



Office Space in Downtown Jacksonville

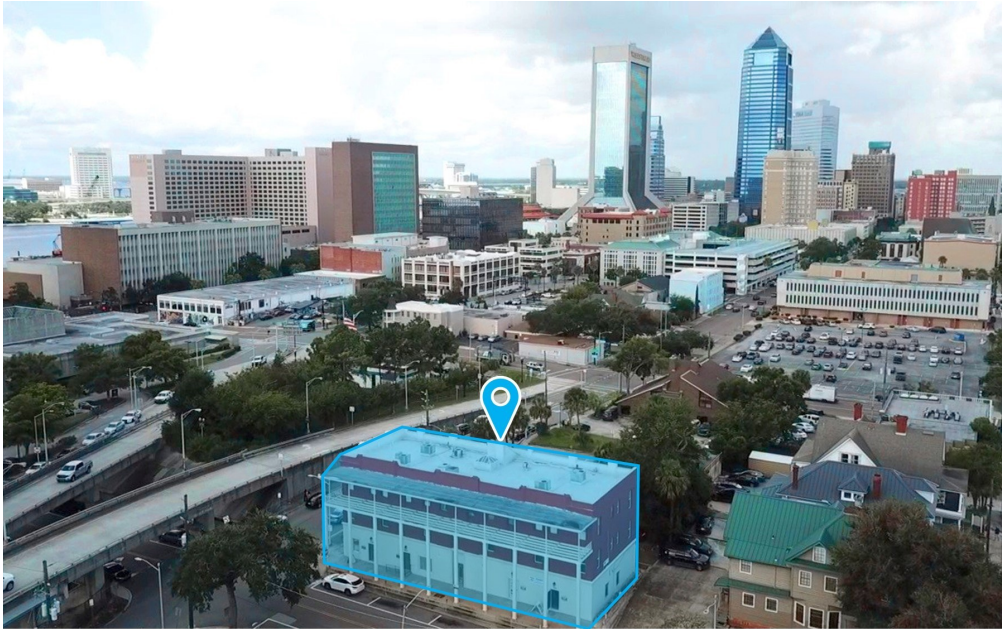
222 N. Washington St. | Jacksonville, FL 32202



Ron Levin
Associate Director
904.559.1590
rlevin@primerealtyinc.com
Nocatee Certified



Lease Details



Lease Details

Property Description

Current availability at this property are two +/- 1,600 SF office spaces on second floor of renovated building in downtown area, between Maxwell House and TIAA Bank Field. Featuring many of the building's original design features, such as wood floors, exposed brick walls, and crown molding, this property offers many spacious private offices. Ample parking is available in rear of building and on street. This building is located in an area that is undergoing over \$1 billion in projects under construction and has \$3.6 billion in proposed projects.

Property Highlights

- Great location in Downtown Jacksonville, with easy access to Hart and Mathews Bridges, as well as I-95
- Downtown Jacksonville is undergoing a massive amount of redevelopment
- Parking on-site
- Renovated offices with exposed brick walls, wood floors, crown molding and other original design features
- Multiple spacious private offices with abundant natural light
- Employee break area included

Lease Details

Space	Size	Lease Terms
Suite 201	+/- 1,600 SF	\$12.50/SF Modified Gross
Suite 202	+/- 1,600 SF	\$12.50/SF Modified Gross

202 N. Washington St | Jacksonville, FL 32202





Additional Photos

202 N. Washington St | Jacksonville, FL 32202





Google

Imagery ©2020 , Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

Surrounding Area

202 N. Washington St | Jacksonville, FL 32202





Bay Street Innovation Corridor
Smart Technology Transportation Proposal



Doro District
347-Unit Residential & Retail Proposal



Ford on Bay
Retail & Residential Proposal



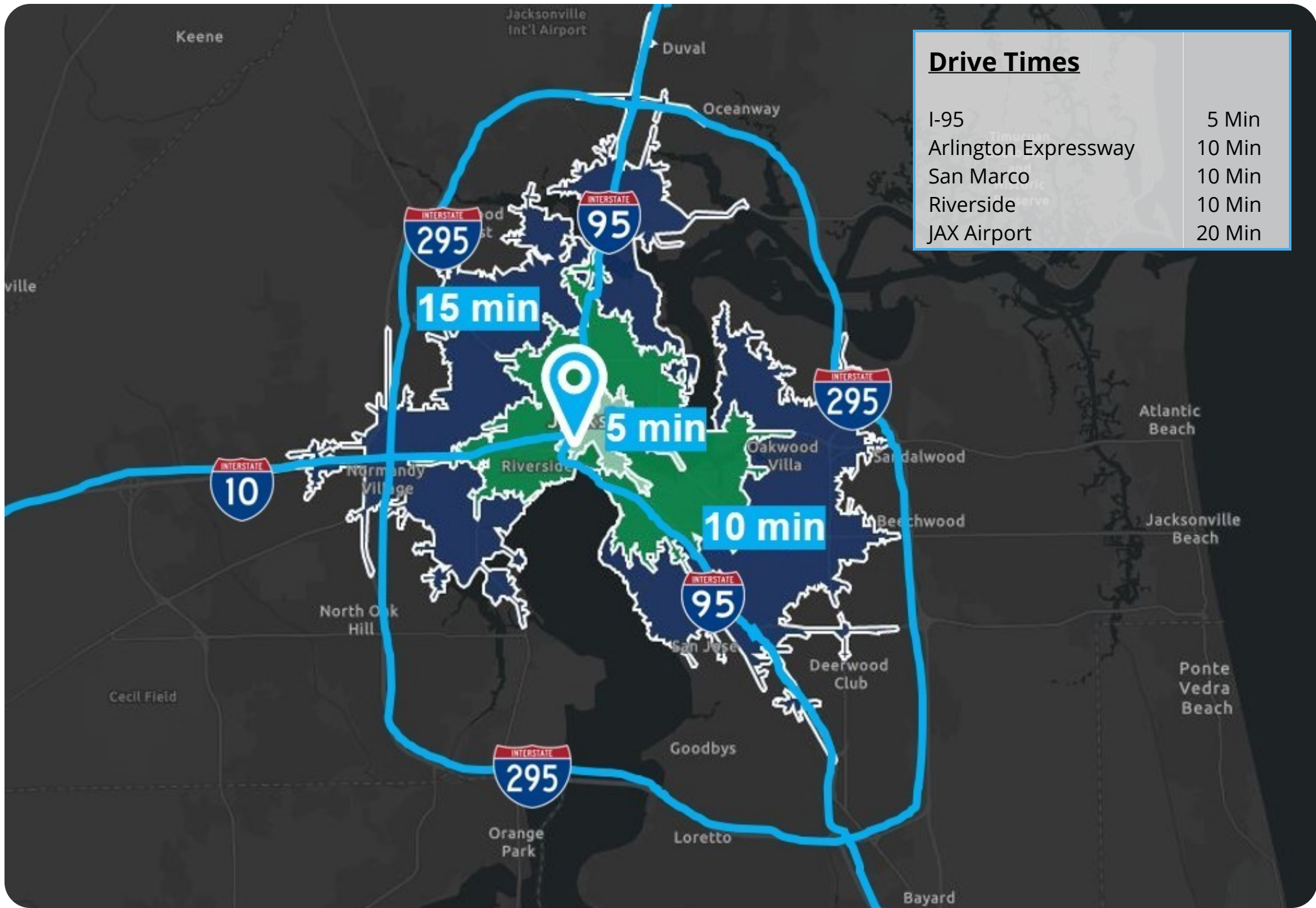
Lot J/Shipyards
Residential & Entertainment Development



Nearby Developments

202 N. Washington St | Jacksonville, FL 32202





Drive Times	
I-95	5 Min
Arlington Expressway	10 Min
San Marco	10 Min
Riverside	10 Min
JAX Airport	20 Min





Demographics

	1 Mile	2 Miles	3 Miles
2019 Population	12,254	78,481	203,040
2024 Projected Population	12,823	81,991	211,111
2019 Number of Households	3,740	32,469	83,244
2024 Projected Number of Households	4,079	34,164	86,693
Average Household Income	\$47,899	\$51,700	\$55,156
Workplace Employees	55,682	121,446	182,457
Median Age	37.7	38.6	38.7

LIFESTYLE SEGMENT

14.5%

Young Professionals
Median age: 29.8

LIFESTYLE SEGMENT

14.4%

Cultured Millennials
Median Age: 33.9

