



FOUNDRY  
COMMERCIAL



245 RIVERSIDE AVE  
OFFICE SPACE FOR SUBLEASE

16,519 RSF- PARTIAL 2<sup>ND</sup> FLOOR AVAILABLE

# OFFICE SPACE AVAILABLE

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### SPACE FEATURES

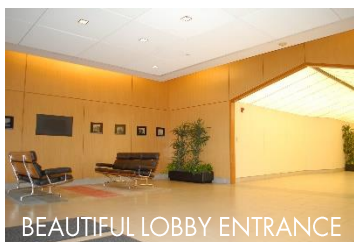
- Partial 2<sup>nd</sup> Floor: 16,519 SF
- Asking Rent: \$22.00 PRSF
- Term: 5/21/2021
- Nicely built space with combination of windowed private offices and open area with workstations
- Great views overlooking downtown & St Johns River
- Can be delivered fullyfurnished or vacant

### PROPERTY FEATURES

- Class A Office Building
- Built in 2003
- In-Building Conference Facility & Cafe
- Excellent access to 95 & I-10
- Property adjacent to world-class Winston YMCA
- Walking distance to many eateries, fine dining, neighborhood amenities, and Riverwalk



KITCHEN



BEAUTIFUL LOBBY ENTRANCE



OFFICE VIEW OF JAX

For more information, please contact:

**ANDREW G. HAWKINS**

Senior Vice President

904.345.2022

Andrew.Hawkins@foundrycommercial.com

Licensed Real Estate Brokers

**MATT MILLER**

Associate

904.345.2021

Matt.Miller@foundrycommercial.com

Licensed Real Estate Brokers

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6440 Southpoint Pkwy.

Suite 100

Jacksonville, FL 32216

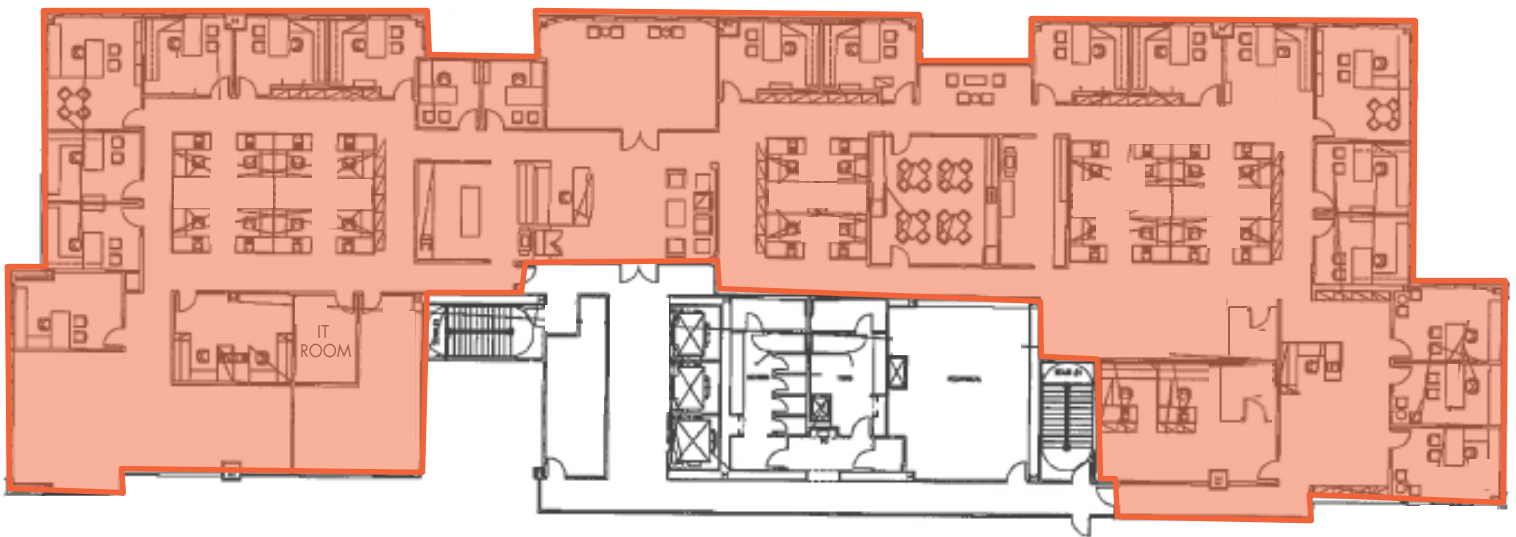
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### FLOORPLAN – 2<sup>ND</sup> FLOOR



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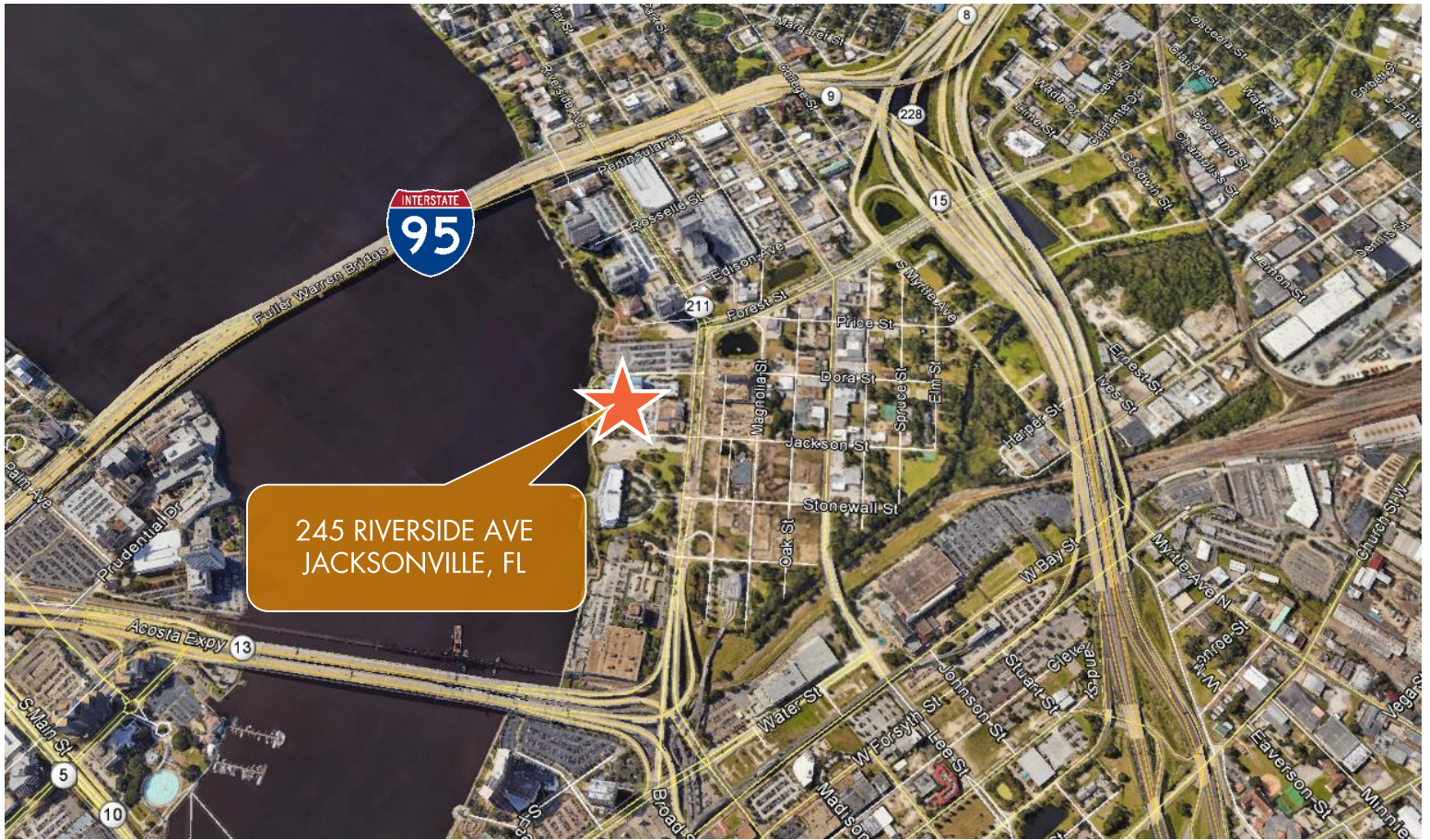
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