



45 West Bay Street

Jacksonville, Florida 32202

Property Highlights

- Tenant mix includes Urban Grind Coffee, Techspert Services, Break & Build Marketing Services
- Good visibility on Bay Street with window signage
- Tenants have 24/7 access to the building and use of the atrium/courtyard
- Restoration of the building façade is planned for Q4 2024
- All HVAC systems newly installed in 2021

Location Overview

Urban location in the heart of Downtown Jacksonville within close proximity to multiple green spaces including the new Riverfront Plaza and Emerald Trail. Exciting growth and new developments happening in one block area. JU School of Law with room for 450 law students plus faculty and staff just around the corner.

Location Summary

Zoning:	CCBD
Walk Score:	Walker's Paradise (94)
Traffic Count:	12,000 vehicles per day-Bay St

Spaces	Lease Rate	Space Size
103	\$13.75 SF/yr	1,400 - 3,260 SF
203	\$12.75 SF/yr	2,320 SF

For More Information



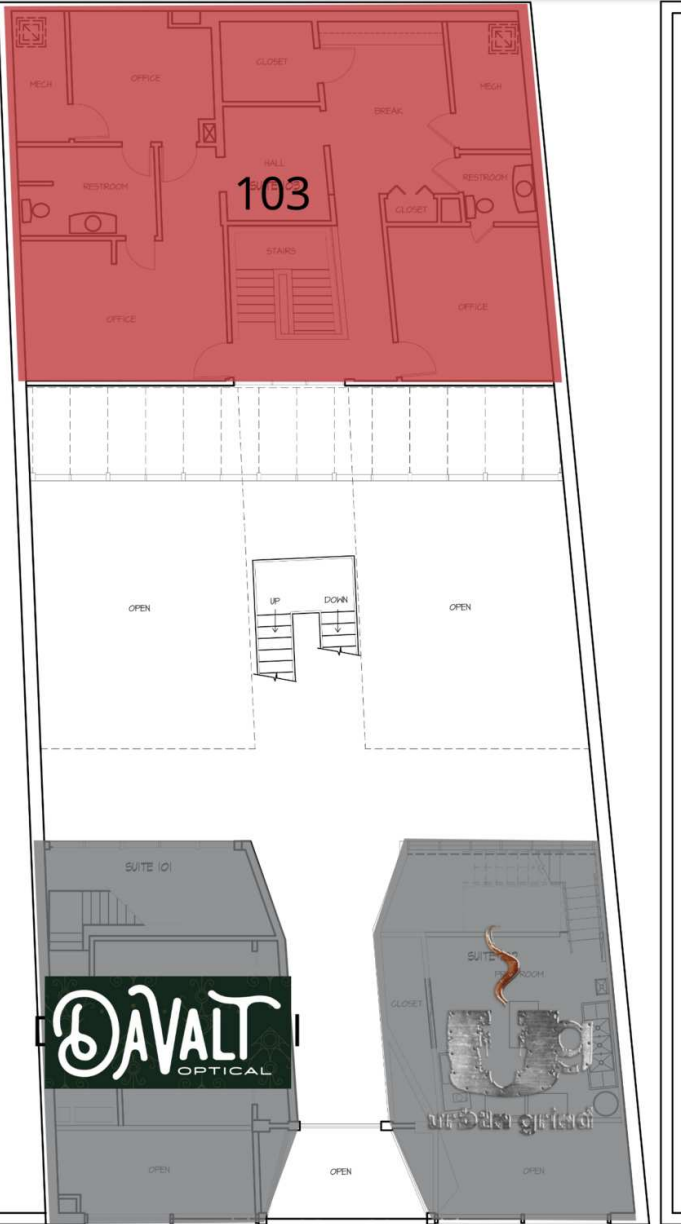
Sarah Teagle

O: 904 736 4516
st@naihallmark.com

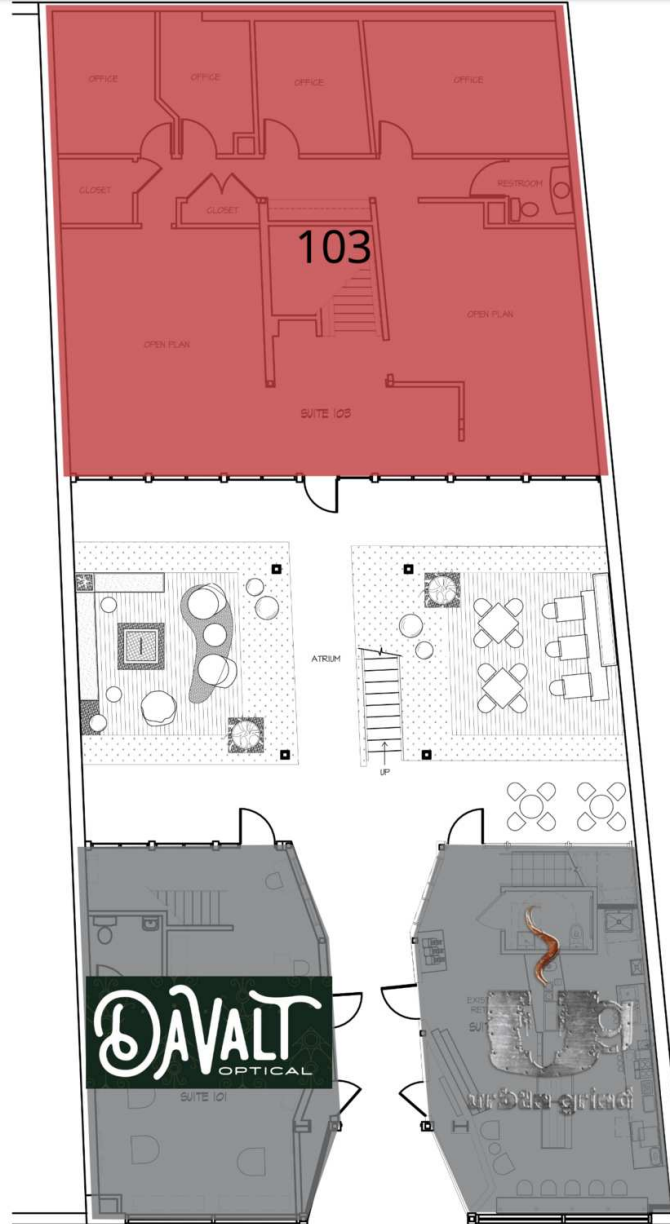


Patrick Carney

O: 904 404 4456
pc@naihallmark.com

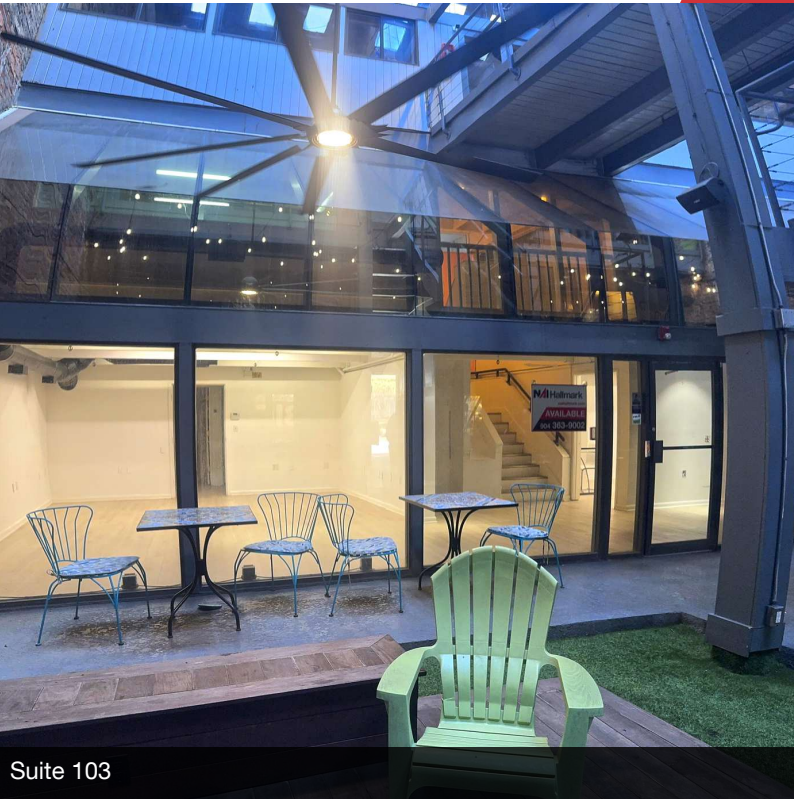


2 AS-BUILT PLAN - MEZZANINE
3/16" = 1'-0"

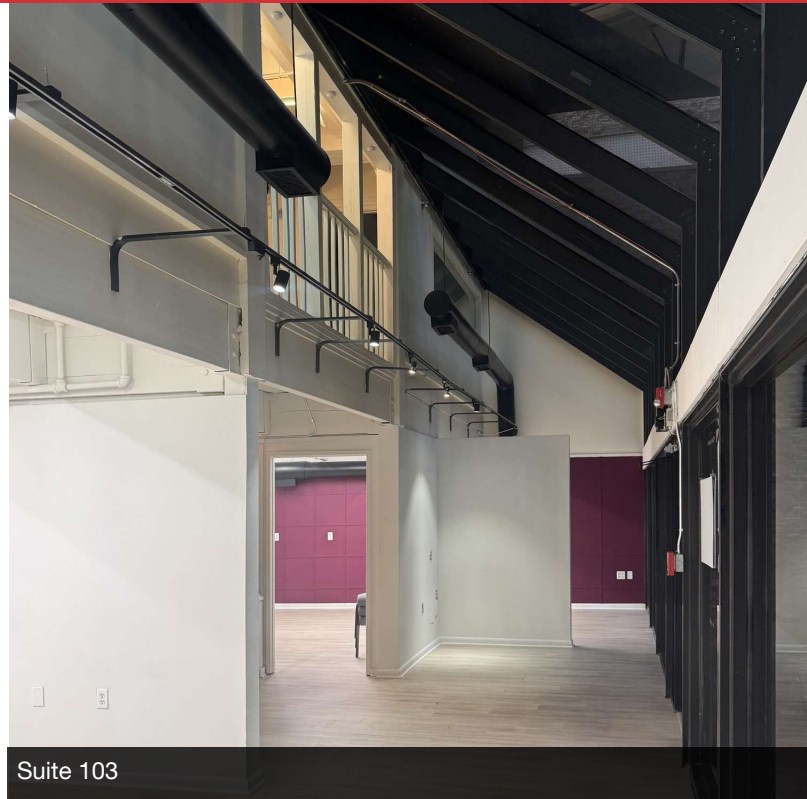


1 AS-BUILT PLAN - FIRST FLOOR
3/16" = 1'-0"

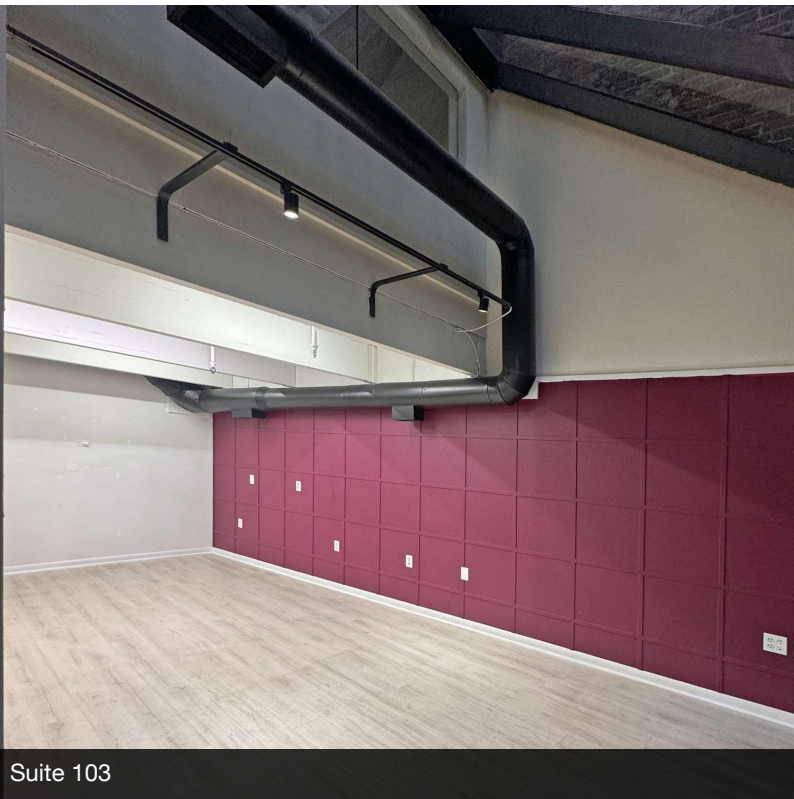
First Floor - Unit 103 - 3,260 SF - \$14.75/SF



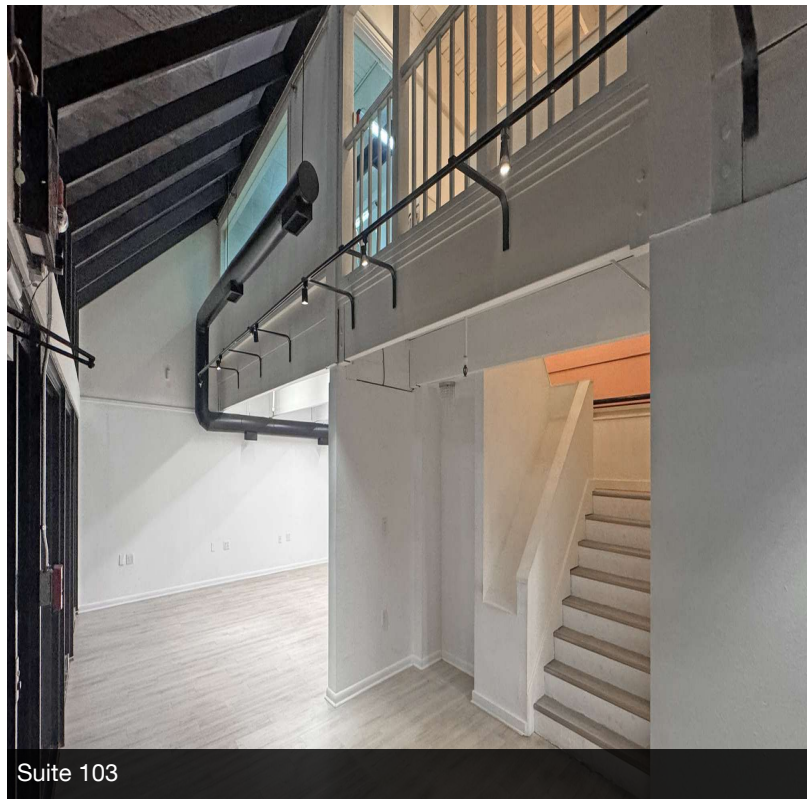
Suite 103



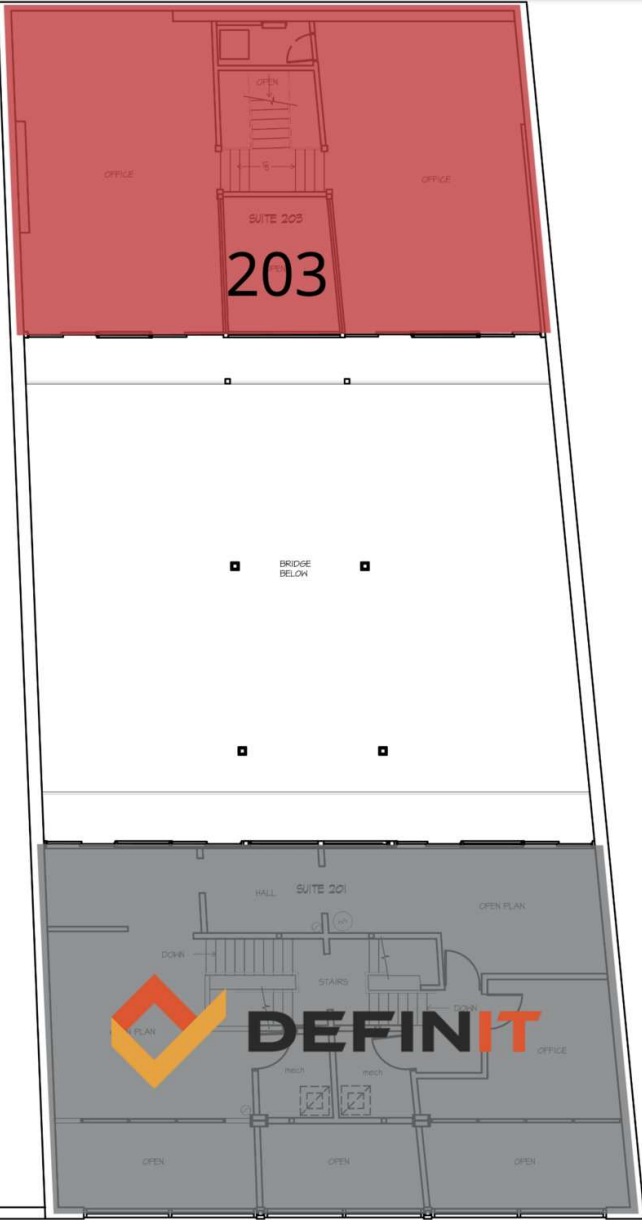
Suite 103



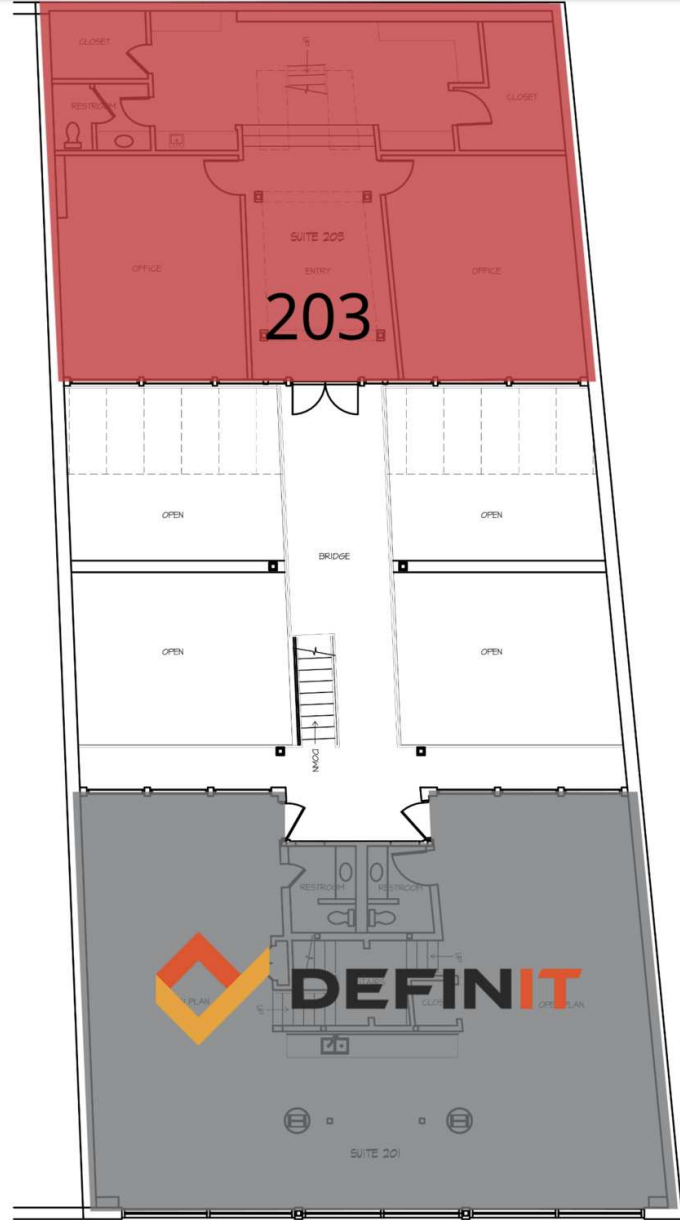
Suite 103



Suite 103



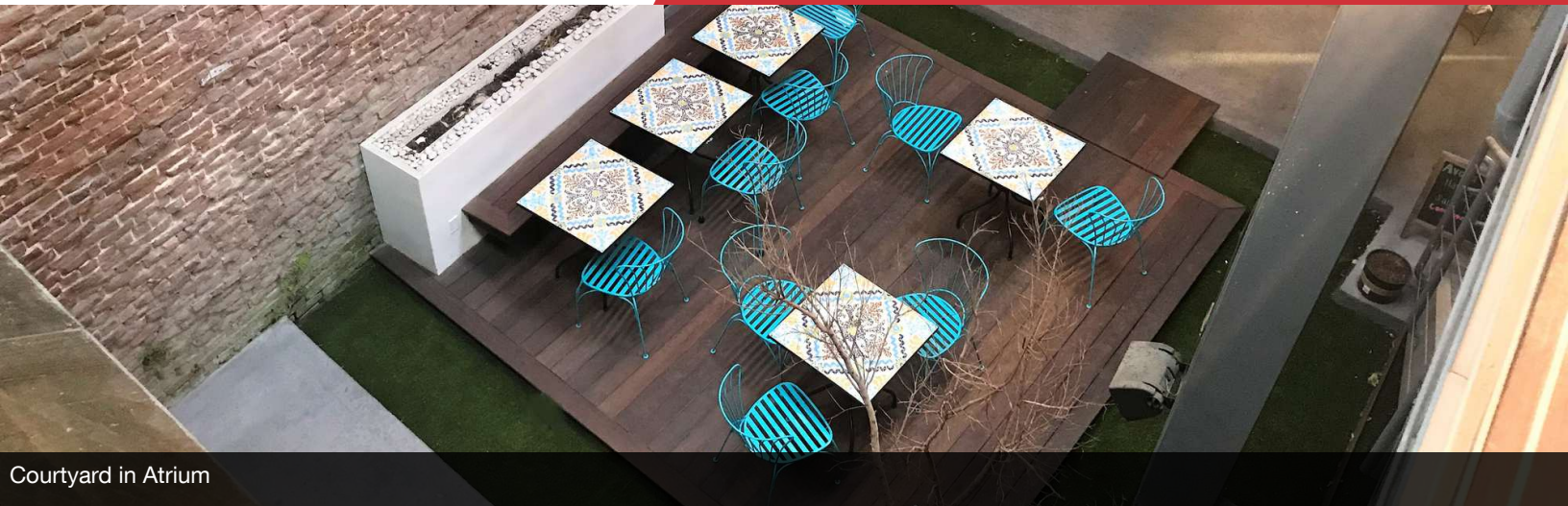
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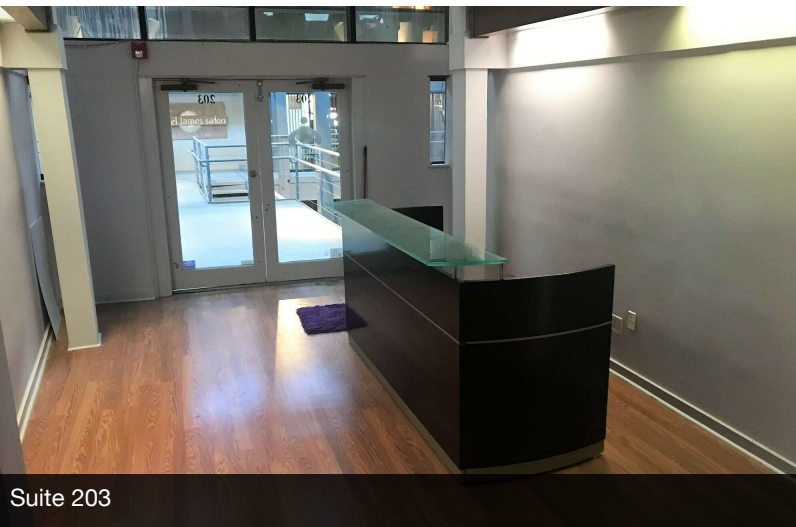
1 AS-BUILT PLAN - SECOND FLOOR
3/16" = 1'-0"

Second Floor - Unit 203 - 2,320 SF - \$18.00/SF

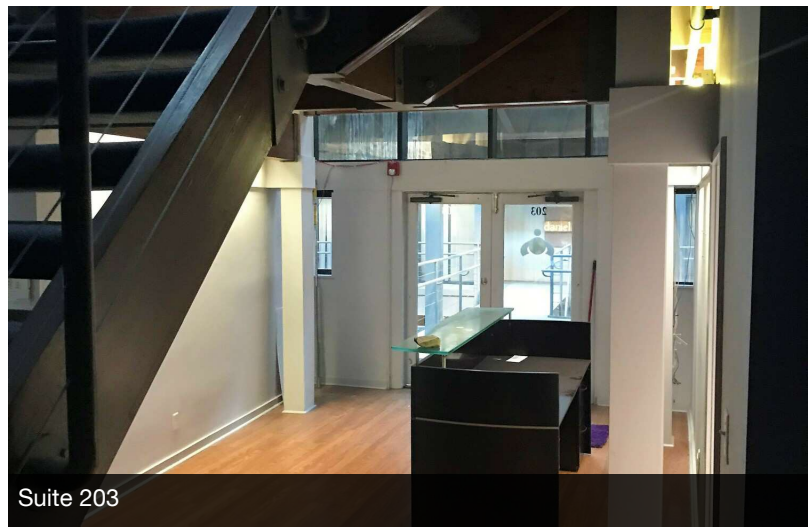
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Courtyard in Atrium



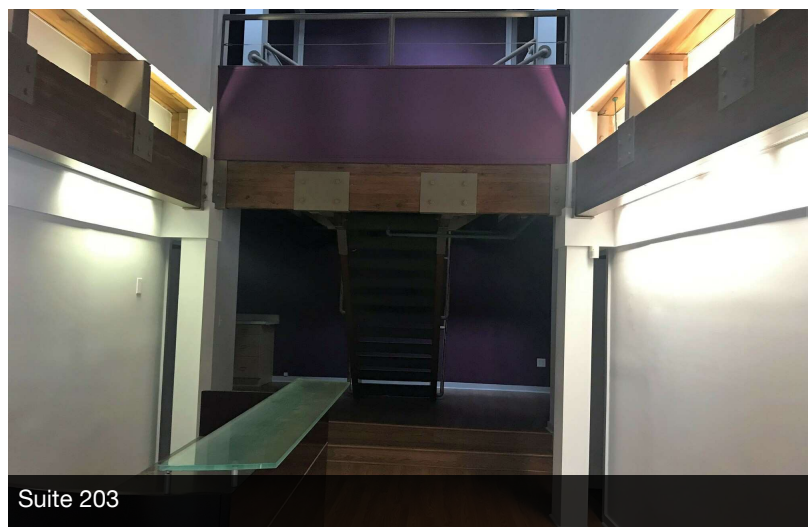
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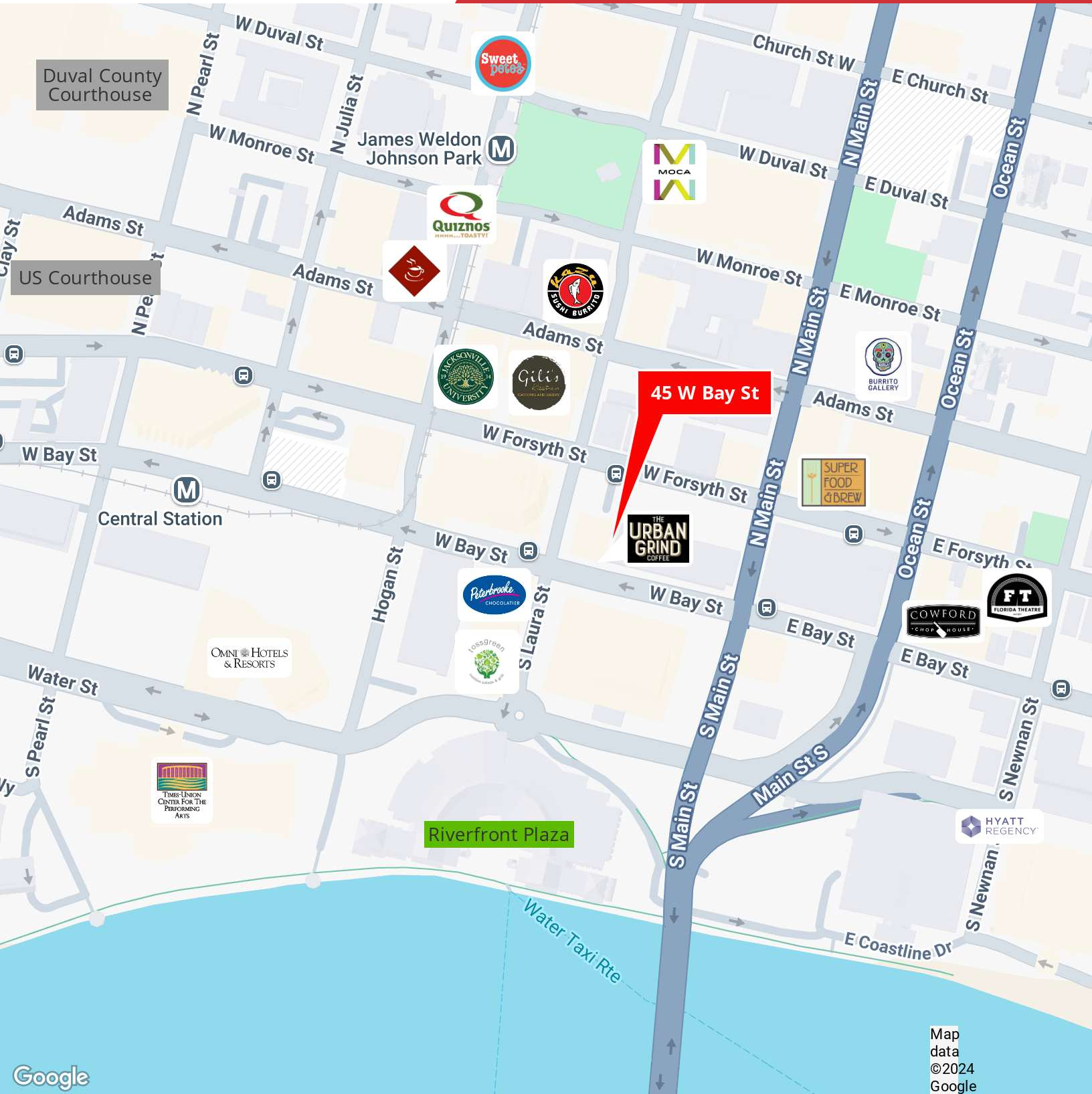
Suite 203



Suite 203



Suite 203



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200 Riverside Avenue, Suite 5
 Jacksonville, FL 32202
 904 363 9002 tel
naihallmark.com



Population	1 Mile	3 Miles	5 Miles
Total Population	11,143	82,961	220,245
Average Age	44	40	40
Average Age (Male)	42	39	39
Average Age (Female)	49	42	41
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,891	36,246	92,423
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$48,248	\$61,754	\$68,123
Average House Value	\$245,927	\$291,125	\$281,835

Demographics data derived from AlphaMap