
FOR LEASE
815 SOUTH MAIN STREET

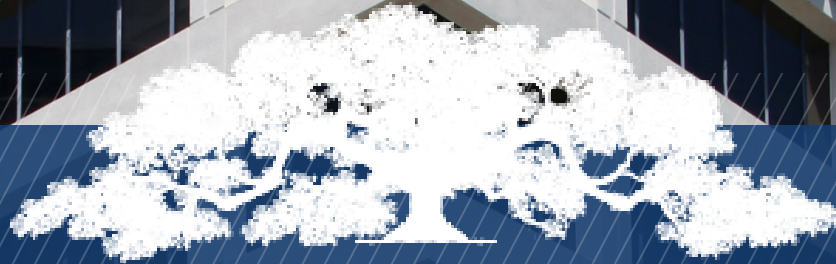
CUSHMAN &
WAKEFIELD



Suddath



Suddath



TREATY OAK PLACE

UNMATCHED AMENITIES, UNBEATABLE RATES!
\$19.50 PSF





Property Highlights

- Amenity room with massage chairs, pool table, corn hole and lots of other games to entice employees to the office
- Located on 2.25 acres in the heart of Southbank, with dramatic views of Downtown and Treaty Oak Park
- Attached three-story parking garage with secured, covered pedestrian entry at ground level, accommodating 433 parking spaces.
- Within walking distance of numerous restaurants, hotels, retail and green spaces
- Full-service deli, outdoor dining area, fitness center and ample meeting spaces and conferencing rooms
- Easy, direct access to I-10 and I-95, the Main Street Bridge and Acosta Bridge
- High visibility for signage and branding

RECENT UPDATES:

- Brand new TPO roof completed 2022
- Modernized elevator & new cars completed 2018
- New backup generator purchased in 2018
- Chiller replacement in 2018
- Windows tinted in 2018



WIFI ENABLED
TENANT LOUNGE



ON-SITE FITNESS
CENTER

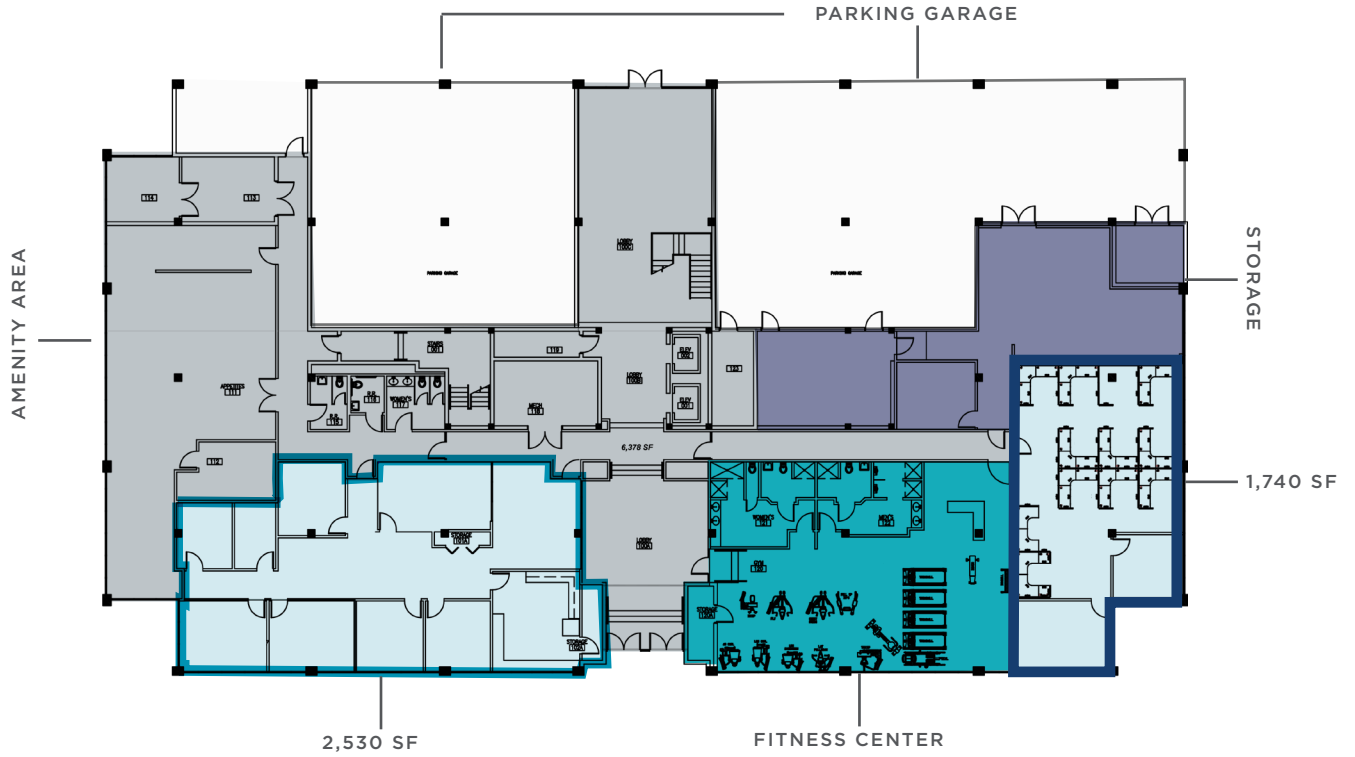


CONFERENCE AND
TRAINING ROOMS



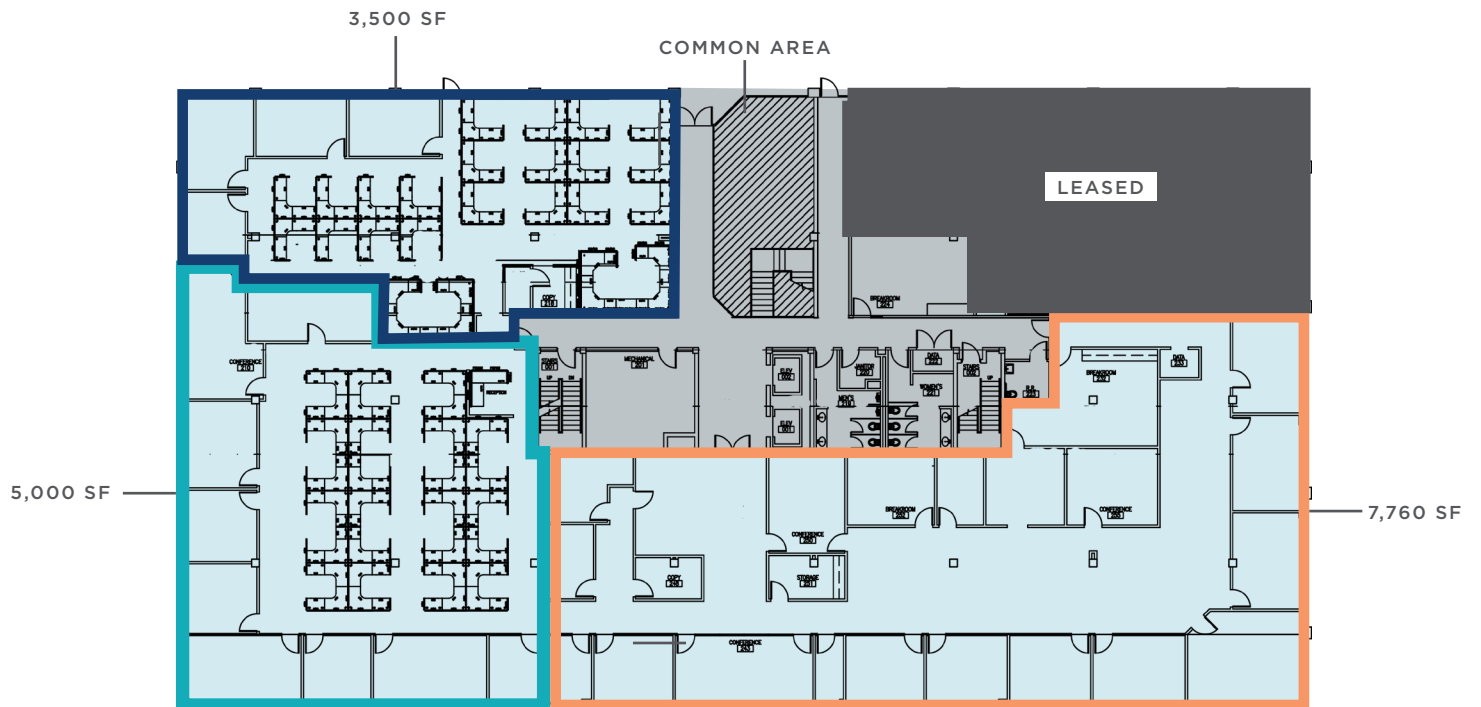
14,262 RSF

1st Floor



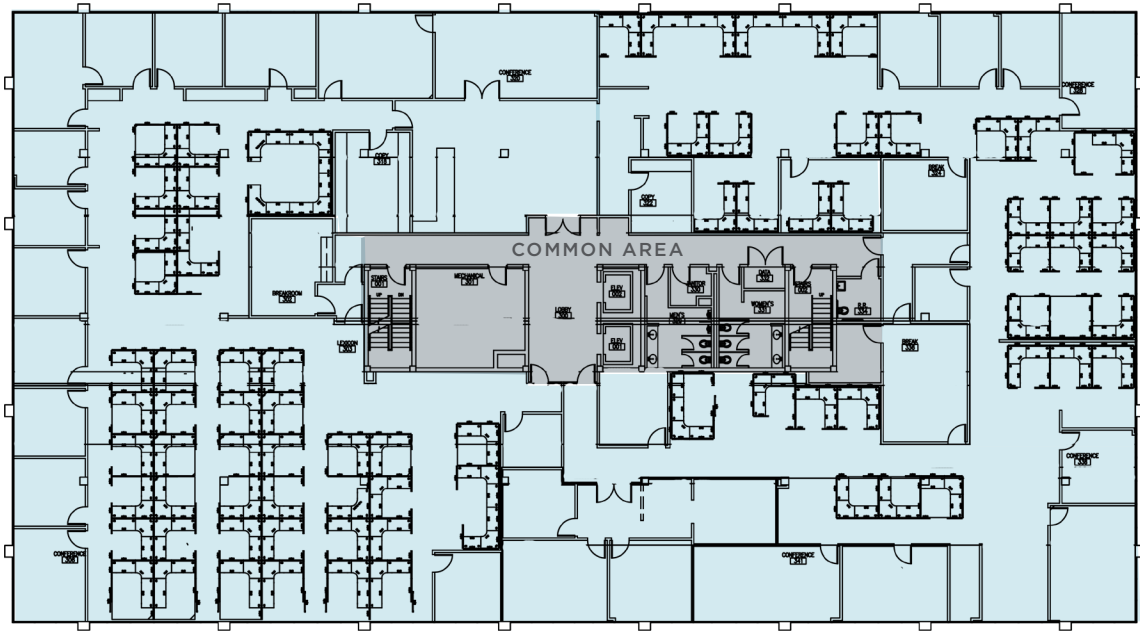
16,260 RSF

2nd Floor



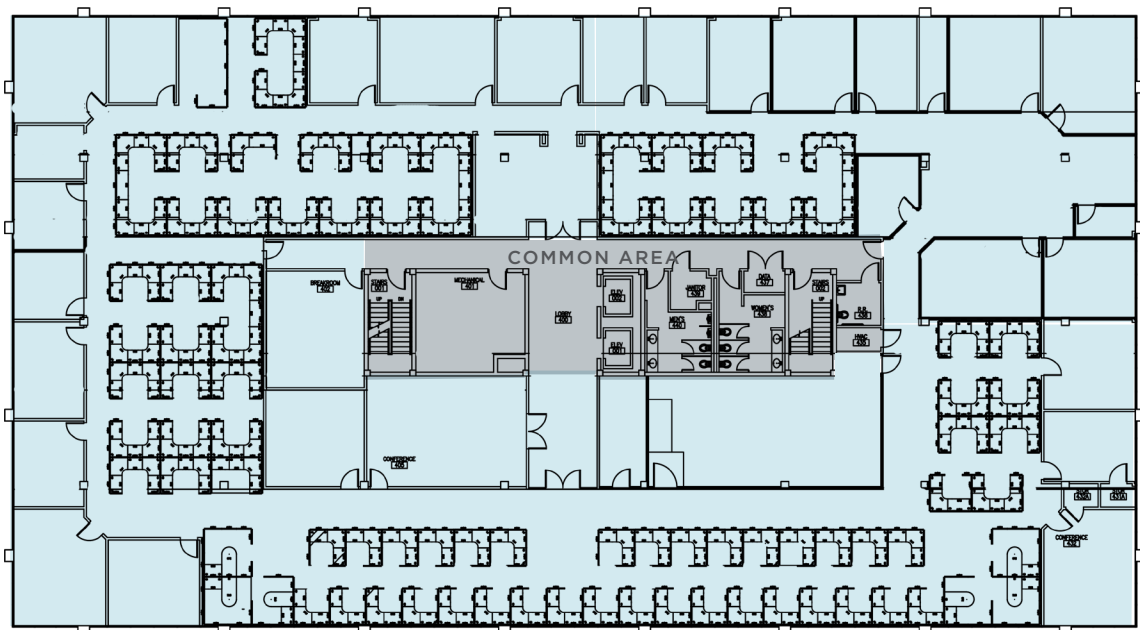
19,968 RSF

3rd Floor



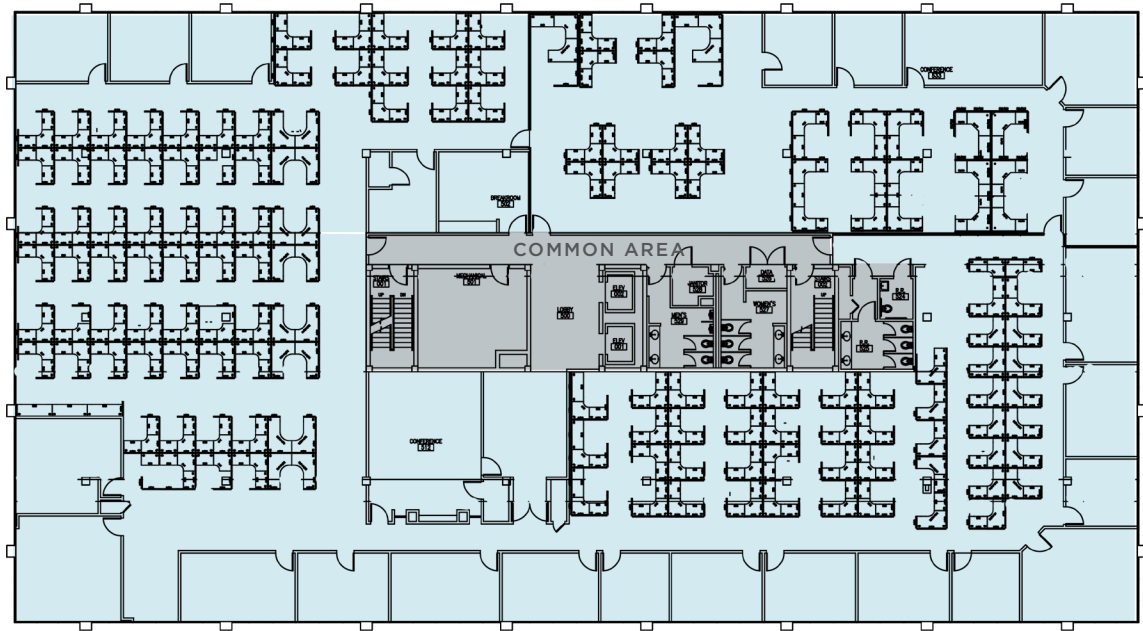
19,968 RSF

4th Floor



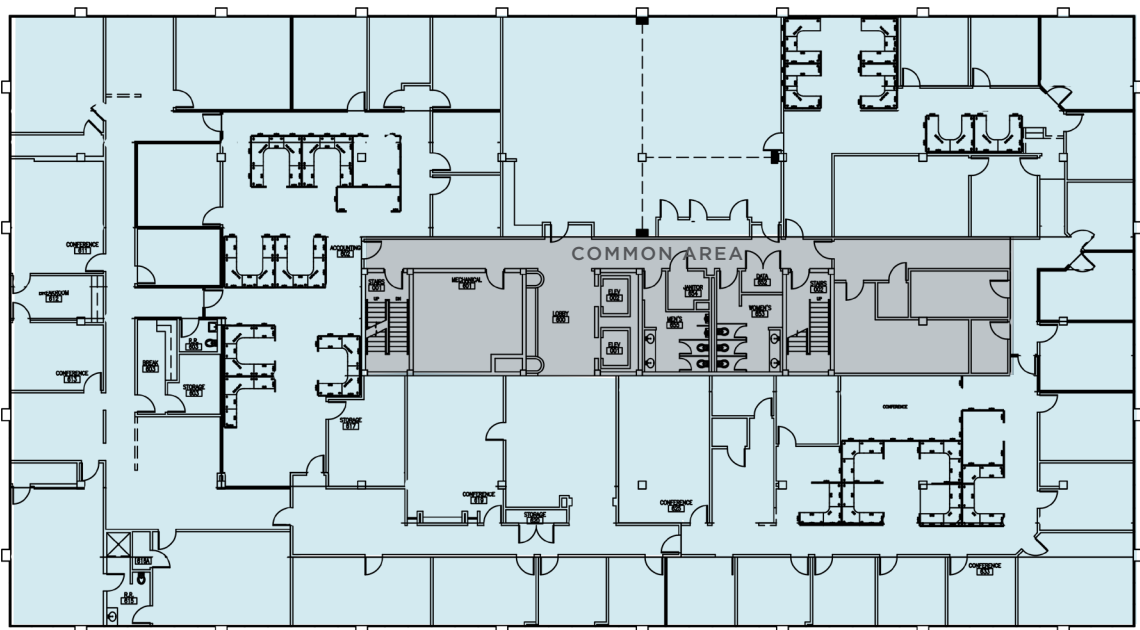
19,968 RSF

5th Floor



19,968 RSF

6th Floor



PROPERTY PHOTOS



JACKSONVILLE

The Best of Florida



AREA Demographics



1,861,118

*TOTAL MSA
POPULATION*



\$271,444

*MEDIAN HOME
PRICE*



\$70,889

*MEDIAN HOUSEHOLD
INCOME*



#1

*TOP CITIES FOR US
JOB SEEKERS*

Money Geek, October 2023

#2

*BEST CITY TO START
A BUSINESS*

WalletHub, April 2023

#3

*HOTTEST JOB
MARKET IN AMERICA*

The Wall Street Journal, April 2023

#9

*MSA WITH HIGHEST
PROJECTED 5-YEAR
POPULATION
GROWTH IN US*

Site Selection Group, June 2023



Location

Treaty Oak Place is situated in the heart of the Southbank, walking distance to many amenities. Historic San Marco is just minutes away with incredible dining, upscale clothing boutiques, vibrant nightlife, and charming historic homes. The area has a multitude of parks including Treaty Oak Park, home of one of Jacksonville's oldest live oaks, and Friendship Fountain Park. Other amenities on the Southbank include the Museum of Science and History (MOSH) and the Southbank Riverwalk.



CONTACT INFORMATION

TRACI JENKS

Senior Director

+1 904 380 8333

traci.jenks@cushwake.com

CUSHMAN & WAKEFIELD OF FLORIDA, LLC

121 West Forsyth Street, Suite 900

Jacksonville, FL 32202

www.cushmanwakefield.com



©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.