

# ±9,000 SF Office Located Desirable Historic District

**REDUCED PRICE \$1,600,000**  
Seller financing with favorable terms available



## Building Highlights

- + Class A building
- + Walking distance to Klutho Park and Main Street Retail District
- + High ceilings
- + Built-in shelving in offices
- + Rear parking and on-street parking
- + Fully renovated/reconstructed in 2005

## Contact Us

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±9,000 SF Office Located in Desirable Historic District  
1354 N Laura St | Jacksonville, FL 32206

## Lobby Area



## 2nd Floor office, large conference/board room, small conference room



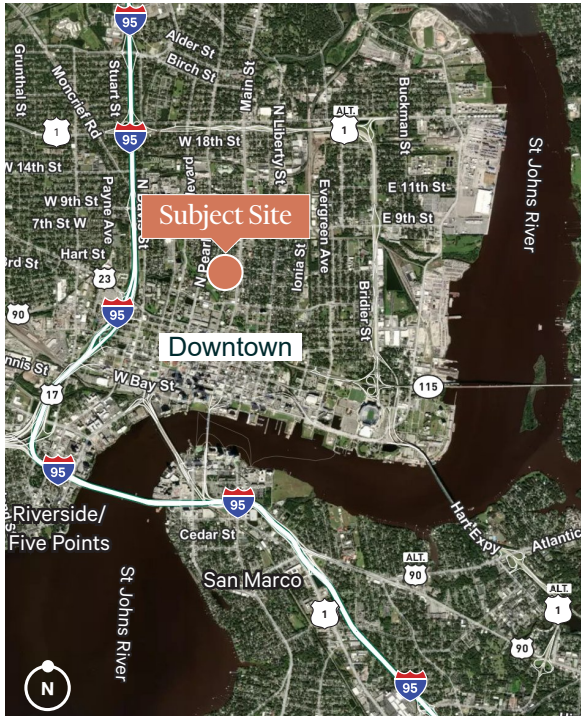


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 1354 N Laura St | Jacksonville, FL 32206

For Sale

## In the heart of Historic Springfield

Within walking distance to Klutho Park and Main Street Retail District and conveniently located in the urban core close to restaurants, Interstates, San Marco, Five Points, Riverside and Arlington.



Klutho Park

Klutho Park

Distance to	Distance	Drive time
Downtown Jacksonville	1.1 mi	4 min
San Marco	3.7 mi	10 min
Jacksonville int'l Airport	14.2 mi	22 min
St Johns Town Center	12.3 mi	19 min
University of North Florida	12.7 mi	20 min

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