

A photograph of the Greenleaf Tower, a tall, ornate, light-colored building with many windows, situated on a city street corner. The building is the central focus, with a street sign and a traffic light visible in the foreground. To the right, there is a building with a sign that says 'ELKS' and a 'W' logo. The image has a dark, semi-transparent overlay.

# GREENLEAF TOWER



# GREENLEAF TOWER

## Office for Lease

### 11th Floor | 200 N Laura Street

Originally built in 1927, Greenleaf Tower is undergoing a \$16 million interior renovation to restore its place as one of Downtown Jacksonville's most iconic buildings. The 63,000± SF tower will soon feature Oak Steakhouse, a boutique Pilates studio, and JWB Real Estate Capital headquarters, bringing fresh energy and activity to the Central Business District.

### Lease Details



**\$22.00 PSF  
FULL-  
SERVICE**



**4,520 RSF  
TURN-KEY  
OFFICE SUITE**



**CLICK TO  
VIEW THE  
FLOOR PLAN**



**OUTDOOR  
BALCONY &  
EVENT SPACE**



**11TH FULL  
FLOOR  
TENANT**



**PRIVATE  
BATHROOMS  
ON THE  
FLOOR**



**KITCHEN  
& BREAK  
AREA**



**FULL GYM,  
KITCHEN &  
AMENITIES  
ACCESS**

# Building Amenities

GREENLEAF  
TOWER



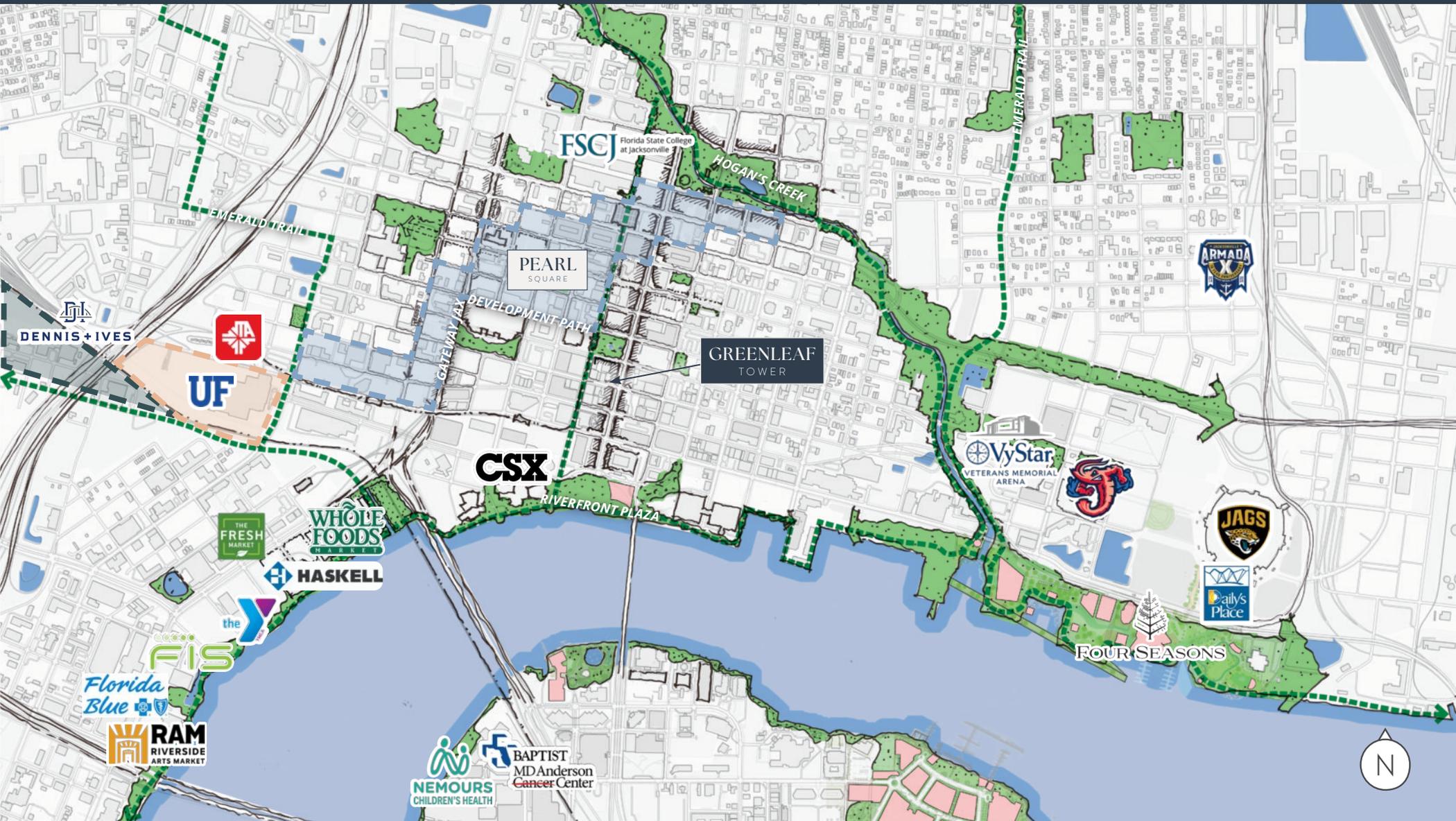
# Trail of Growth

## Emerald Trail

30-miles of trails, greenways and parks encircling the urban core and connecting 14 historic neighborhoods to downtown. The trail links to 16 schools, 3 colleges, 21 parks and a plethora of destinations, restaurants, retailers and businesses.

## Hogan's Creek

2.6 miles of freshwater creek connecting Jacksonville's Riverwalk and the Sports & Entertainment District to Springfield and its historic parks including Klutho Park and Springfield Park.



# Surrounding Area Retail

### SPRINGFIELD RETAIL



### DOWNTOWN RETAIL



### BROOKLYN RETAIL



### FIVE POINTS RETAIL



### SOUTHBANK RETAIL



### SAN MARCO RETAIL



### RIVERSIDE RETAIL



### SAN MARCO SQUARE RETAIL



Prime Osborn Convention Center

Armada Stadium

Vystar Veterans Memorial Arena

Jax Fairgrounds

121 Financial Ballpark

TIAA Bank Field

M.O.S.H.

HYATT

FOUR SEASONS

Cummer Museum



# Downtown Workforce

FORTUNE 500S IN DOWNTOWN

MAJOR DOWNTOWN EMPLOYERS

65,119

Daytime  
Employees

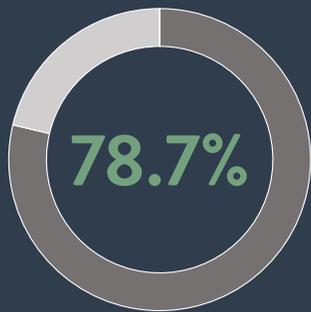
2,400

Businesses in  
Downtown



Source: ESRI Business Analyst

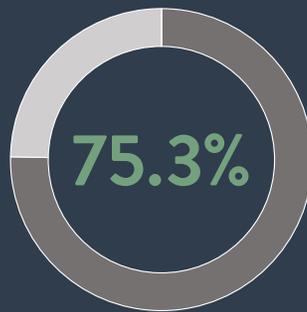
## Downtown Employee Profile



Like or love  
working downtown



Have an annual household  
income of \$100,000+



Have a four-year  
degree or higher



Have a commute time of  
20 minutes or less

## Top Business Sectors by Employment

- Public Administration
- Professional, Scientific & Tech Services
- Health Care & Social Assistance
- Finance & Insurance
- Information
- Education Services
- Legal Services
- Central Bank/Credit Intermediation
- Transportation & Warehousing
- Accommodation & Food Services

# Downtown Jacksonville



**1M+** spectators in attendance annually  
**\$118,000** annual household income of season ticket holder



**58** home games annually  
**5,000** in average game attendance - 350,000 people annually



**37** home games in the 2022-2023 season  
**7,749** in average game attendance, the highest in ECHL (2023)



**28** concerts held in 2022  
**700,000** in annual attendance



**150+** events held annually  
**\$16M** in economic impact during 2021-2022



**351K AVERAGE WEEKLY VISITS**



EVENT	# ANNUAL EVENTS
Sports Games	167
Festivals	55
Concerts	624
Expositions	43
Performing Arts	241
Community	136
Conferences	95
<b>TOTAL</b>	<b>1,361</b>



Source: Downtown Investment Authority

## POPULATION

- 96% residential occupancy rate
- 72.9% of the population has a four year degree or higher
- 53% residents between 25-54 years old
- 50%+ increase in residents during the last five years

## OFFICE

- 3 Fortune 500 headquarters
- 97,401 daytime employees within 3 miles of Downtown
- 69.3% of employees have a household income of \$80,000+

## EDUCATION

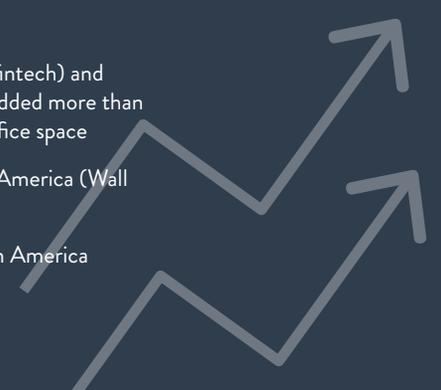
- 3 major college campuses downtown
- 1 law school
- \$300M UF Tech & Innovation Campus with classes starting in 2026

## MEDICAL

- 5 major hospital campuses less than three miles from Downtown

## GROWTH

- 2 new headquarters, FIS (fintech) and JEA (public utility), have added more than 500K SF of Downtown office space
- #2 Hottest Job Market in America (Wall Street Journal, 2024)
- #4 Fastest Growing City in America (Census Bureau, 2024)



# GREENLEAF TOWER

## CONTACT US

### MATTHEW CLARK

Senior Vice President  
+1 904 861 1139  
matthew.clark@colliers.com

### SAM MIDDLEKAUFF

Senior Associate  
+1 904 861 1139  
sam.middlekauff@colliers.com

### OLIVIA STEINEMANN

Senior Associate  
+1 904 861 1139  
olivia.steinemann@colliers.com

THE  
**URBAN** @  
DIVISION



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). ©2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC. Listing #1084715