

*Riverfront location in the heart of Brooklyn*



**2019 BOMA Office  
Building of the Year**



**245 Riverside Ave.  
Jacksonville, FL**

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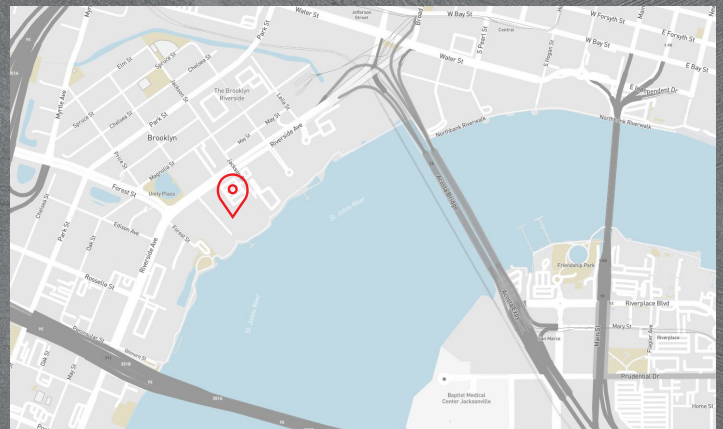
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*For Lease*

## **245 Riverside**

- Class A office space located along the St. Johns River with access to the Northbank Riverwalk
- Located across the street from the flourishing Brooklyn Station shops
- Adjacent to the newly updated Winston Family YMCA
- Built in 2003, Modern office building incorporating sleek but timeless finishes
- Covered parking with a 3.00/1,000 s.f. parking ratio
- Unparalleled on-site amenities

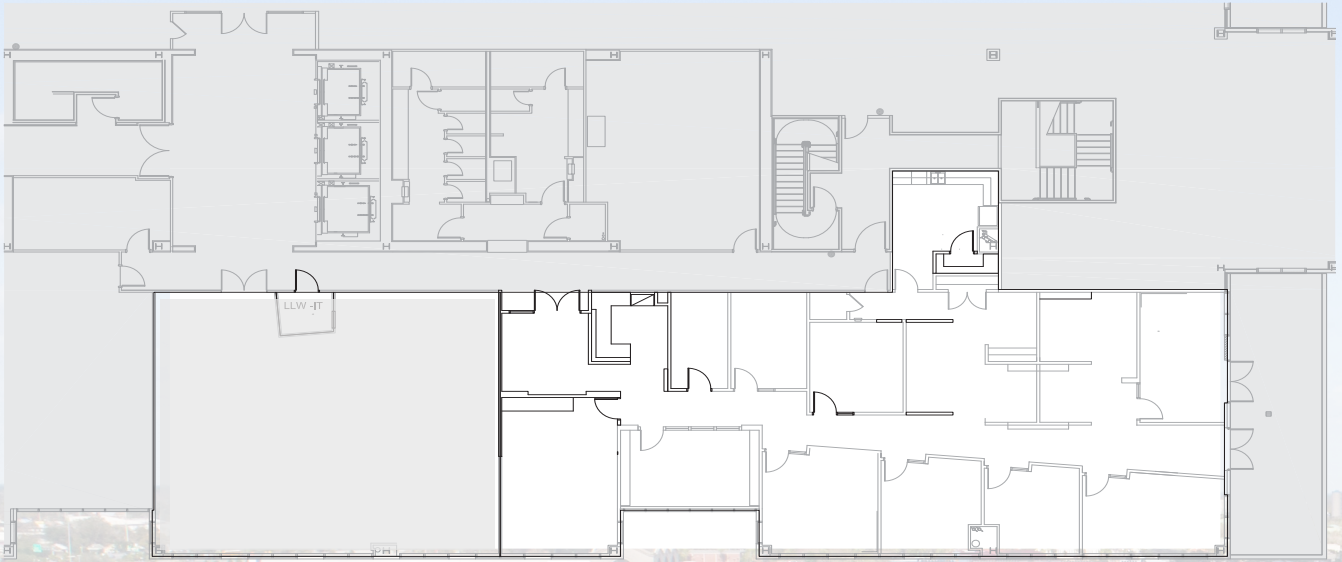


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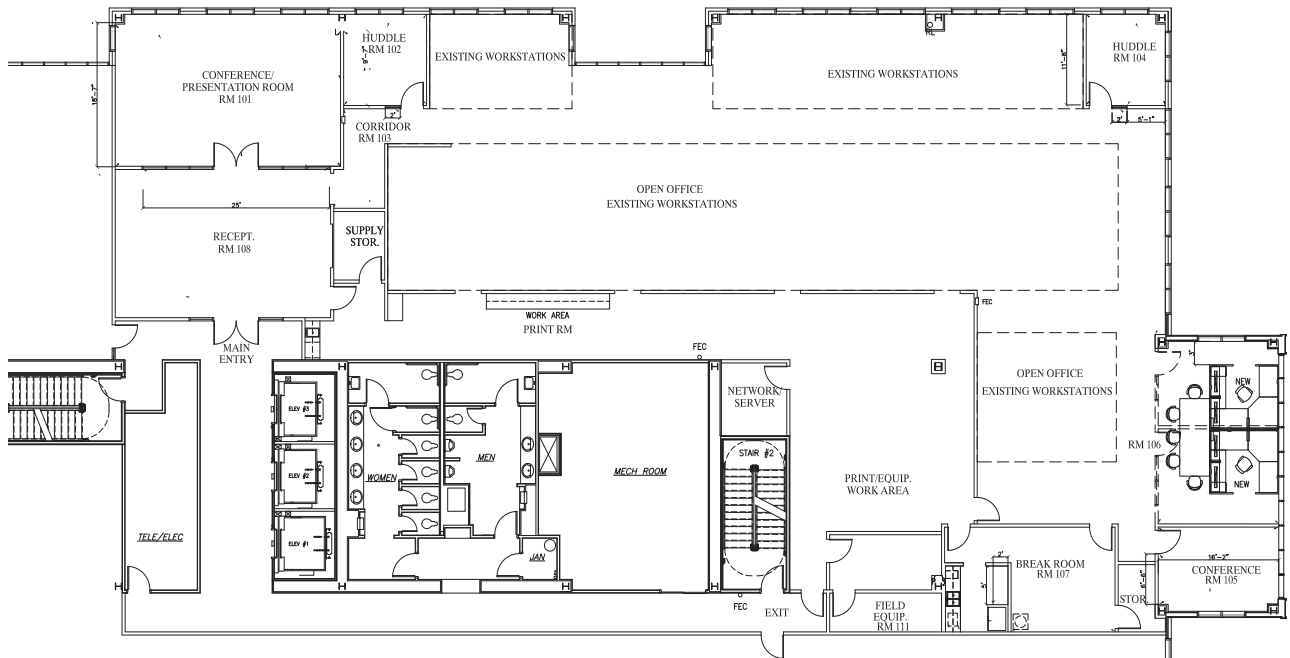


**Availabilities- above standard finishes throughout**

Suite 150  
4,476 s.f.



Suite 300  
10,097 s.f.

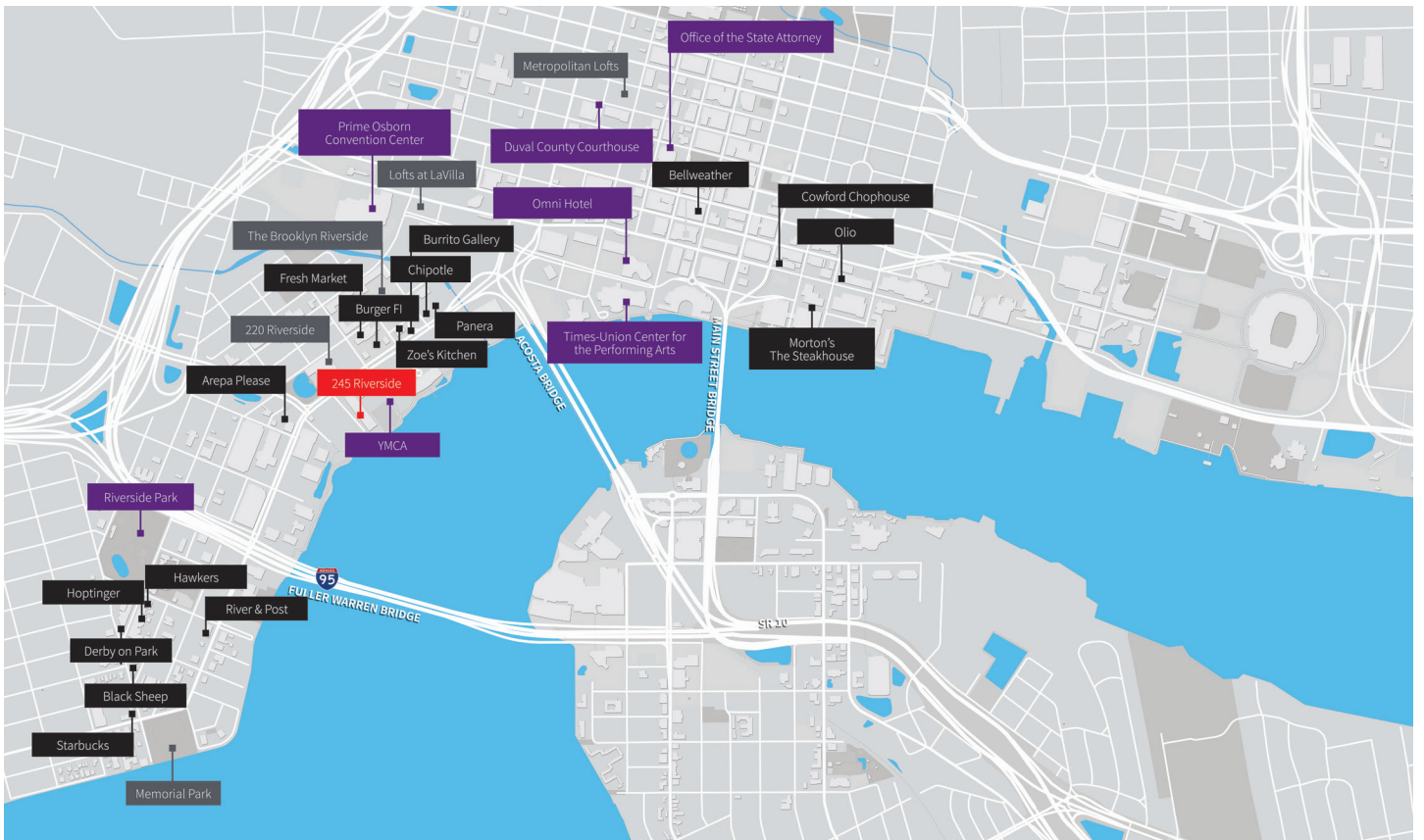




# Area map – Nearby restaurants, housing, and entertainment



Restaurant/Retail
  Multifamily
  Points of interest





# Amenities



Conference facility for building tenants



Dock access



Covered parking



On-site cafe

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