



Dyal-Upchurch Building

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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



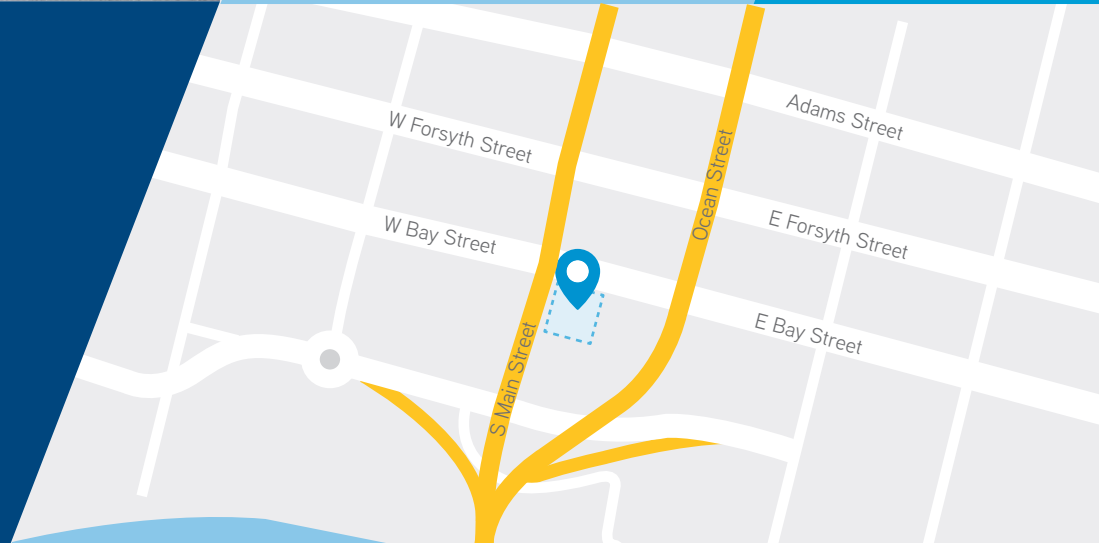
Parking
Available



24/7 Property
Management



Roll Up
Door



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.

- 972± SF 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

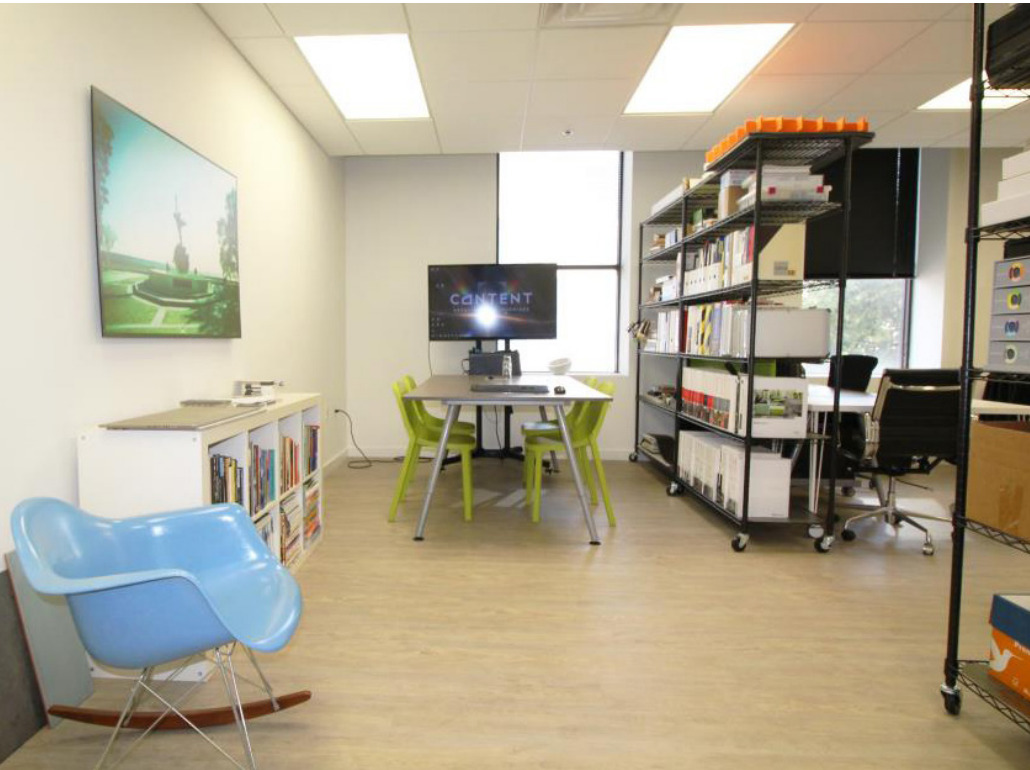


FLOOR 3

Suite 305 | 972± SF

\$1,800/month

- River and city views
- Collaborative workspace
- Kitchenette
- Private office



Downtown Jacksonville Parking Map

#	LOT NAME	MONTHLY RATES		PARKING TYPE	TOTAL SPACES	AVAILABLE SPACES
		RESERVED	UNRESERVED			
1	Annex Garage	\$107.00	\$80.25	Garage	551 spaces	
2	B&B Tower Garage	\$160.50	\$117.70	Garage	653 spaces	50 spaces
3	Carling Garage	N/A	\$95.00	Garage	250 spaces	0 spaces
4	Central Lot #101 (Omni Hotel)	\$130.00	\$99.00	Surface	230 spaces	
5	Chamber of Commerce Lot	N/A	\$120.00	Surface	67 spaces	
6	Clay Lot	N/A	\$75.00	Surface		
7	Courthouse Garage	\$155.00	\$96.30	Garage	1,375 spaces	350 spaces
8	Ed Ball Garage	N/A	\$107.00	Garage	340 spaces	0 spaces
9	Everbank Center Garage	\$75 Start; \$50 After	\$85.00	Garage		0 spaces
10	Florida Theatre Lot	N/A	\$60.00	Lot	139 spaces	
11	Forsyth Street Lot (current)	N/A	\$85.60	Surface	88 spaces	42 spaces
11a	New Garage (Laura & Forsyth)	TBD	TBD	Garage	600 spaces	300 spaces
12	GSA Lot	\$135.00	\$95.30	Surface	136 spaces	0 spaces
13	Hyatt Regency Jacksonville Riverfront Garage	N/A	\$110.00	Garage		
14	Jax Center Garage-Lanier Garage	\$139.10	\$101.65	Garage	1,023 spaces	400 spaces
15	Duval/Library Garage	N/A	\$85.60	Garage	626 spaces	0 spaces
16	One Enterprise Center Garage	\$155.00	\$90.00	Garage	1,030 spaces	
17	SunTrust Garage	\$165.00	\$110.00	Garage	600 spaces	166 spaces
18	Terra Surface Lot (Next to Omni) - Under	N/A	\$80.00	Surface	235 spaces	235 spaces
19	Water Street Garage	\$117.00	\$74.90	Garage	1,497 spaces	0 spaces
20	25 W Forsyth St.	N/A	\$90.95	Garage	250 spaces	

North Option: First Baptist Church = 700 spaces
 East Option: Sports Complex + Trolley Lot = 1,700 spaces





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