

# For lease

## Treaty Oak Place

815 S. Main St.

Jacksonville, FL 32207



Photo courtesy of CoStar

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**\$22.50 p.s.f. FS**  
asking rate

## Treaty Oak Place

Situated along the picturesque St. Johns River, Treaty Oak Place offers excellent visibility and accessibility. The Southbank is known for its mix of commercial, residential, and recreational spaces, making it an attractive destination for businesses and residents alike. This location benefits from proximity to major thoroughfares, the Jacksonville Riverwalk, and various amenities in the downtown area, including restaurants, hotels, healthcare and cultural attractions.

- 47,639 s.f. contiguous on floors 1-3 available
- Located on the Southbank in Downtown Jacksonville
- Built in 1972
- 4.0/1,000 s.f. parking ratio
- Easy access to all major highways including US-1, I-95 and I-10
- Quick access to area amenities
- Adjacent to Treaty Oak Park
- On-site deli with outdoor seating
- Modernized elevators
- Backup generator
- High visibility signage available
- Rate: \$20.50 p.s.f. FS

Photo courtesy of CoStar



## Unmatched on-site amenities



On-site fitness center



Tenant conference center & training rooms



Attached covered parking



Tenant lounge with wifi, massage chairs and games



Adjacent to Treaty Oak Park



On-site deli with outdoor dining

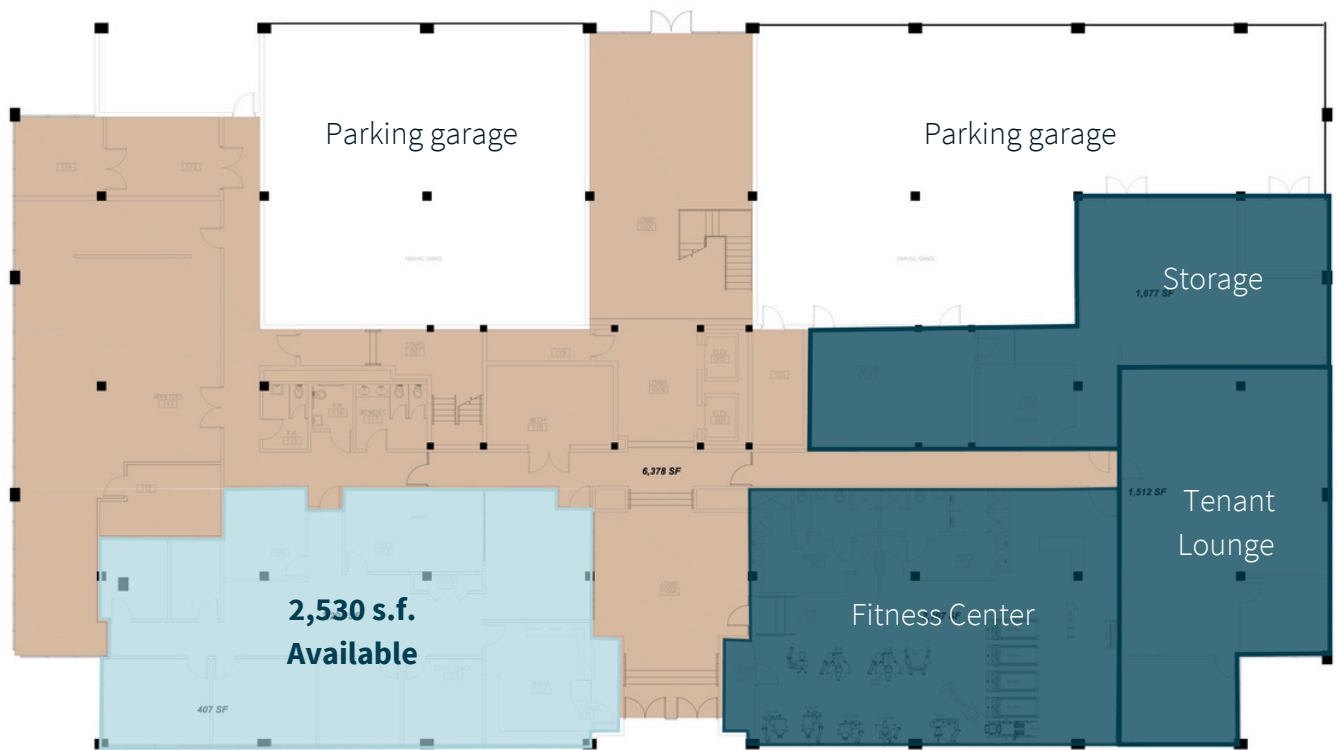


Photo courtesy of CoStar



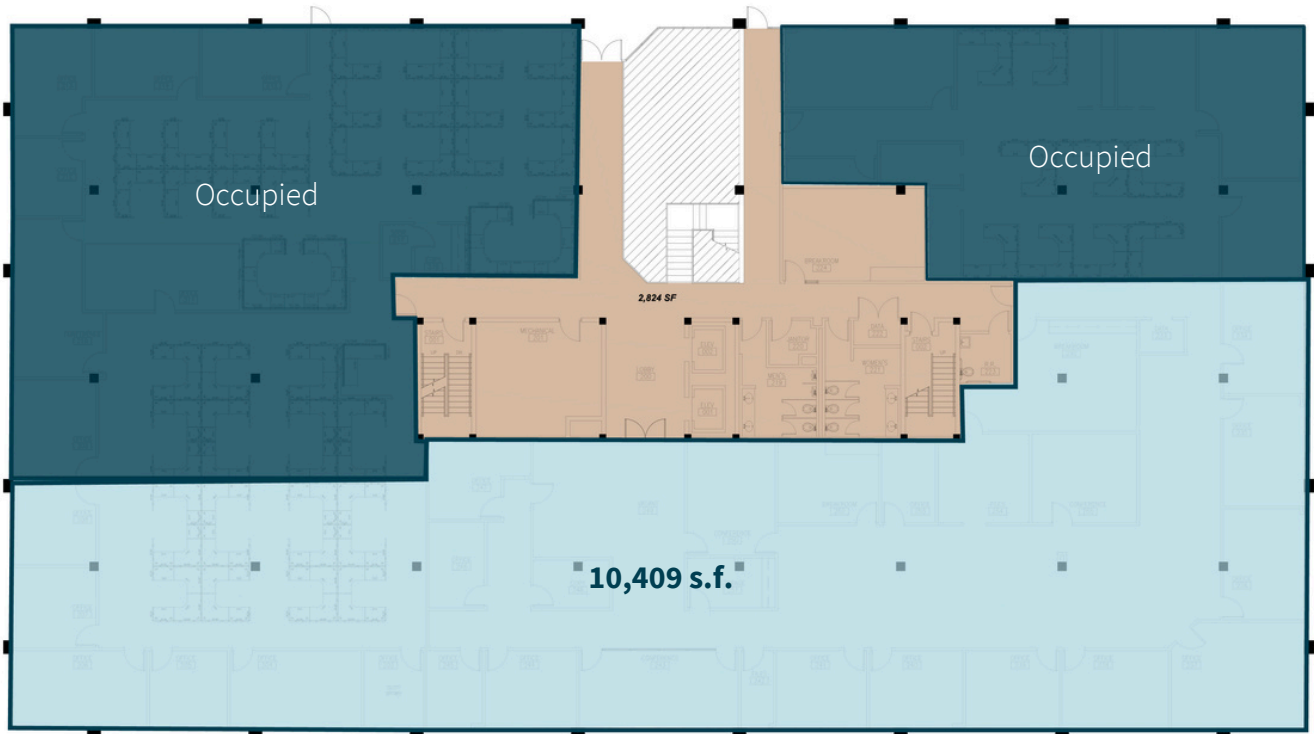
# Available floorplans

**1st floor - 2,530 s.f. available**



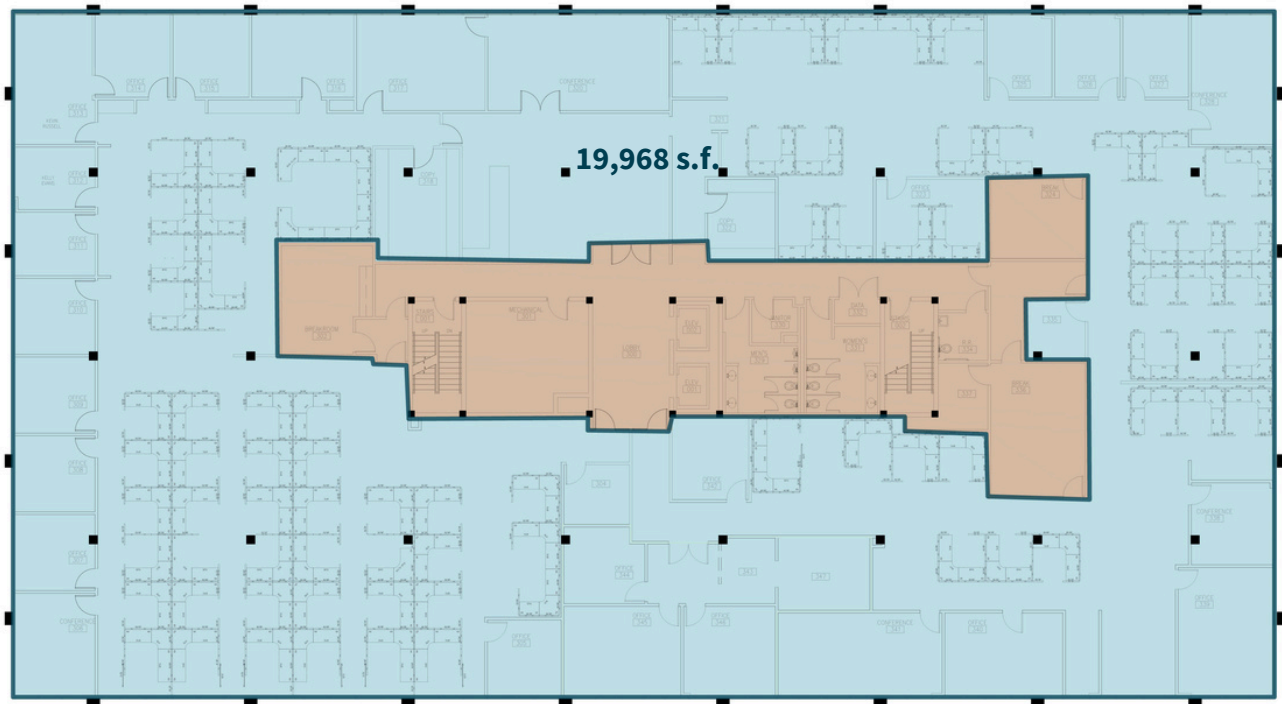
# Available floorplans

**2nd floor - 10,409 s.f. available**

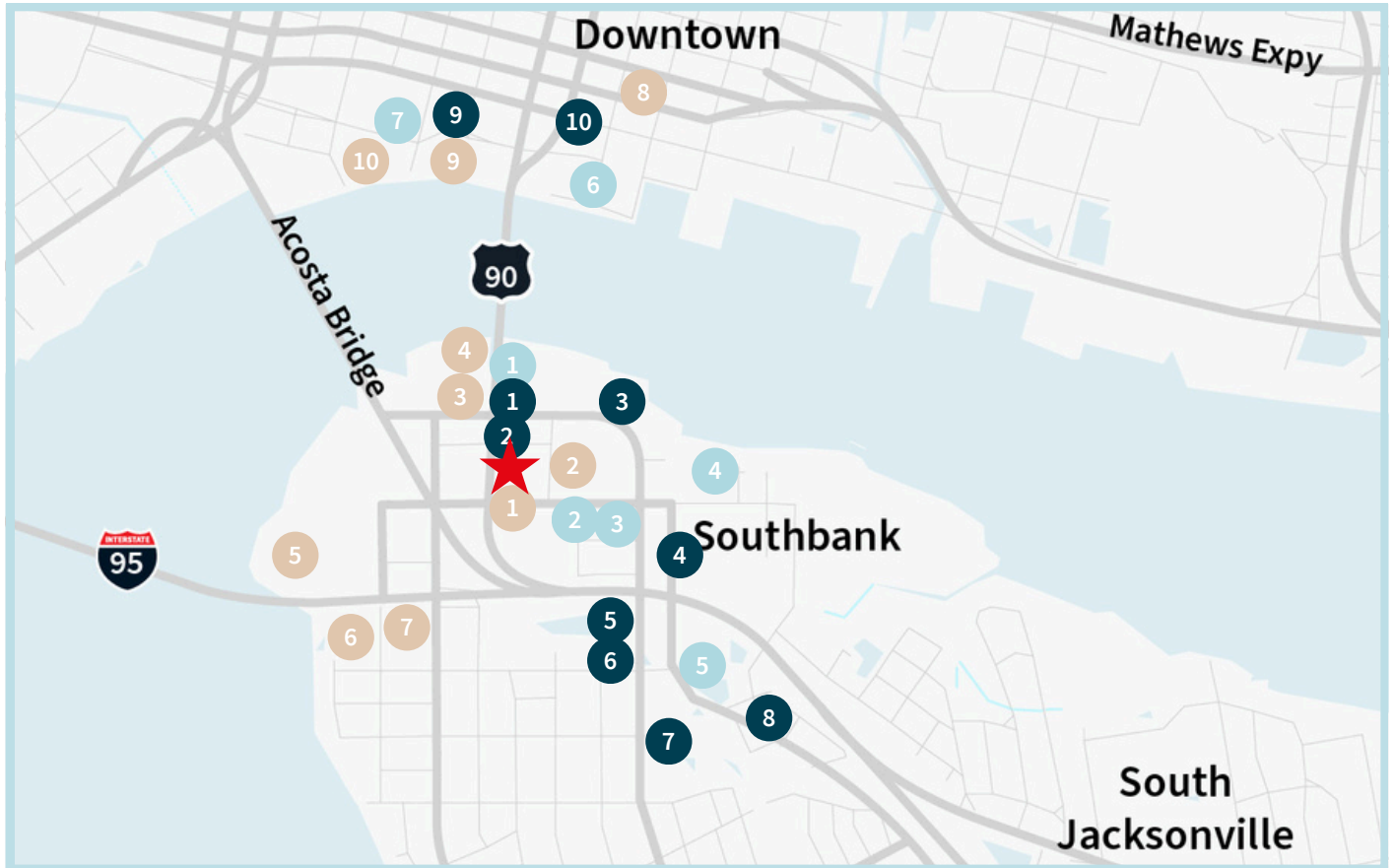


## Available floorplans

**3rd floor - 19,968 s.f. available**



## Area amenities



### Restaurants & Grocery

- 1 Ruth's Chris Steakhouse
- 2 High Tide Cafe
- 3 Chart House
- 4 bb's
- 5 V Pizza + Sidecar
- 6 La Nopalera
- 7 Hurricane Grill & Wings
- 8 The Bearded Pig
- 9 Estrella Cocina
- 10 Cowford Chophouse

### Hotels

- 1 Double Tree
- 2 Hampton Inn
- 3 Extended Stay America
- 4 Southbank Hotel
- 5 Hilton Garden Inn
- 6 Hyatt Regency
- 7 Marriott Downtown

### Points of interest

- 1 Treaty Oak Park
- 2 Riverplace Station - Skyway Stop
- 3 Museum of Science & History
- 4 Friendship Fountain
- 5 Baptist Medical Center
- 6 Nemours Children's Hospital
- 7 MD Anderson Cancer Center
- 8 Florida Theatre
- 9 Riverfront Plaza
- 10 Jacksonville Center for the Performing Arts

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