

301 WEST BAY
JACKSONVILLE, FLORIDA 32216

**CLASS A OFFICE TOWER
LOCATED IN THE HEART
OF DOWNTOWN
JACKSONVILLE**



UNPARALLELED AMENITIES



29TH & 30TH FLOORS

- Designated Data Center space with raised chilled floors. Up to 41,000 SF available

10TH FLOOR

- Tenant parking concierge is available offering a variety of plentiful parking options

4TH FLOOR

- State of the art conference center with full facilities & kitchenettes

2ND FLOOR

- Property management office
- Cafe & dining area featuring Nature's Table

1ST FLOOR

- Modern fitness center fully equipped complete with locker room and showers completed in 2018

ICONIC DOWNTOWN TOWER

PROPERTY

Originally built in 1983, 301 West Bay rises 30 stories above Jacksonville's Northbank and encompasses more than 950,000 rentable square feet of prime Class A office space. With dramatic views of the St. Johns River and Downtown Jacksonville, 301 West Bay has remained one of Jacksonville's largest and most recognizable buildings while delivering unparalleled service, comfort and convenience.

AMENITIES

- Newly-renovated fitness center fully equipped complete with locker room and showers
- 6,300 square foot state of the art tenant conference center recently completed
- Café and dining area featuring Nature's Table Café
- Tenant parking concierge is available offering a variety of plentiful parking options

OPPORTUNITIES

FLOOR	SUITE	SQUARE FEET	DESCRIPTION / FEATURES	RATE
10th Floor	1025	1,439	River views.	\$23.00 / SF
10th Floor	1050	4,357	Six corner window offices.	\$23.00 / SF
10th Floor	1070	5,362	Lobby exposure.	\$23.00 / SF
11th Floor	1150	16,363	River & courthouse views.	\$26.00 / SF
12th Floor	1250	15,934	River & courthouse views.	\$24.00 / SF
29th Floor		up to 18,000	Data center space.	Negotiable
30th Floor		up to 23,000	Data center space.	Negotiable

LOCATION

Situated in the heart of Jacksonville's Central Business District and 1 block from the Duval County Courthouse, 301 West Bay is conveniently located within walking distance to numerous hotels, restaurants and entertainment venues.

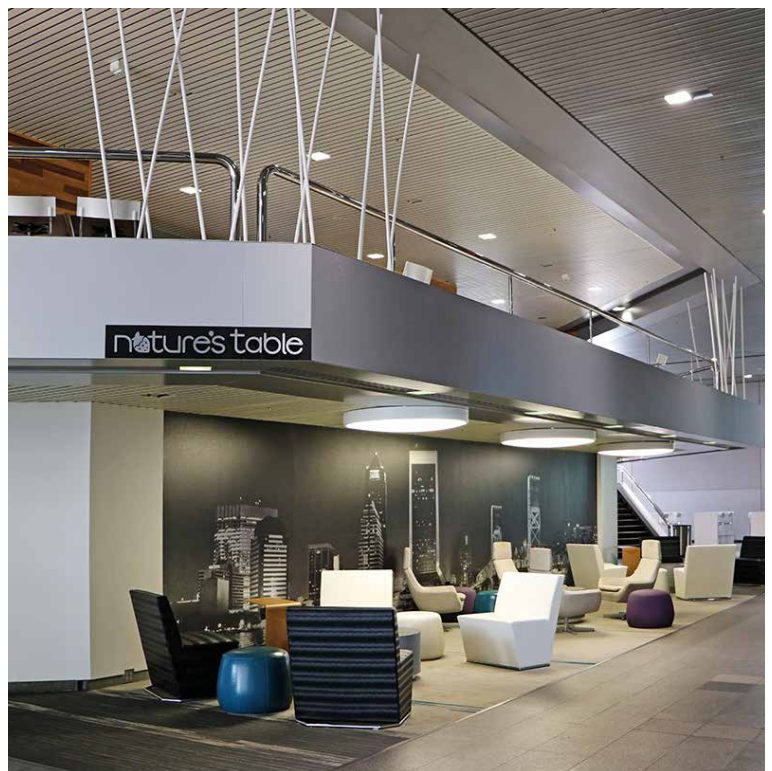
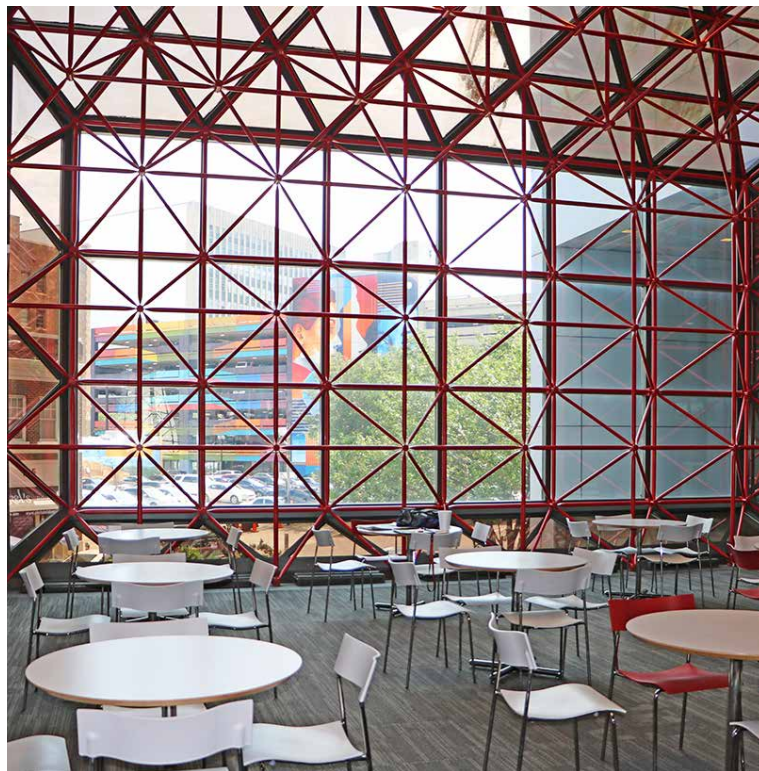
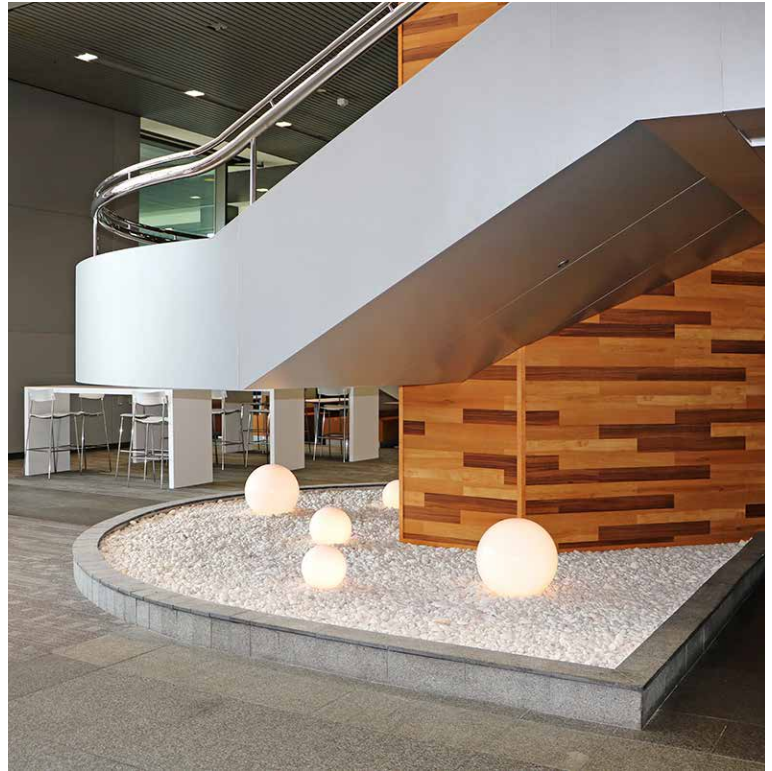
BUILDING

- Unique Modernist style offering efficient 33,000 square foot floor plates with 16 corner offices
- 24/7 security and on-site property management and engineering
- Energy Star rated
- 1 block from Duval County Courthouse and close proximity to numerous other venues and amenities in the Downtown Jacksonville
- Convenient access to major thoroughfares, including I-95 and I-10

CAFÉ & DINING AREA

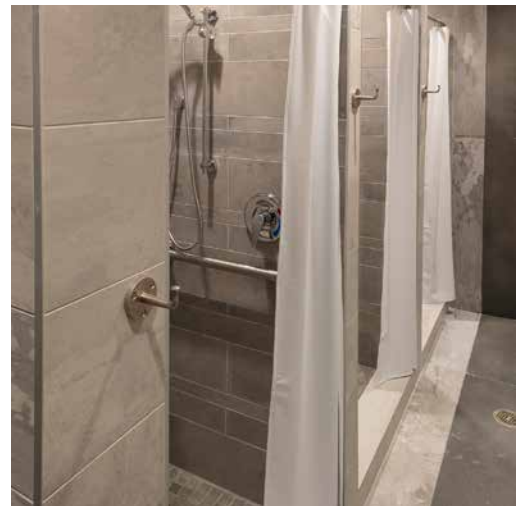
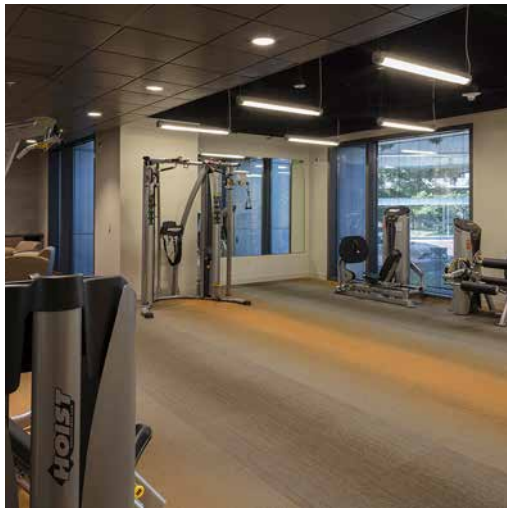


Featuring Nature's Table Cafe providing the 301 West Bay tenants and surrounding area, an ultimate experience in fast-casual dining. Offering great menu choices like Gourmet Wraps and Paninis, Classic Sandwiches, Signature Salads and Flavorful Protein Bowls. It's a blend of the traditional and the new, the healthy and indulgent. It's the freshest ingredients made to order!



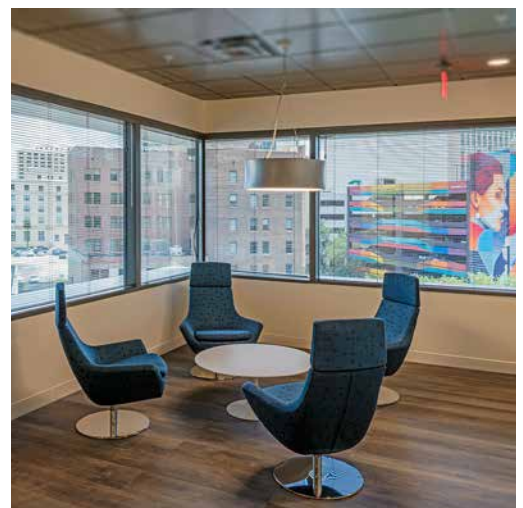
MODERN FITNESS CENTER

Relocated and renovated in July of 2018, this new facility rivals any gym membership. Fully equipped with professional free weights, full circuit machines, treadmills, ellipticals, and cycles. Convenient access complete with locker room and multiple showers.



CONFERENCE CENTER

Completed in 2018, an impressive 6,300 square foot tenant conference center located on the fourth floor features state of the art technology with multiple meeting and training rooms for a variety of capacities. Equipped with kitchenettes for unlimited beverage and catered meal options. Additional parking may be prearranged through the parking concierge's office for meetings.



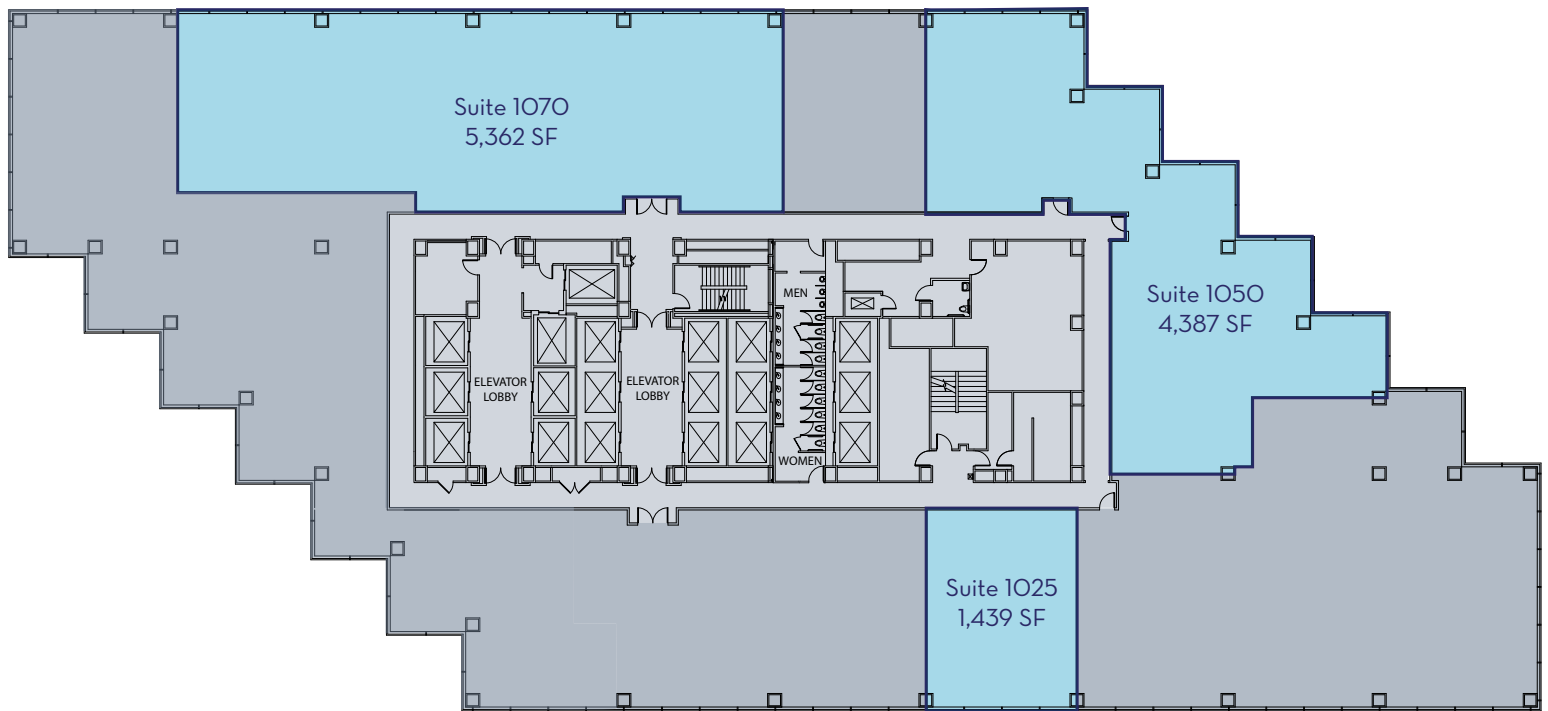
PARKING CONCIERGE

Conveniently located on the 10th floor, a tenant parking concierge is available offering a variety of plentiful parking options. From reserved covered garage spaces adjacent to the building, surface lots within a block, all parking requirements are easily managed.

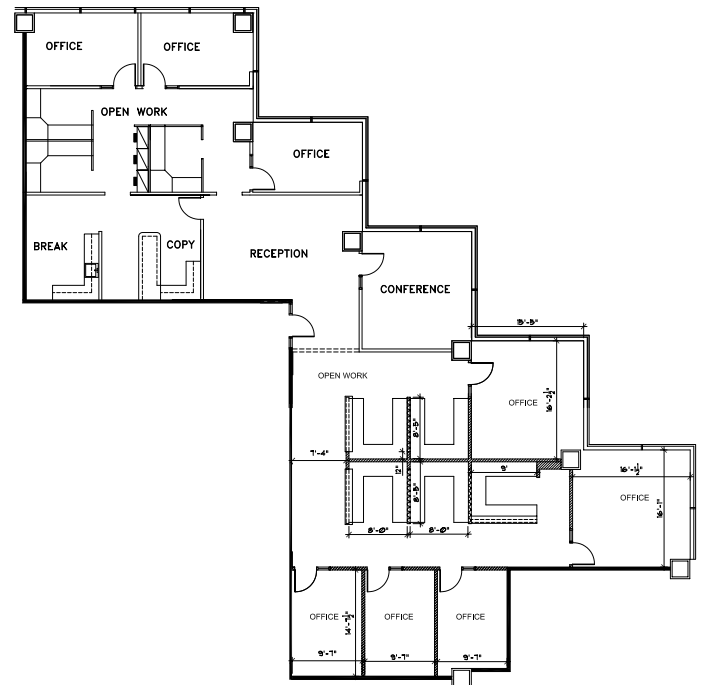


FLOORPLANS

10TH FLOOR - 5,362 - 12,355 SF

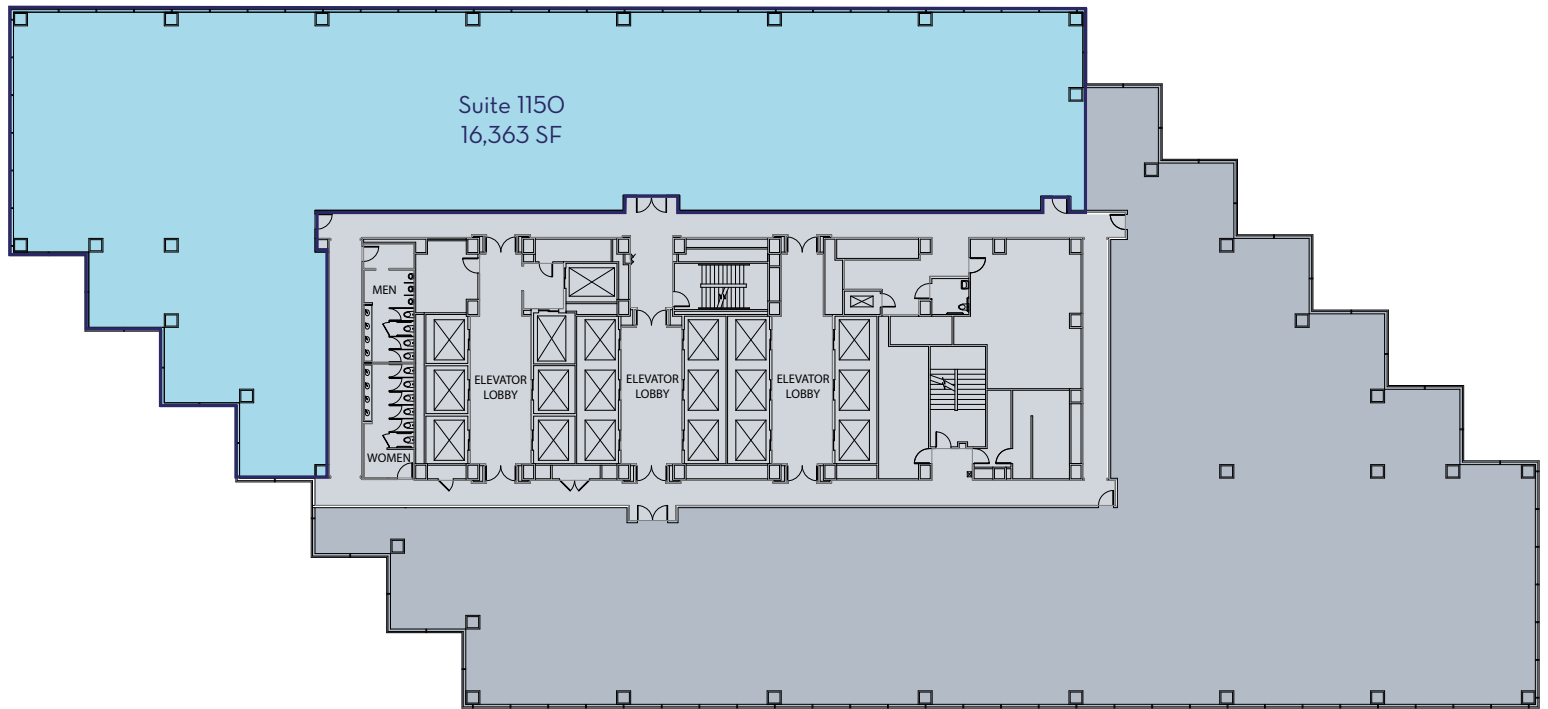


SUITE 1050 - 4,357 SF

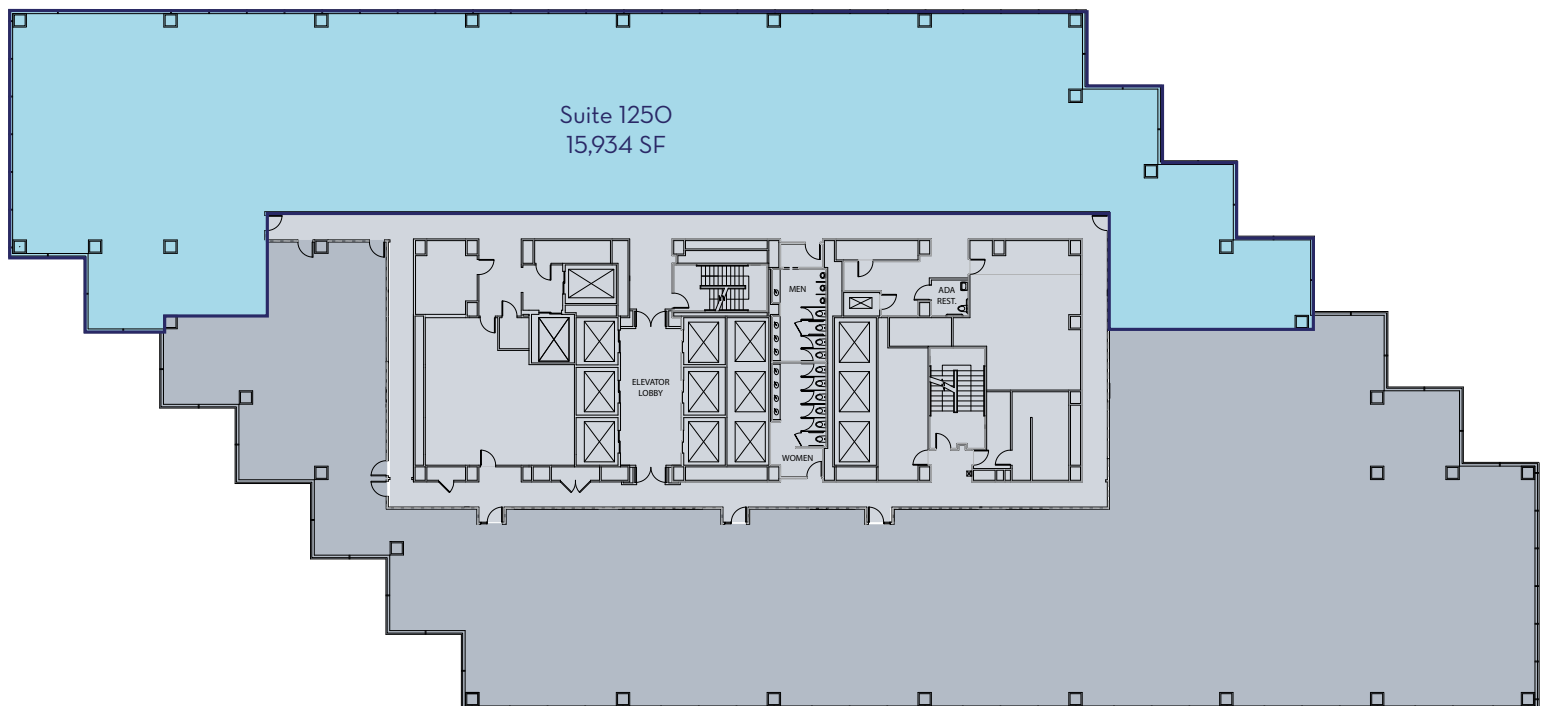


FLOORPLANS

11TH FLOOR - 16,363 SF



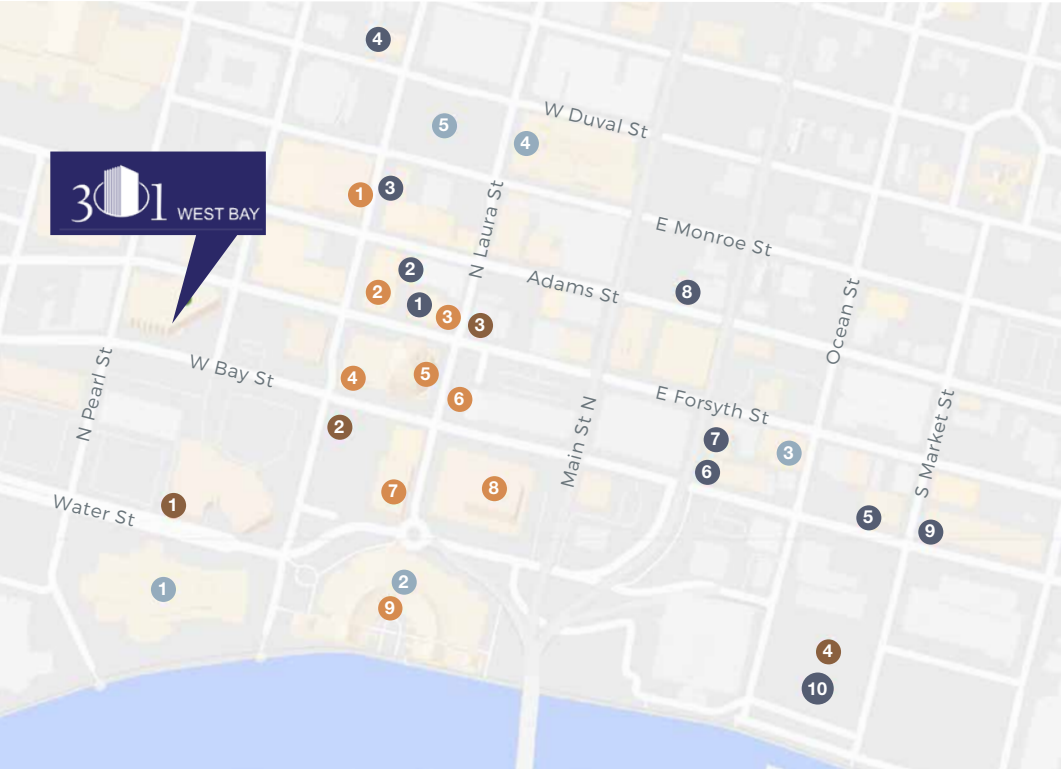
12TH FLOOR - 15,934 SF



VIEW TO THE SOUTH







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Rooftop bar at Cowford Chop House

BANKS

1. VyStar Credit Union
2. Ameris Bank
3. CenterState Bank
4. IBERIABANK
5. Bank of America
6. Regions Bank
7. SunTrust
8. Wells Fargo Bank
9. BBVA Compass

FOOD + DRINKS

1. Bellwether
2. Gili's Kitchen
3. The Happy Grilled Cheese
4. The Candy Apple Cafe
5. D&G Deli and Grill
6. Cowford Chophouse
7. Spliffs Gastropub
8. Burrito Gallery
9. Olio Restaurant
10. Morton's Steakhouse



Proposed Hotel Indigo

ARTS + CULTURE

1. Times Union Center for the Performing Arts
2. Jacksonville Landing
3. Florida Theatre
4. Museum of Contemporary Art
5. Hemming Park

HOTELS

1. Omni Jacksonville
2. Hotel Indigo (proposed)
3. Laura Street Trio
4. Hyatt Regency

