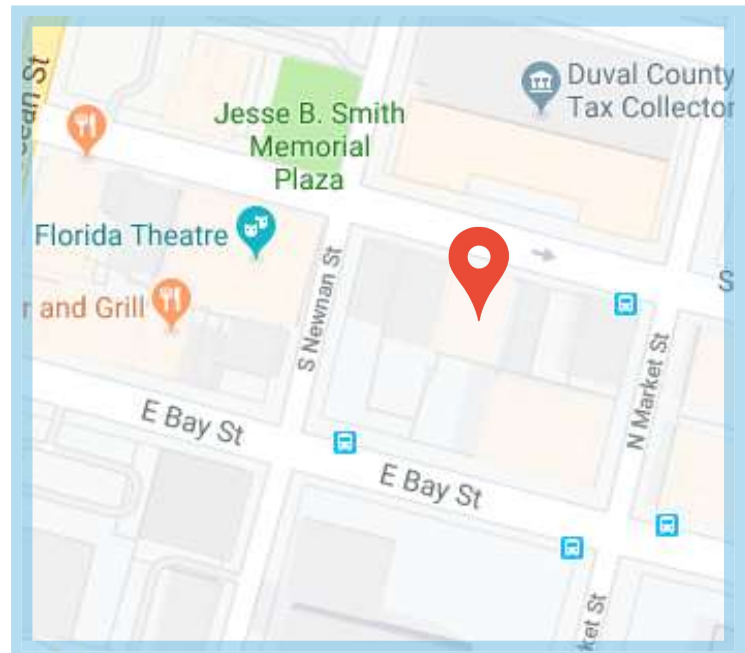




## PROPERTY DESCRIPTION

- ▶ Office Suite Available
  - ▶ Suite F: Approx. 550 SF
    - ▶ Available Now
  - ▶ Suite B: Approx. 1500 SF
    - ▶ Available June 2025
- ▶ Call for Pricing
- ▶ On-Site Parking Included
  - ▶ Off-Site Parking Available
- ▶ Beautiful Loft Offices, Exposed Wood Ceilings, Skylights throughout and Great Character
- ▶ Conveniently Located in the Heart of Downtown Jacksonville, Just Blocks Away from the River
- ▶ ± 70,000 1-Mile Daytime Population







## ABOUT

Second-floor office suites for lease in the heart of Downtown Jacksonville! Conveniently located near the Main Street Bridge and just blocks from the St. Johns River, The Livery Building offers easy access to restaurants and the iconic Florida Theatre. **Suite F is approximately 550 SF and features a beautiful skylight, large reception area and two offices.** Building highlights include exposed brick, high ceilings, natural light, and unique style. Parking is available just one block away!

## INTERIOR PHOTOS

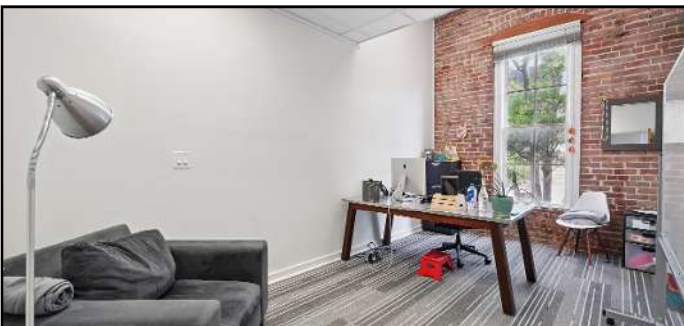




## ABOUT

Second-floor office suites for lease in the heart of Downtown Jacksonville! Conveniently located near the Main Street Bridge and just blocks from the St. Johns River, The Livery Building offers easy access to restaurants and the iconic Florida Theatre. **Suite B is a premier space overlooking Forsyth Street, fully built out with two private offices, a kitchenette, and a conference room.** Building highlights include exposed brick, high ceilings, natural light, and unique style. Parking is available just one block away!

## INTERIOR PHOTOS







## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
<b>POPULATION</b>			
2024 Total Population:	11,389	88,899	221,346
Median Age:	42	39	39
<b>HOUSEHOLDS</b>			
2024 Total Households:	4,752	38,364	92,129
Average Household Income:	\$35,374	\$35,640	\$42,747