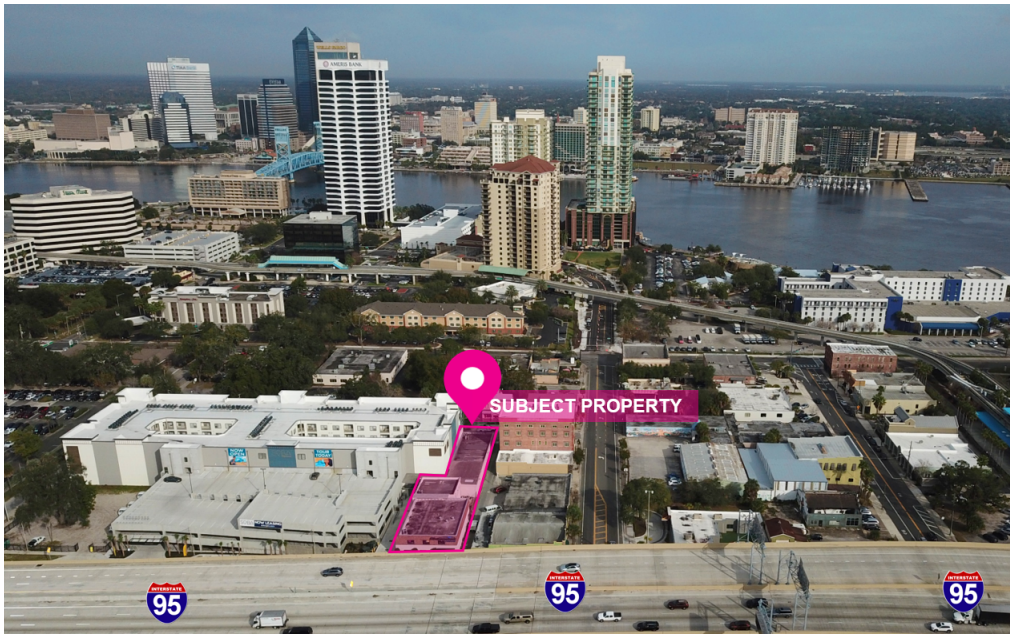
Southbank Office & Warehouse For Lease

1451 Louisa Street | Jacksonville, FL 32207

Lease Details

Covered parking available



Location Description

1451 Louisa Street is a flex-space opportunity in the desirable Southbank district, located right outside of San Marco and just over the bridge from Downtown Jacksonville. The many nearby developments, including SoBa, a 147-unit luxury apartment complex, and multiple local hospitals just a few blocks away give this space a prime location in the center of Jacksonville's cultural and trade scenes.

Property Description

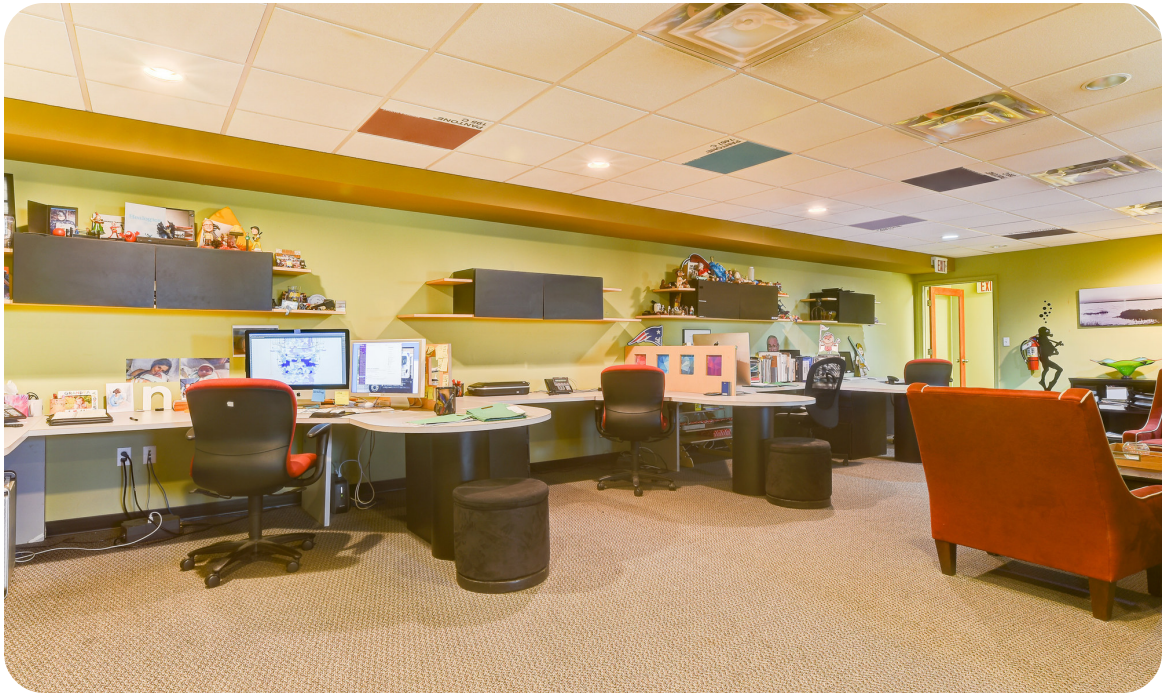
This move-in ready building has been designed for use as an office and warehouse space. Many large offices, ample storage, a conference room, and showroom, as well as ample parking on-site and nearby, are included in this vast multi-use property. Experience great visibility from I-95 South, which sees over 127,000 VPD and a prime location near a dense retail area with many high income neighborhoods.

Lease Details

Lease Rate:	$12.00/SF/YR NNN
Available Space:	15,655 SF
Building Size:	15,655 SF
Zoning:	CCG-1
Building Type:	Office/Warehouse

Property Highlights

- Office and warehouse space in desirable Southbank/San Marco sub-market
- Multiple large offices
- Ample parking on-site and nearby
- Expansive storage area with space to use as showroom
- Conference room/break area included
- Commercial loading dock with grade level door in rear of building



Office Space

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PRIMEREALTY

Warehouse/Showroom Space

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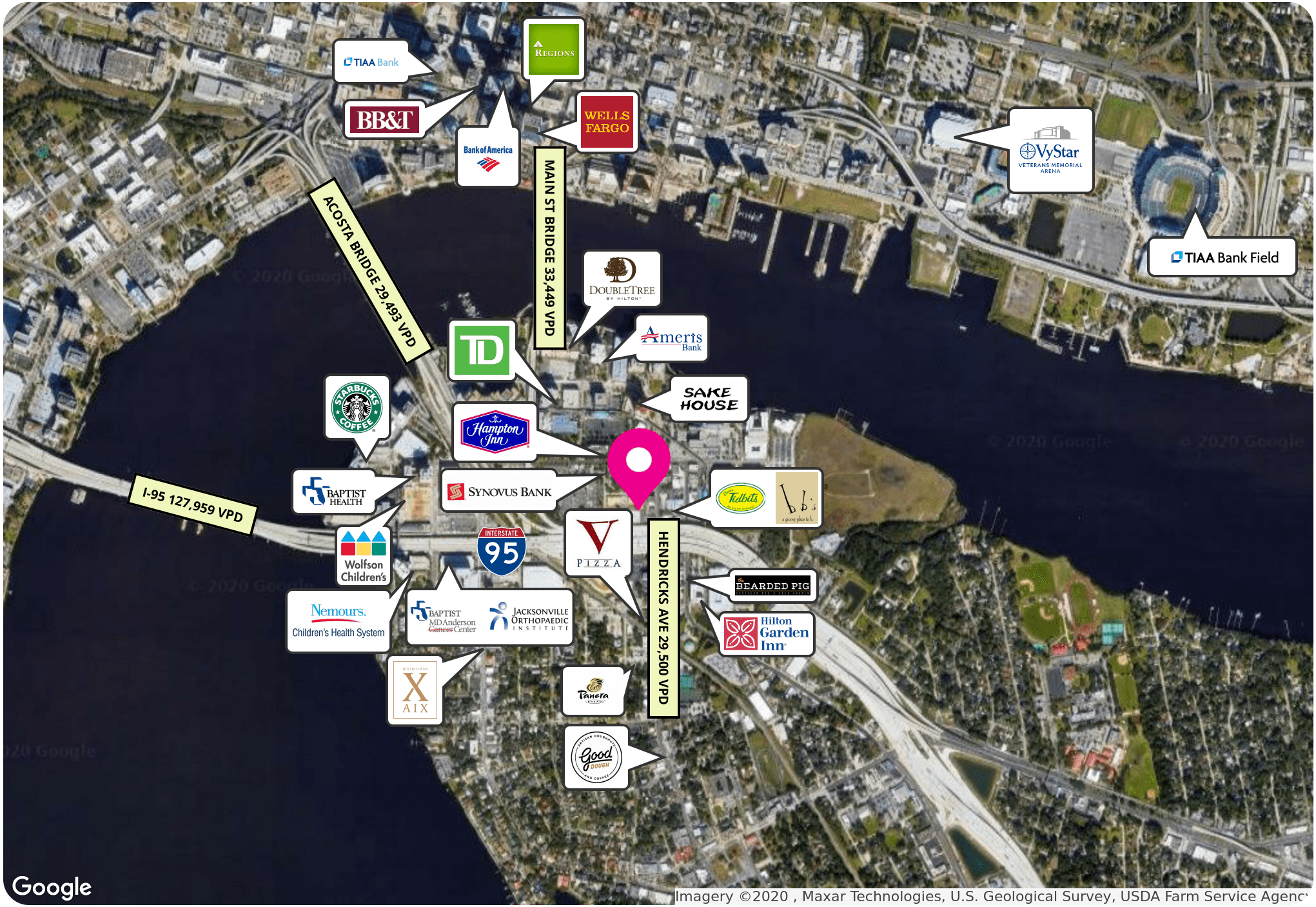
PRIMEREALTY



Retailer Map

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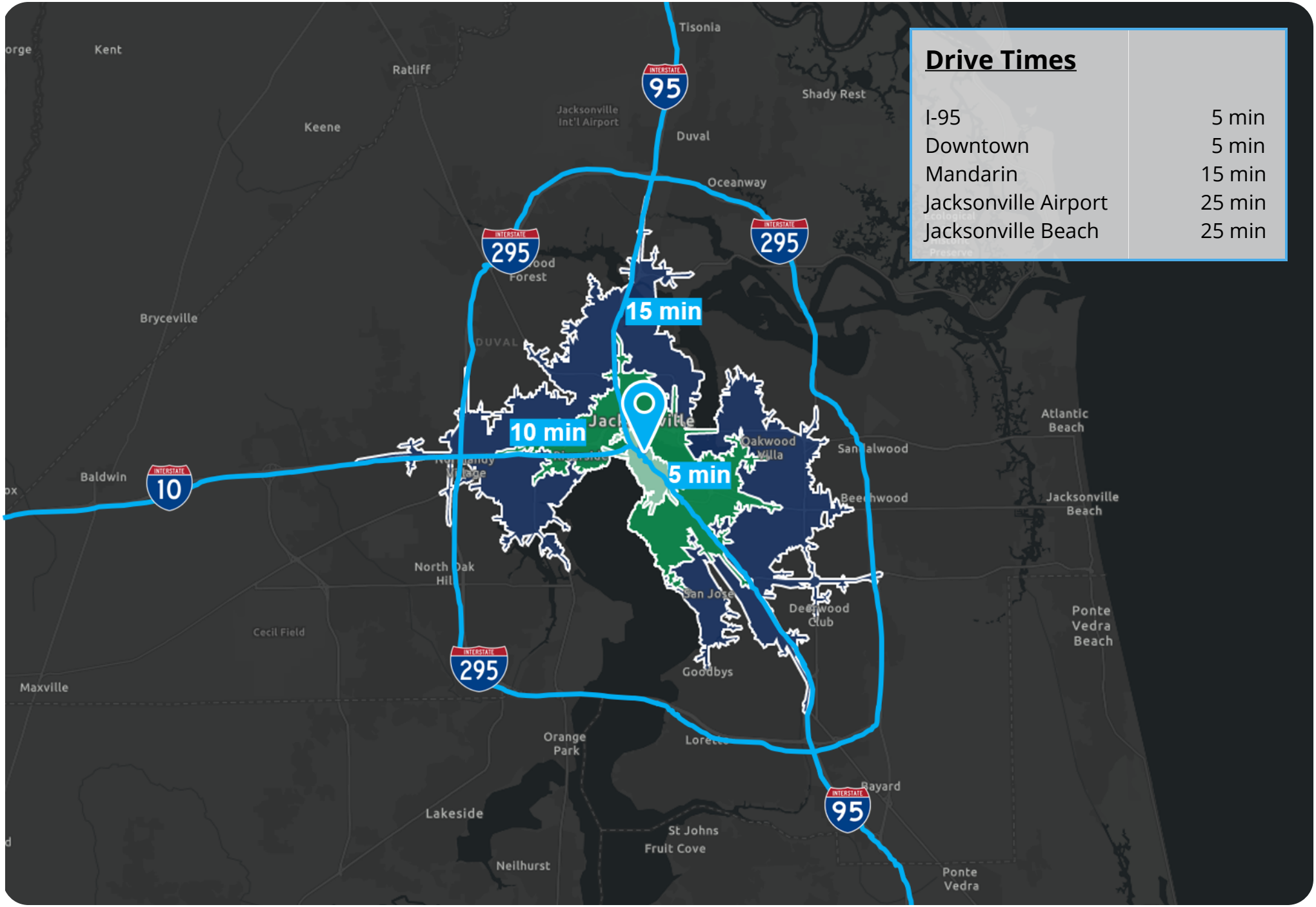
PRIMEREALTY



Drive Times

1451 Louisa Street | Jacksonville, FL 32207

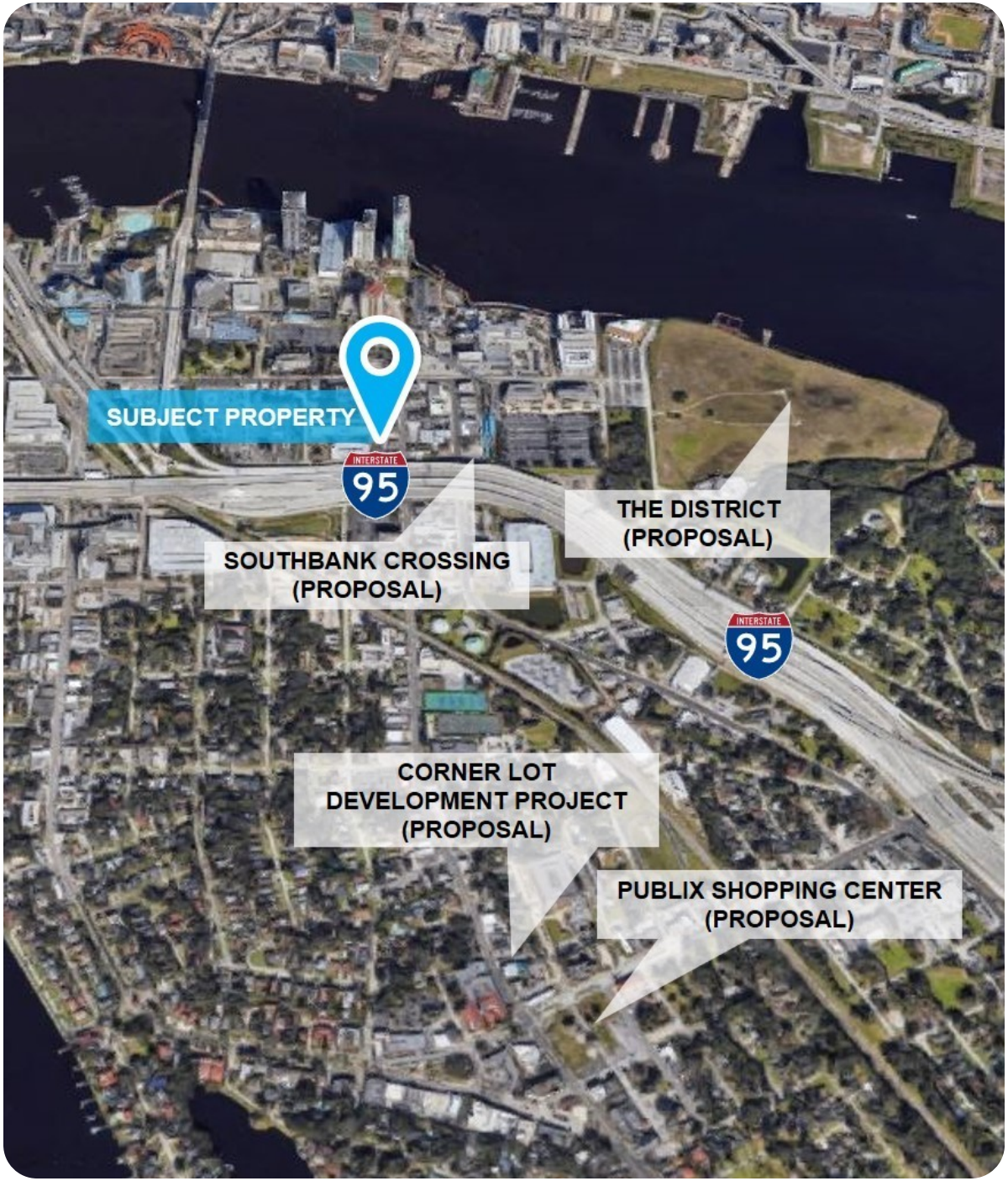
PRIMEREALTY

The District
950 Residential Units/Mixed-use Development

Southbank Crossing
Retail Redevelopment

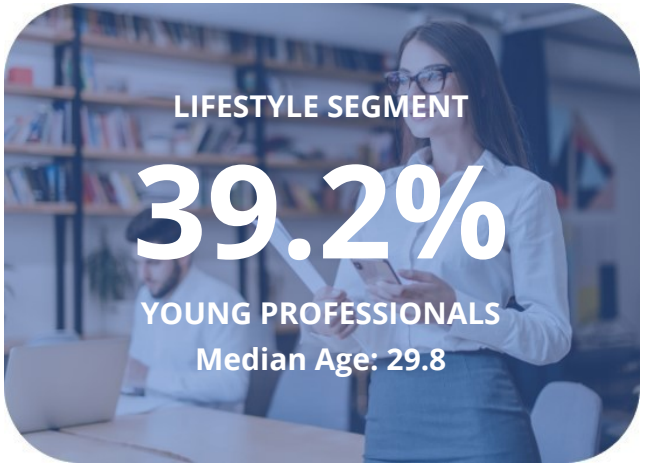
Corner Lot Development Project
Retail/Office Space Proposed Redevelopment

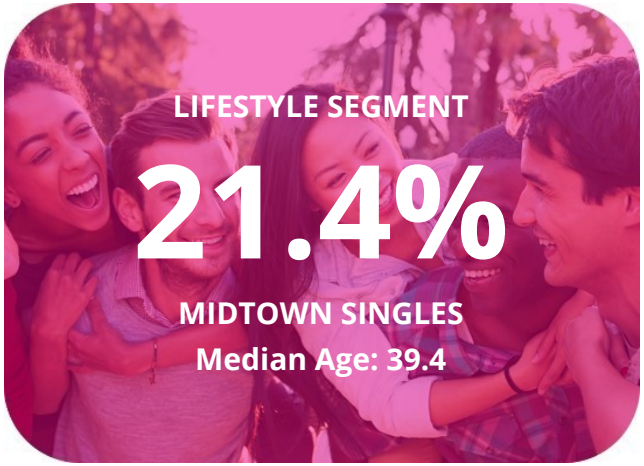
Publix Anchored Development
Retail/Residential Development



Nearby Developments

	1 Mile	3 Miles	5 Miles
2019 Population	9,422	70,754	205,641
2024 Projected Population	9,985	74,026	214,282
2019 Number of Households	2,967	29,779	84,417
2024 Projected Number of Households	3,292	31,386	88,071
Average Household Income	$78,122	$60,004	$57,421
Number of Workplace Employees	46,743	122,549	186,216
Median Age	36.0	39.2	39.1





About Prime Realty

Prime Realty is the **premier** commercial real estate brokerage and property management firm in Jacksonville, FL. We service our clients with office, industrial, multi-family and retail property needs.

Prime Realty is a full **service** team servicing developers, owners, and investors throughout Florida and Georgia. We create value for our clients through our superior process for selecting, developing, managing and marketing commercial real estate.

Our goal is to achieve the **greatest** return on the real estate assets it services. What separates Prime Realty from the average real estate firm is our proven system for success and commitment to operational excellence.

At Prime Realty, our expertise is **unparalleled**. We're comprised of distinguished leaders and innovators from many sectors of the commercial real estate industry who continue to contribute to the Northeast Florida real estate landscape.

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