

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 and Wi-Fi Included for Individual Offices in Unit 1101!
- Available Immediately!

OFFERING SUMMARY

Lease Rate:	\$550.00 - \$3,185.42 per month (Full Service)
Available SF:	163 - 1,510 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
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Maysoon Adamo
(904) 343-2338

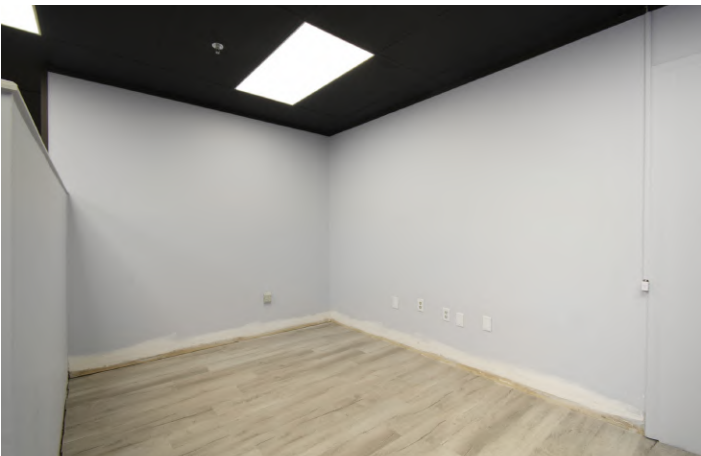
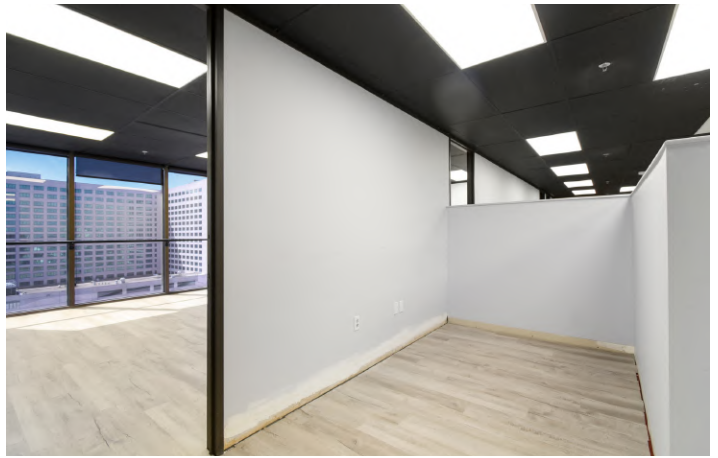


**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

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UNIT #1100

233 East Bay Street, Jacksonville, FL 32202



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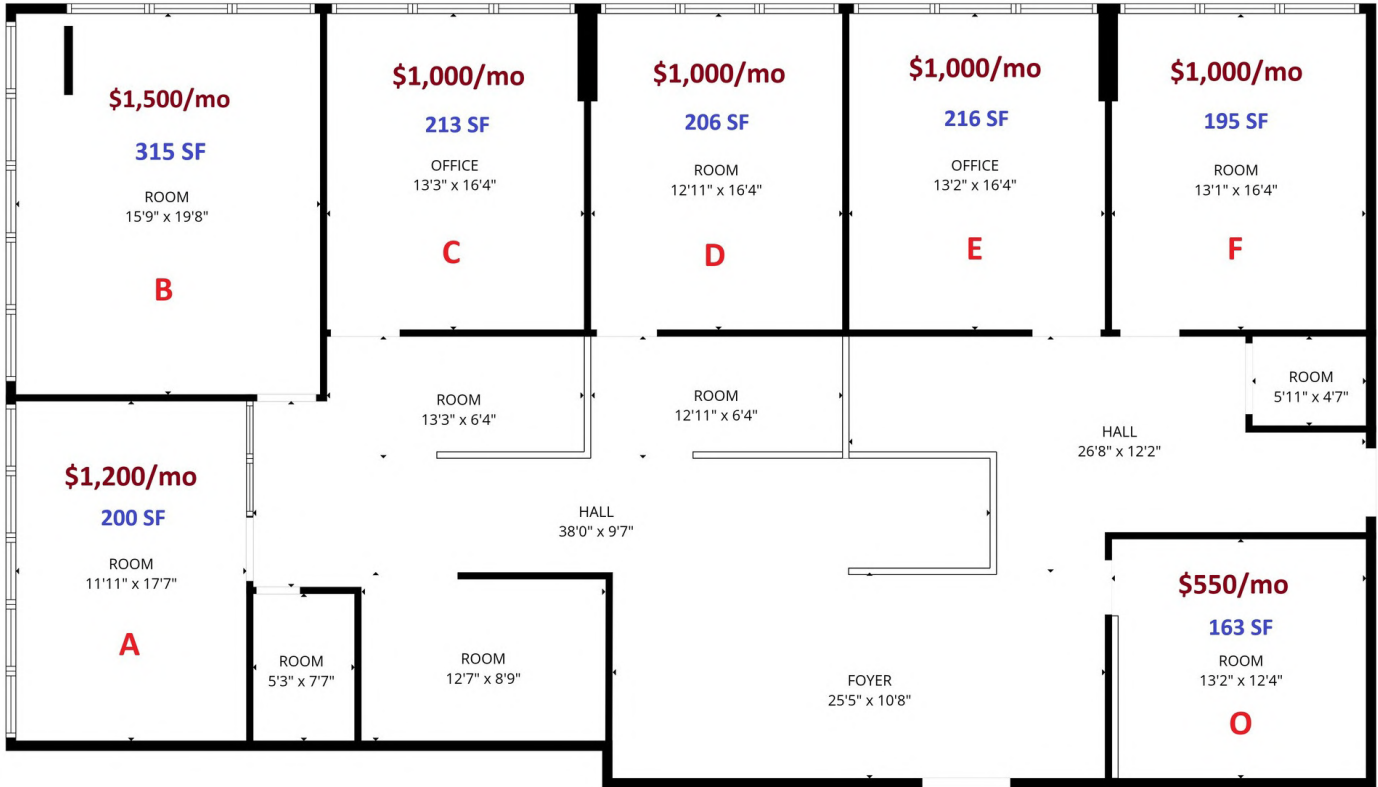


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UNIT #1100

233 East Bay Street, Jacksonville, FL 32202



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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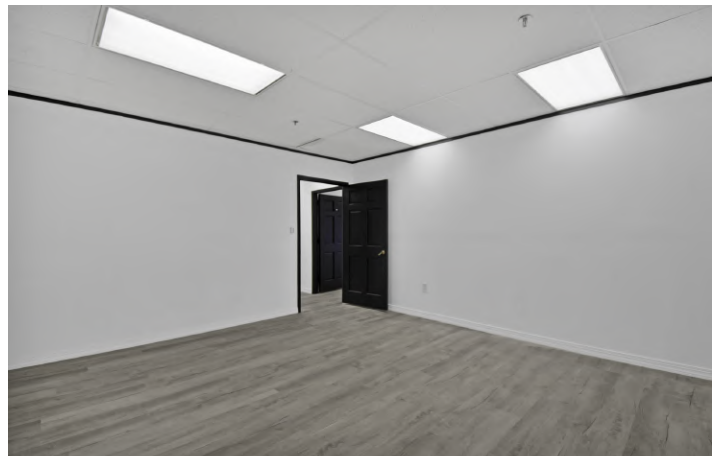


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UNIT #606

233 East Bay Street, Jacksonville, FL 32202



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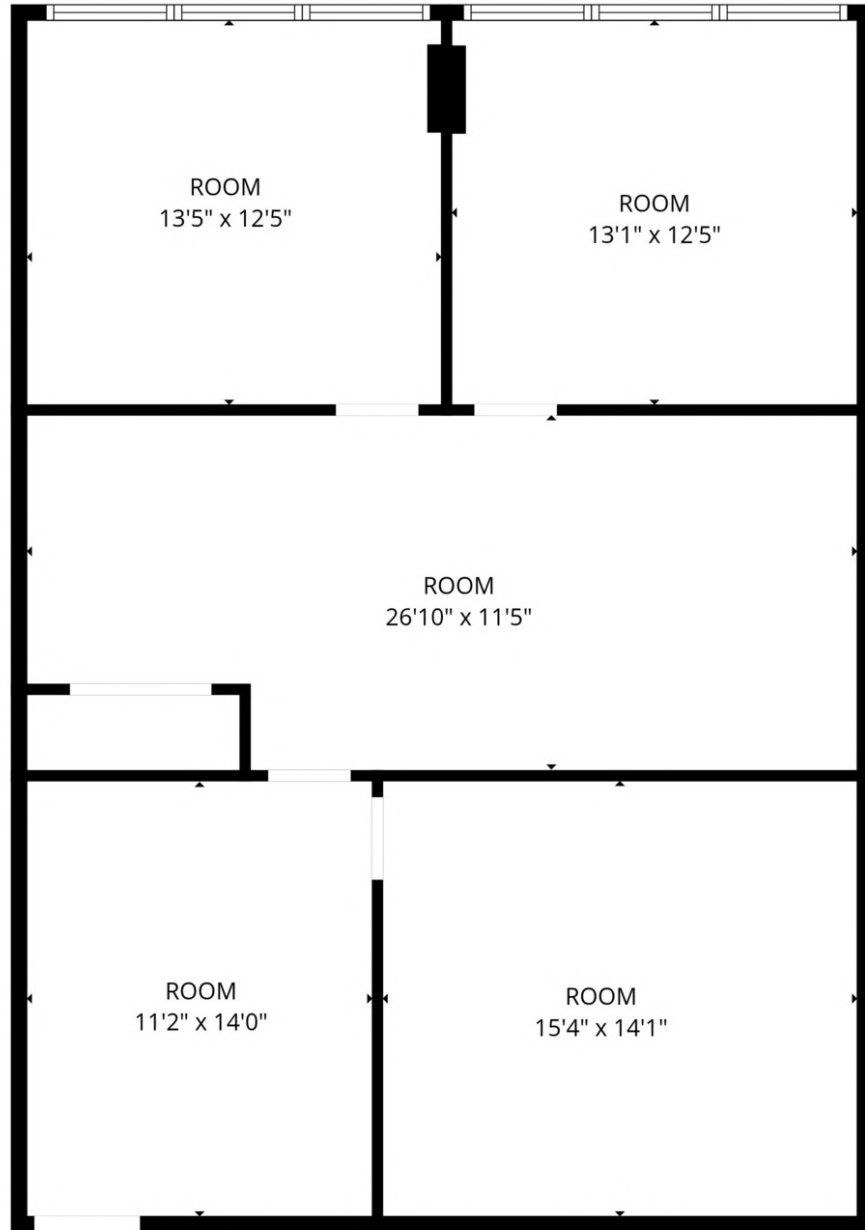


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UNIT #606

233 East Bay Street, Jacksonville, FL 32202



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UNIT #615

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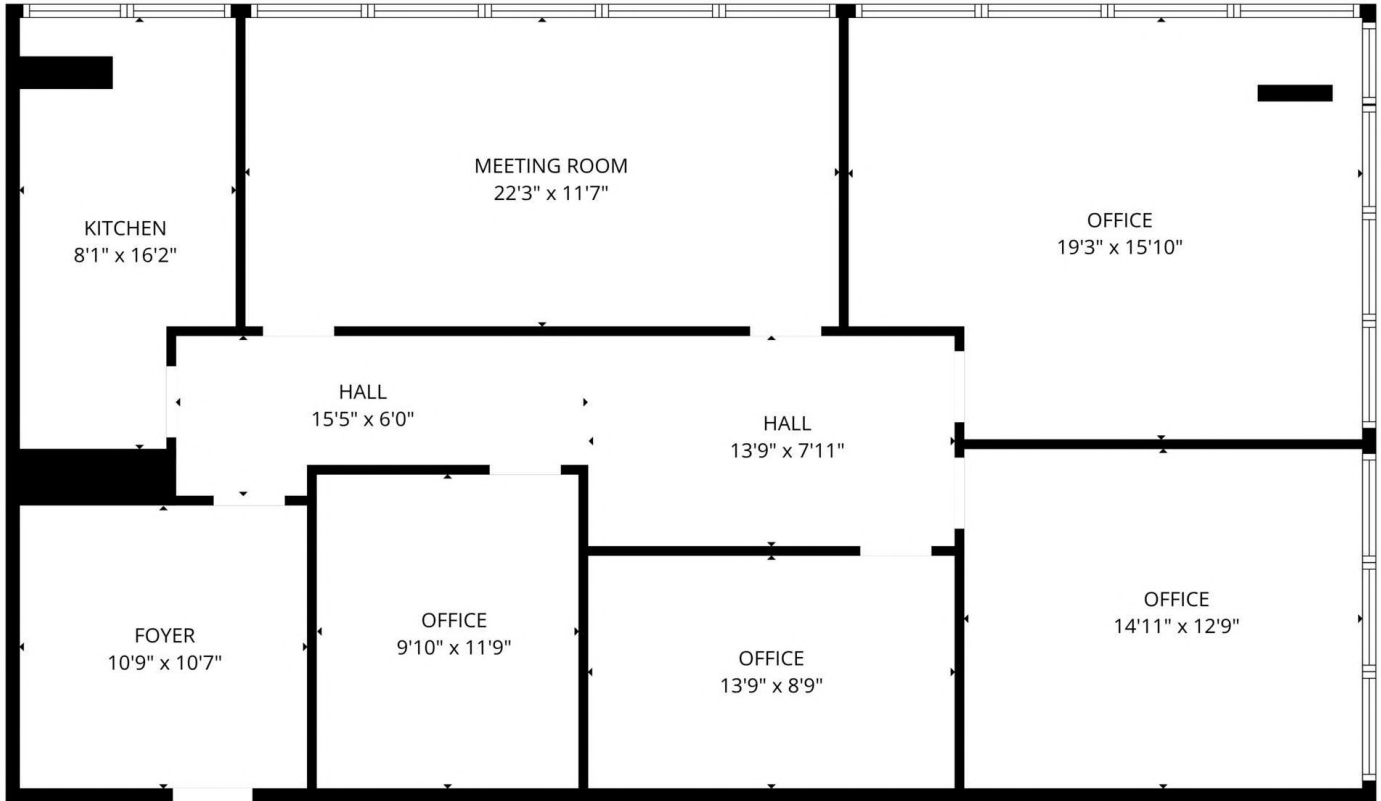


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UNIT #615

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UNIT #1016

233 East Bay Street, Jacksonville, FL 32202



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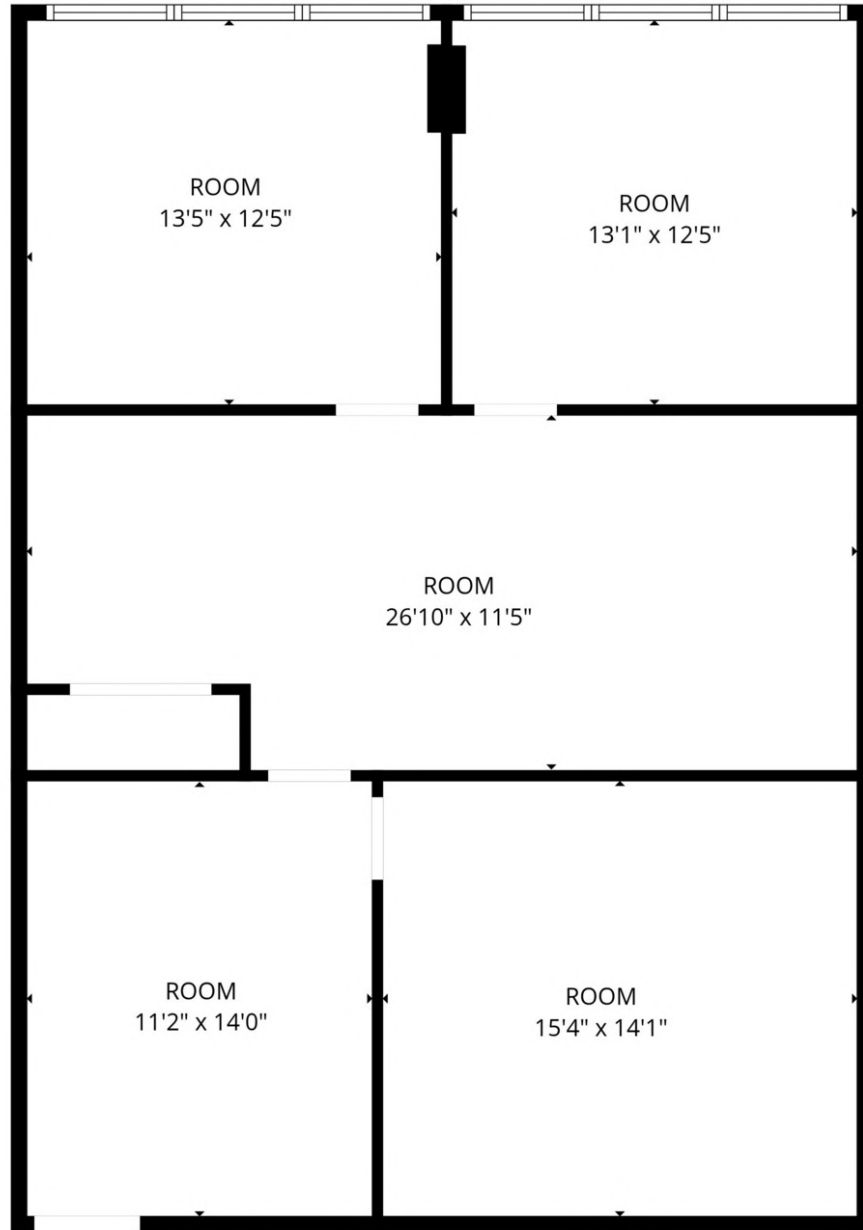


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UNIT #1016

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Jacksonville, FL 32202

LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	163 - 1,510 SF	Lease Rate:	\$550.00 - \$3,145.83 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
A	Available	200 SF	Full Service	\$1,200 per month	Parking and Wi-Fi Included!
B	Available	315 SF	Full Service	\$1,500 per month	Parking and Wi-Fi Included!
C	Available	213 SF	Full Service	\$1,000 per month	Parking and Wi-Fi Included!
D	Available	206 SF	Full Service	\$1,000 per month	Parking and Wi-Fi Included!
E	Available	216 SF	Full Service	\$1,000 per month	Parking and Wi-Fi Included!
F	Available	195 SF	Full Service	\$1,000 per month	Parking and Wi-Fi Included!
O	Available	163 SF	Full Service	\$550 per month	Parking and Wi-Fi Included!
606	Available	1,065 SF	Full Service	\$25.00 SF/yr	-
615	Available	1,510 SF	Full Service	\$25.00 SF/yr	-
1016	Available	818 SF	Full Service	\$25.00 SF/yr	Includes Parking Space #85 and #86! APN#: 073369-1040

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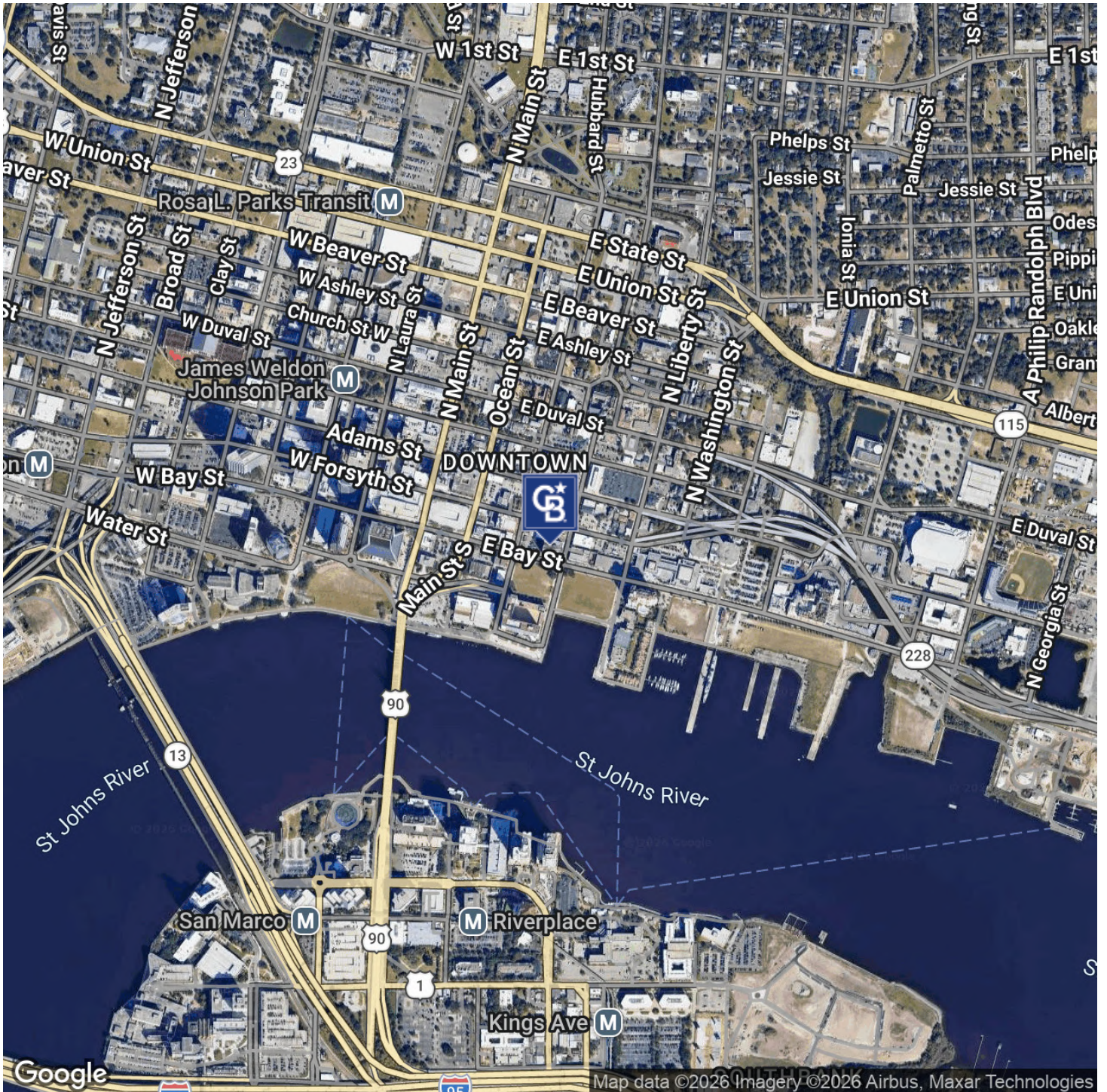


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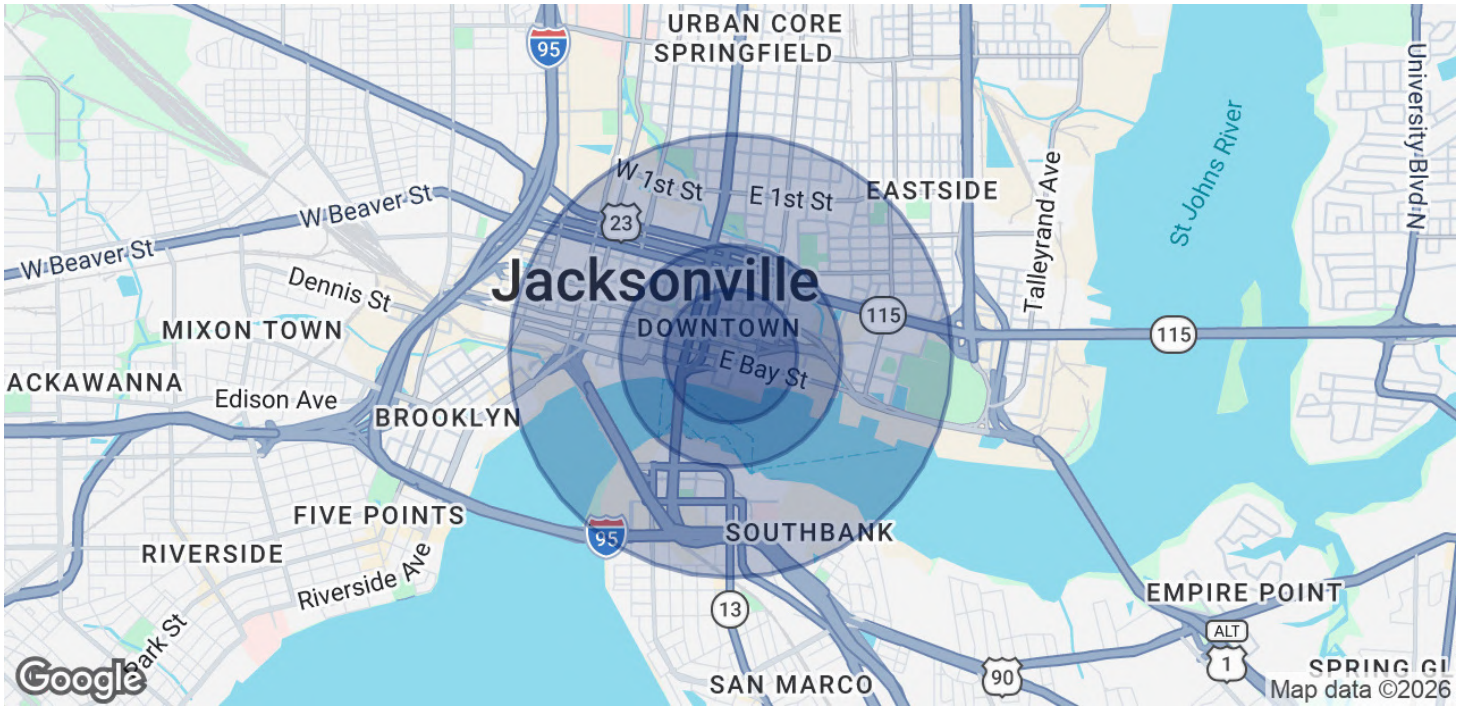


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,040	5,254	10,589
Average Age	43	43	44
Average Age (Male)	40	40	42
Average Age (Female)	52	51	48
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	785	1,506	4,452
# of Persons per 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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