

# For lease

200 W. Forsyth St.  
Jacksonville, FL 32202



## HQ Opportunity

Building top signage, naming rights and full-floor opportunities available



## 200 W. Forsyth St.

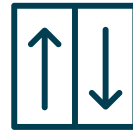
200 W. Forsyth St. is a recently-renovated 18-story building located on the Northbank of Downtown Jacksonville, with striking views of Downtown and the St. Johns River. The tower is conveniently situated for easy access to public transportation, I-10, I-95, and area amenities. It features ample parking – on-site surface parking along with an underground walkway to an adjacent parking garage. The property offers on-site property management and security services along with a variety of suite sizes to include smaller spaces as well as full-floor opportunities. 200 W. Forsyth St. is an excellent choice for businesses large and small seeking a centrally located, highly visible downtown location with a strong, well-capitalized, and professional Landlord.



269,176 s.f.  
building



Newly renovated  
lobby, common  
areas, and restrooms



Destination  
dispatch elevators



First floor retail  
space available



Great parking ratio  
with covered options  
and underground  
tunnel access



Walking distance to  
area amenities, City  
Hall and County and  
Federal Courthouses



Top of building  
signage and naming  
rights available



On-site property  
management and  
security services





# Building photos

## Building exteriors



## Cafe seating



## Building common areas



## Tunnel to parking garage



## City & river views









## About Jacksonville

Jacksonville, FL is a vibrant city full of energy and opportunity. Nestled along the stunning Atlantic coastline, Jacksonville boasts beautiful beaches, a thriving economy, and a rich cultural scene.

With its sunny climate and abundance of outdoor activities, Jacksonville is a paradise for nature lovers. Explore miles of pristine beaches, take a boat ride along the St. Johns River, or hike through the lush parks and nature preserves.

The city is home to a diverse range of industries, including finance, healthcare, logistics, and technology, making it a hub for business and innovation. Its strategic location as a transportation gateway makes it an ideal choice for companies looking to establish a presence in the Southeast.

Culture and entertainment are never in short supply in Jacksonville. Experience the vibrant arts scene by visiting the Cummer Museum of Art and Gardens or catching a show at the Florida Theatre. Sports enthusiasts can cheer on the Jaguars, Jacksonville's beloved NFL team, or enjoy a round of golf at one of the many championship courses in the area.

With a variety of neighborhoods offering different lifestyles, from downtown loft living to suburban family-friendly communities, Jacksonville has something to suit every taste and budget.

Whether you're seeking a great place to live, work, or invest, Jacksonville stands out as a dynamic city where opportunities abound and quality of life is paramount. Discover the endless possibilities that await you in this thriving coastal gem.





## Jacksonville accolades

# Top 10

“Best Place to Live” in Florida  
- U.S. News & World Report, 2024



# #1

hottest job  
market in Florida  
- Wall Street Journal, 2023

# #2

hottest job  
market in the US  
- Wall Street Journal, 2023

# 4th

“Best Place to  
Live” in Florida  
Bank Rate, 2023

# #4

“Best Large City in the  
U.S.” to start a buisness  
- WalletHub, 2024

# 10th

Best city for Veterans  
-WalletHub 2023

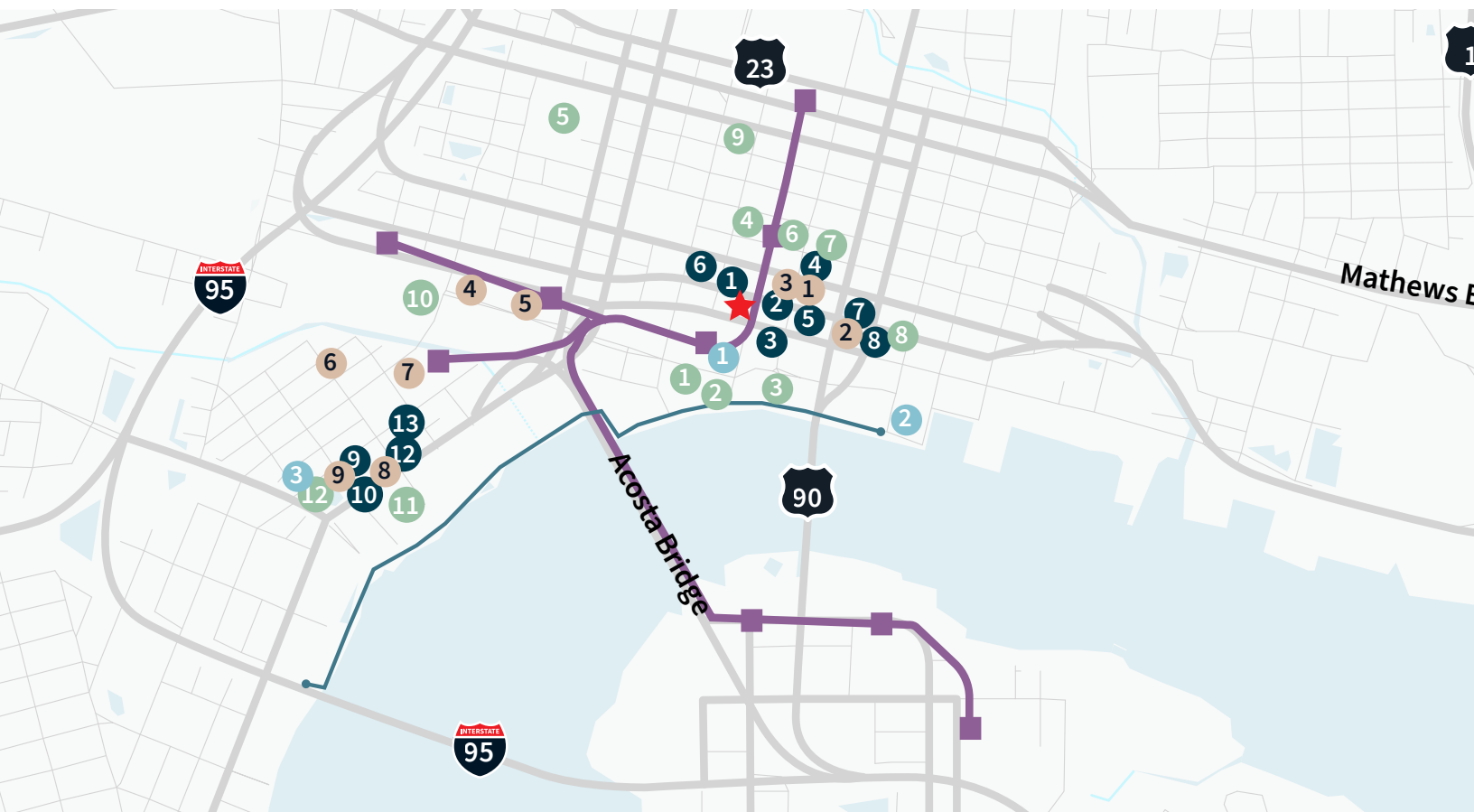
# 3rd

MSA for most net  
migration in Florida  
- Forbes, 2024





## Area amenities



### Restaurants & Grocery

- 1 Something Better Cafe
- 2 bellweather
- 3 Estrella Cocina
- 4 Insomnia Cookies
- 5 Urban Grind Coffee Shop
- 6 Indulgence Southern Bistro
- 7 Super Food and Brew
- 8 Cowford Chophouse
- 9 The Fresh Market
- 10 First Watch
- 11 BurgerFi
- 12 Vale Food
- 13 Burrito Gallery
- 14 Panera Bread

### Multifamily housing

- 1 The Carling Apartments
- 2 11 East Forsyth Apartments
- 3 The Residences at Barnett
- 4 Lofts at LaVilla
- 5 Lofts at Jefferson Station
- 6 Lofts at Brooklyn
- 7 The Brooklyn Riverside
- 8 Vista Brooklyn
- 9 220 Riverside

### Hotels

- 1 Marriott Downtown Jacksonville
- 2 Hyatt Regency Jacksonville
- 3 Residence Inn

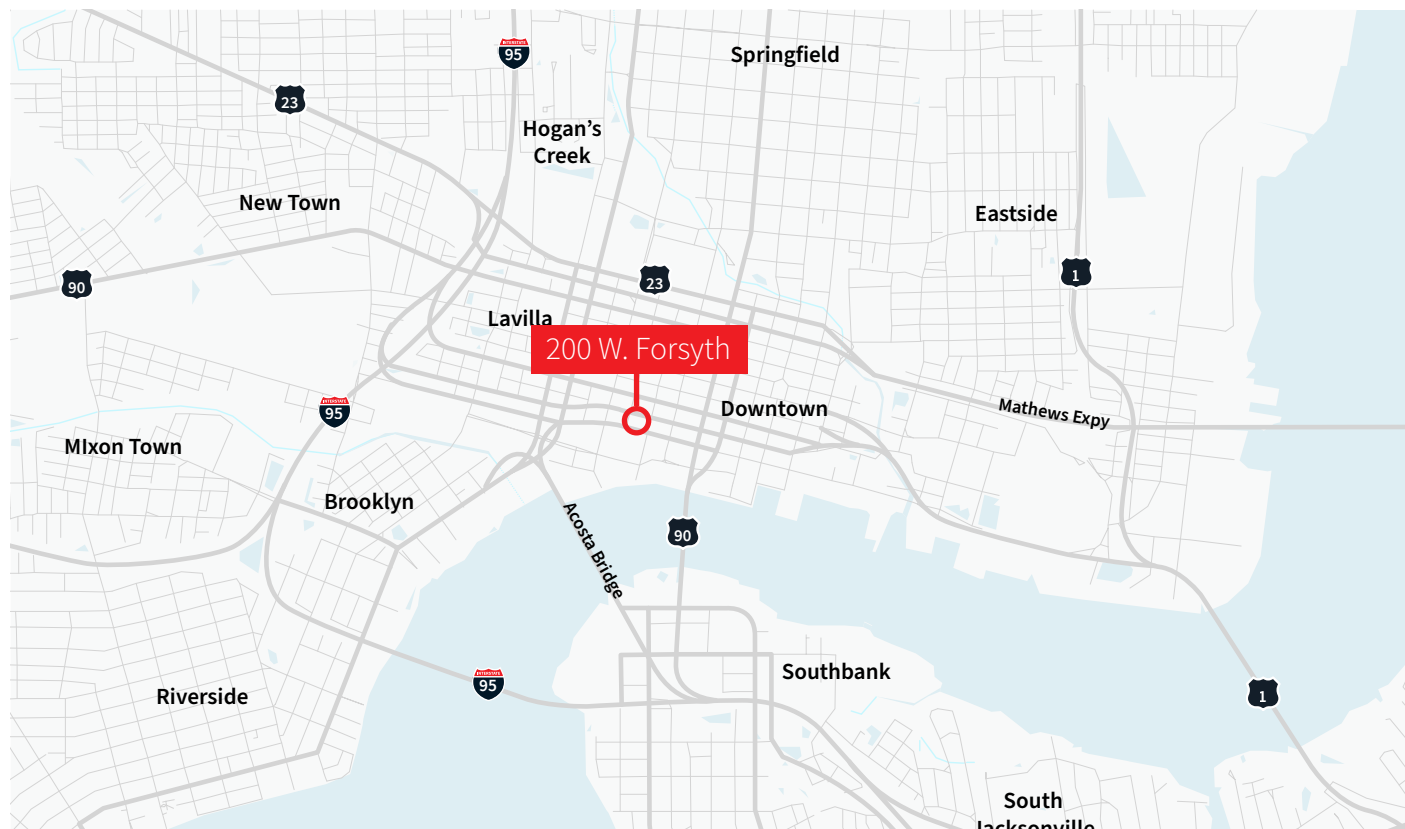
### Points of interest

- 1 Jacksonville Center for the Performing Arts
- 2 Music Heritage Garden
- 3 Riverfront Plaza
- 4 City of Jacksonville
- 5 Duval County Courthouse
- 6 James Weldon Johnson Park
- 7 Jacksonville Main Public Library
- 8 Florida Theatre
- 9 Planned Pearl Street District
- 10 Prime Osborn Convention Center
- 11 Winston Family YMCA
- 12 Unity Plaza

- Skyway
- Northbank Riverwalk



## Strategic location



0.8 mile

**EverBank Stadium**  
1.7 miles



4 miles



14 miles



6.6 miles

**Jacksonville Beach**  
17 miles

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