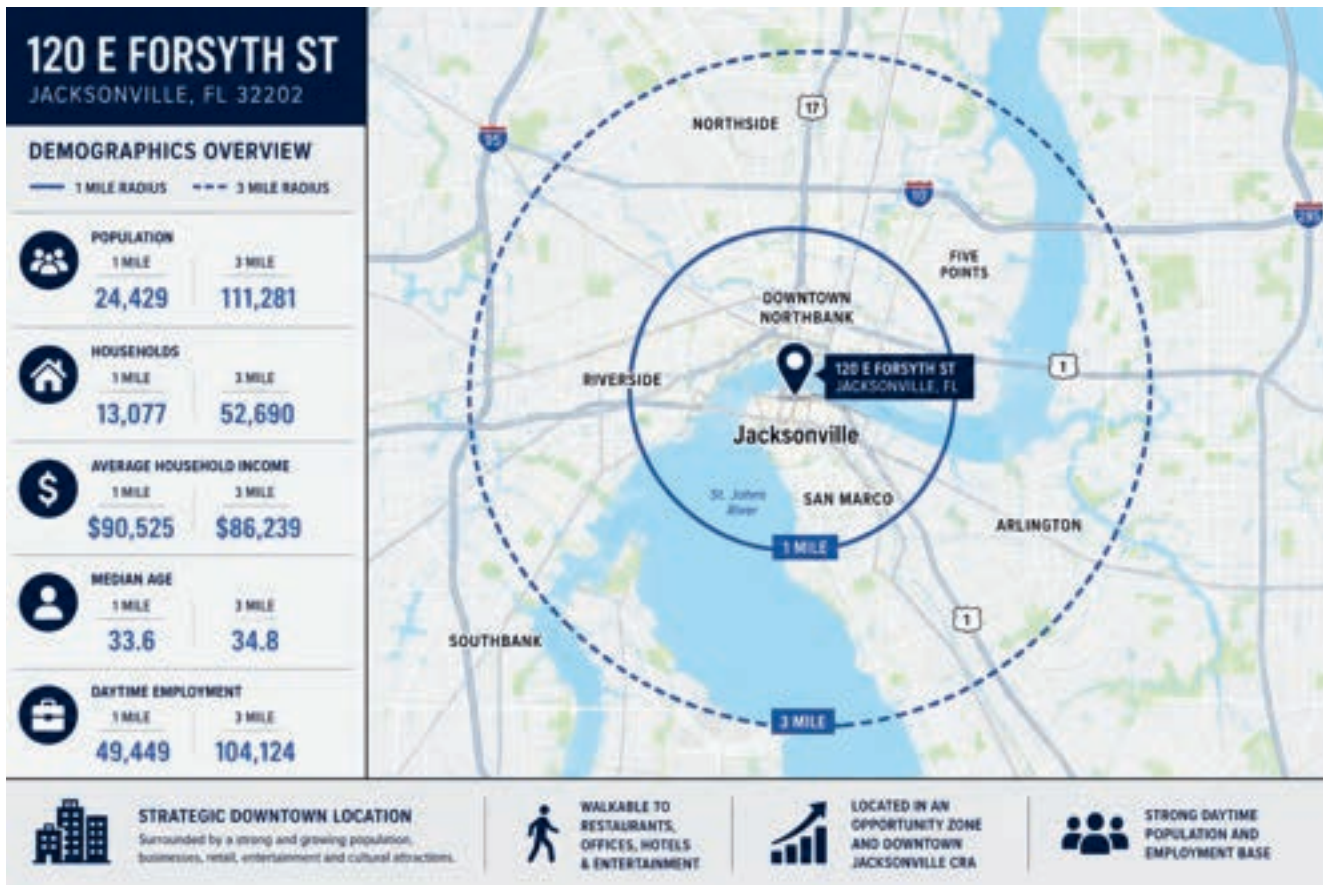
Available at an asking rate of \$30.00 PSF, NNN, the property is zoned Central Core Business District (CCBD) – City of Jacksonville, allowing for a wide range of commercial and mixed-use tenancies. Situated along historic Forsyth Street, the space benefits from exceptional walkability and immediate proximity to Jacksonville's premier entertainment and business destinations, including EverBank Stadium, VyStar Arena, VyStar Ballpark, the Downtown Northbank district, the Jacksonville Riverwalk, major corporate offices, hotels, and public venues. The surrounding area continues to experience substantial public and private investment, positioning the space to capitalize on the continued growth and transformation of Downtown Jacksonville.



CHRIS PIXLEY
ENGEL & VÖLKERS NEW SMYRNA BEACH
101 Canal Street | New Smyrna Beach | FL 32168
M 352.267.4244 | O 386.213.6899
Chris.Pixley@evrealestate.com



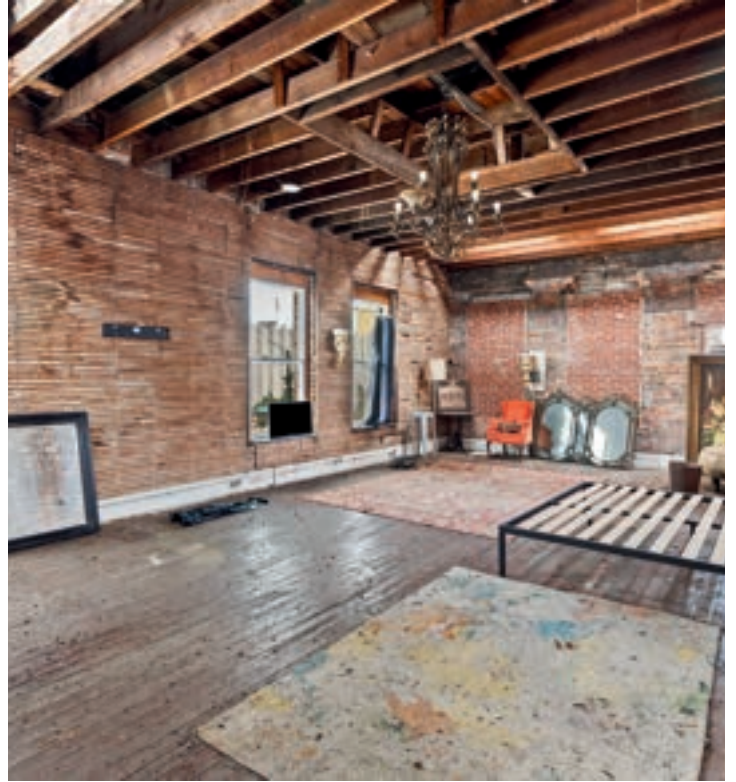
LOGAN BERKOWITZ
ENGEL & VÖLKERS NEW SMYRNA BEACH
101 Canal Street | New Smyrna Beach | FL 32168
M 407.454.4622 | O 386.213.6899
Logan.Berkowitz@evrealestate.com



CHRIS PIXLEY
 ENGEL & VÖLKERS NEW SMYRNA BEACH
 101 Canal Street | New Smyrna Beach | FL 32168
 M 352.267.4244 | O 386.213.6899
 Chris.Pixley@evrealestate.com



LOGAN BERKOWITZ
 ENGEL & VÖLKERS NEW SMYRNA BEACH
 101 Canal Street | New Smyrna Beach | FL 32168
 M 407.454.4622 | O 386.213.6899
 Logan.Berkowitz@evrealestate.com



CHRIS PIXLEY
ENGEL & VÖLKERS NEW SMYRNA BEACH
101 Canal Street | New Smyrna Beach | FL 32168
M 352.267.4244 | O 386.213.6899
Chris.Pixley@evrealestate.com



LOGAN BERKOWITZ
ENGEL & VÖLKERS NEW SMYRNA BEACH
101 Canal Street | New Smyrna Beach | FL 32168
M 407.454.4622 | O 386.213.6899
Logan.Berkowitz@evrealestate.com