



## Dyal-Upchurch Building

**Matthew Clark**  
Senior Director  
+1 904 861 1139  
matthew.clark@colliers.com

©2020 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

1084694

Colliers International  
76 S. Laura Street  
Suite 1500  
Jacksonville, FL 32202





**Downtown Jax Retail**

## Nestled between skyscrapers and the St. Johns River

During the week, thousands of professionals and visitors fill the streets to enjoy dining, museums, and nightlife options.



Bay Street Frontage



Parking Available



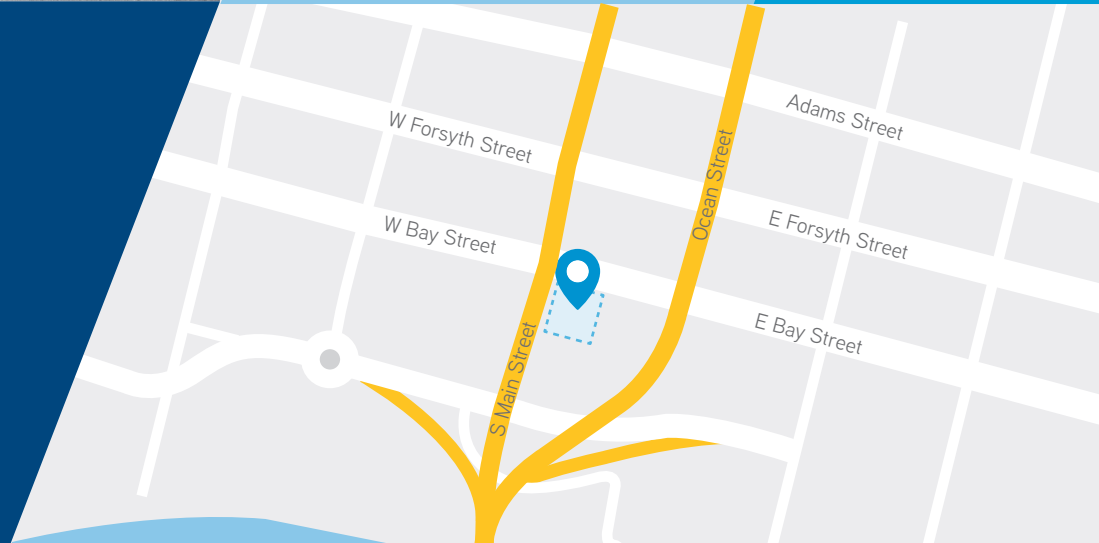
24/7 Property Management



Roll Up Door



Building Signage



## THE DYAL-UPCHURCH BUILDING

The city of Jacksonville signed a contract for the Dyal-Upchurch Building just two months after the Great Fire of 1901 burned through downtown. Henry John Klutho, an architect from New York, agreed to build it.

The iconic building sits on the corner of E Bay Street and the Main Street Bridge. The building's location offers expansive

views of the St. Johns River and Downtown Jacksonville's skyline. The modern and sleek aesthetic of the office suites creates an environment that increases productivity, innovation and collaboration. The building was acquired by new ownership in late 2017. The new ownership group plans to continue to modernize and restore the building for future generations.

- 3,856± SF studio space available
- Building signage available
- Turn-key executive and creative style workspaces with upgraded finishes
- River and skyline views
- All office suites have break areas
- Free 20-minute guest parking at adjacent Jacksonville Chamber parking lot
- Plug-in for electric vehicles
- Fiber internet service
- 24/7 on-call property management



**\$18.00**  
PSF NNN



## FAB-REP Targeted Retail Activation: Food

The Downtown Investment Authority's Targeted Food and Beverage Retail Enhancement Program (FAB-REP) aims to cluster restaurants and bars in two distinct, walkable corridors of Downtown: the Laura/Hogan Street Corridor and The Elbow Entertainment District Corridor in the Central Core. Beginning in 2020, the DIA will incentivize investment through five-year forgivable loans to eligible businesses. The program will fund capital improvements up to 50% of the build-out costs. More than \$3 million is earmarked for FAB-REP and incentives will be scaled by type of business. Eligibility requirements for businesses include certain dedicated hours of operation, service type, size and locations with ground-level access and street-level visibility.

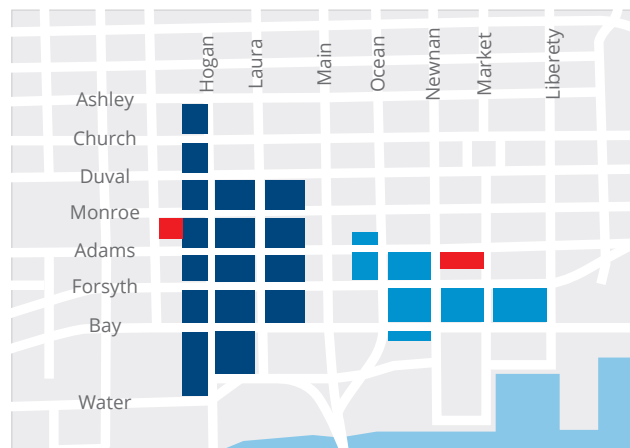
Programs include the Downtown Retail Enhancement Grant Program and Storefront Façade Grant Program.



**Type 1:** \$65 per square foot. Cap is 50% of eligible cost not to exceed \$400,000

**Type 2:** \$50 per square foot. Cap is 50% of eligible cost not to exceed \$200,000

**Type 3:** \$40 per square foot. Cap is 50% of eligible cost not to exceed \$100,000



### FAB-REP Map:

- Laura/Hogan Street Corridor
- The Elbow Entertainment District Corridor
- Designated Parking



**Matthew Clark**  
Senior Director  
+1 904 61 1139  
matthew.clark@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International 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 International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2020. All rights reserved.

1084694

Colliers International  
76 S. Laura Street  
Suite 1500  
Jacksonville, FL 32202

