

OFFICE/RETAIL SPACE AVAILABLE FOR LEASE

111 East Bay Street, Suite 202
Jacksonville, Florida 32202

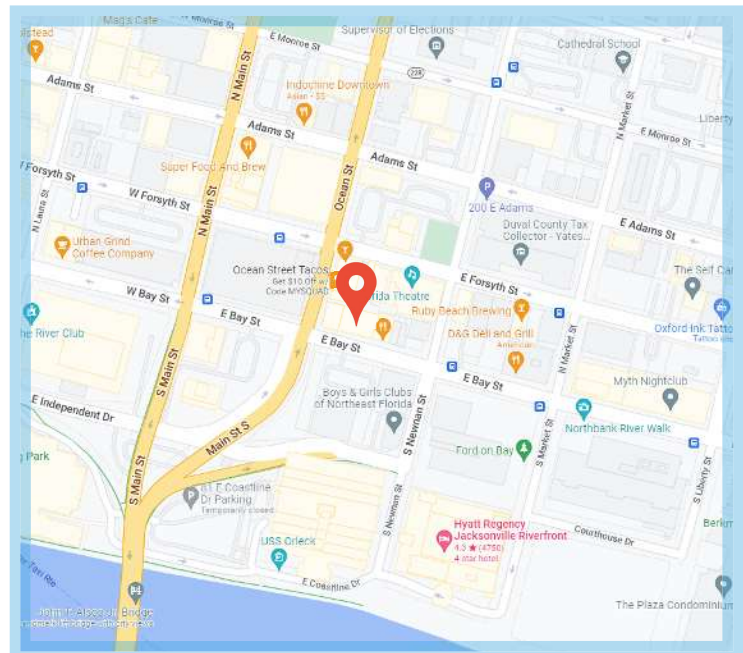


• Property Sales • Property Leasing • Property Management •



PROPERTY DESCRIPTION

- ▶ Approx. 4,670 SF Available
 - ▶ Second Floor Loft/Office Space
- ▶ Lease Rate: Call for Pricing
 - ▶ Surface Parking Included with Rent
- ▶ Beautiful Loft Style Office/Retail Space with Large Open Floor Plan
- ▶ Exposed Wood Ceilings
- ▶ Tons of Natural Light
- ▶ Excellent Location in Downtown Jacksonville, Next Door to The Cowford Chophouse, Bold City Brewery, Underbelly and The Florida Theater
- ▶ ±70,000 1-Mile Daytime Population



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ABOUT

One of downtown's most iconic historic buildings, The Holmes Building offers an upstairs office/retail space adjacent to The Cowford Chophouse, Underbelly and Bold City Brewery. Features include exposed brick, high ceilings, natural light, elevator, and style. Surface parking included in rent.

INTERIOR PHOTOS



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DEMOGRAPHICS

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

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**6.98M SF OF
OFFICE INVENTORY**
(Class A & B only - excludes government-owned inventory)

**539K SF OF OFFICE
UNDER CONSTRUCTION**
FIS Headquarters - 386,000 SF
JEA Headquarters - 153,000 SF



56K
DOWNTOWN
EMPLOYEES



2,400
DOWNTOWN
BUSINESSES

TOP BUSINESS SEGMENTS

Excluding Miscellaneous Services & Unclassified

1. Legal, Scientific & Tech Services
2. Health Care & Social Assistance
3. Finance & Insurance
4. Retail Trade
5. Public Administration
6. Real Estate, Rental & Leasing
7. Accommodation & Food Services

HOUSING PROFILE & GROWTH

Source: Duval County Property Appraiser, Zillow, Self Reported, Publicly Available News Sources

Growth Snapshot



596
NEW UNITS SINCE
JANUARY 2020



552
UNITS UNDER
CONSTRUCTION



1.8K
UNITS UNDER REVIEW



981
PROPOSED UNITS



Average Occupancy
97.5%
*(Excludes properties
opened in 2021)*

Residential Sales

AVERAGE
SALE PRICE **\$299.9**

AVERAGE
PRICE / SF **\$200**

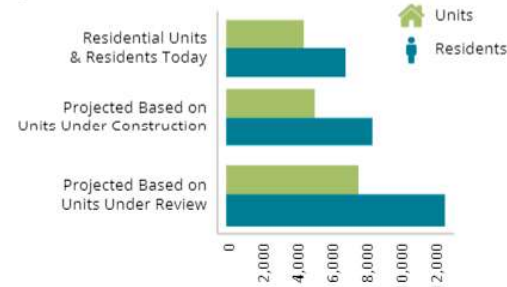
RANGE / SF **\$86-\$363**

Residential Leases

AVERAGE
RENT / MO **\$1,579**

RANGE **\$675-\$5,785**

Projected Increase in Residents and Units



Live

Work

Visit

Invest

7,657
Residents
4,707
Multifamily Units
96%
Average Occupancy
5,270
Units Under Construction
& In Review

53,450
Downtown Employees
2,400
Downtown Businesses
7.95
Million Square Feet of Office
Inventory
30.2%
of Jacksonville Office Space
is in Downtown

18 Million+
Visitors (2023)
2,600
Hotel Rooms
500+
Rooms Under Construction
& In Review
20
Cultural & Entertainment
Venues

\$465 Million
Completed Since 2023
\$2.23 Billion
in Projects Under Construction
\$3.46 Billion
in Projects In Review
\$2.62 Billion
in Projects Proposed
\$8.8 Billion
in the Project Pipeline

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