

Riverfront location in the heart of Brooklyn



2019 BOMA Office Building of the Year



**245 Riverside Ave.
Jacksonville, FL**

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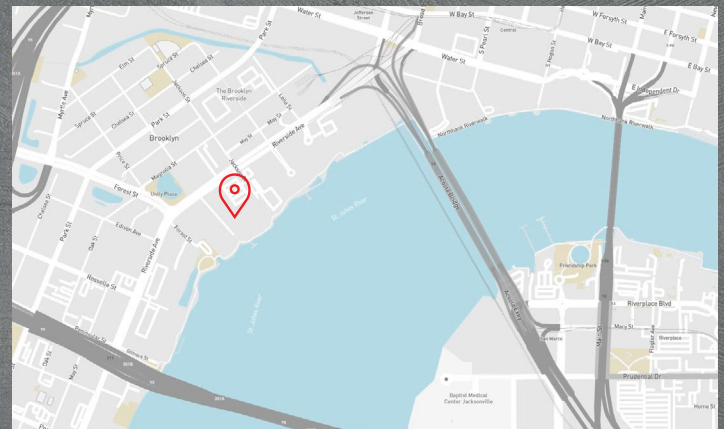
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For Lease

245 Riverside

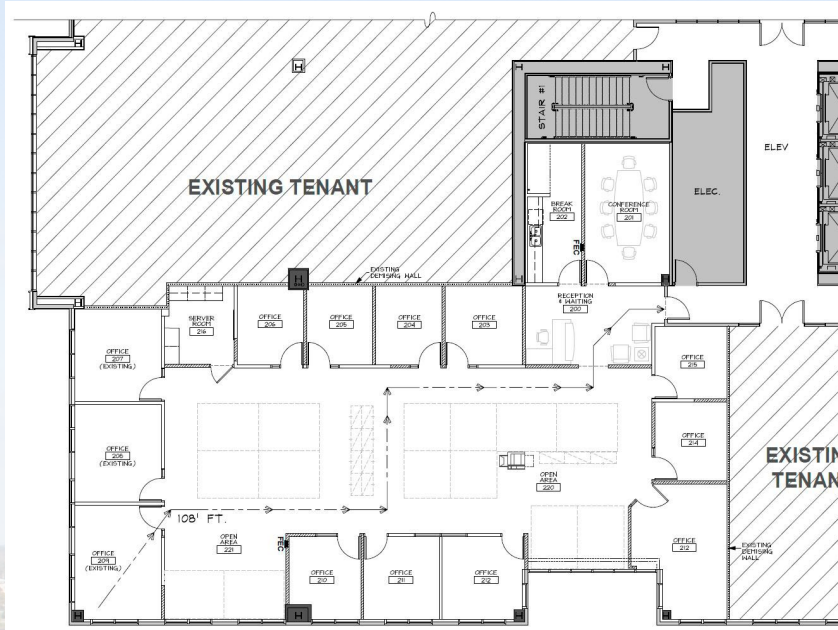
- Class A office space located along the St. Johns River with access to the Northbank Riverwalk
- Located across the street from the flourishing Brooklyn Station shops
- Recently renovated main lobby
- Adjacent to the newly updated Winston Family YMCA
- Built in 2003, Modern office building incorporating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



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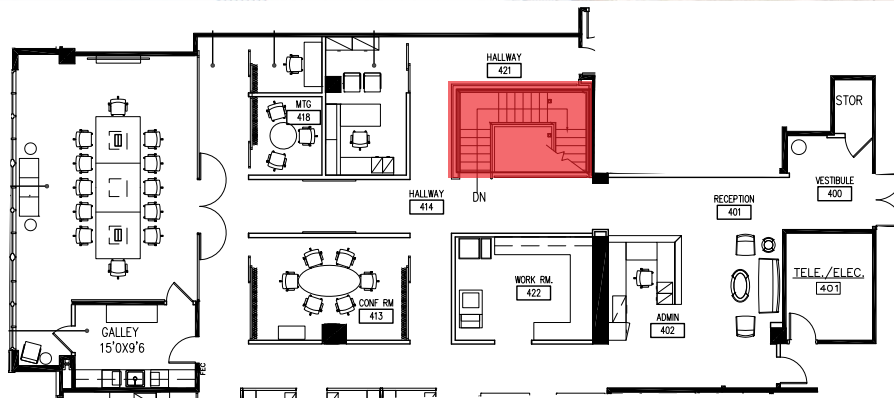
Availabilities - above standard finishes throughout

Suite 250
4,941 s.f.

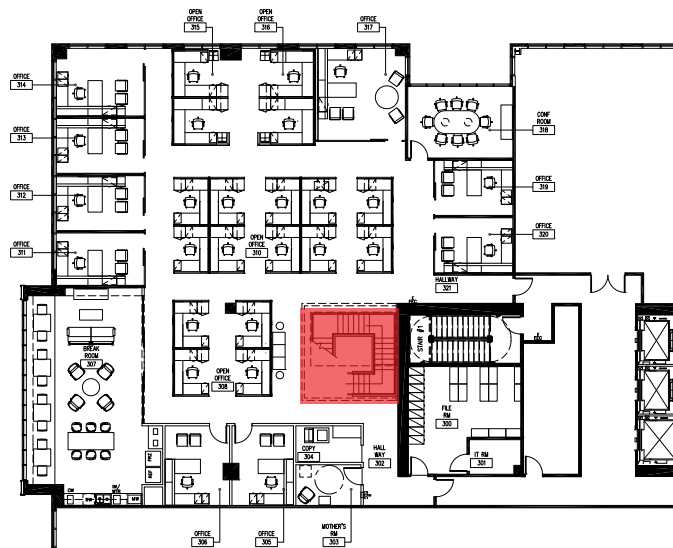


Suite 350
11,337 s.f.

4th floor



3rd floor

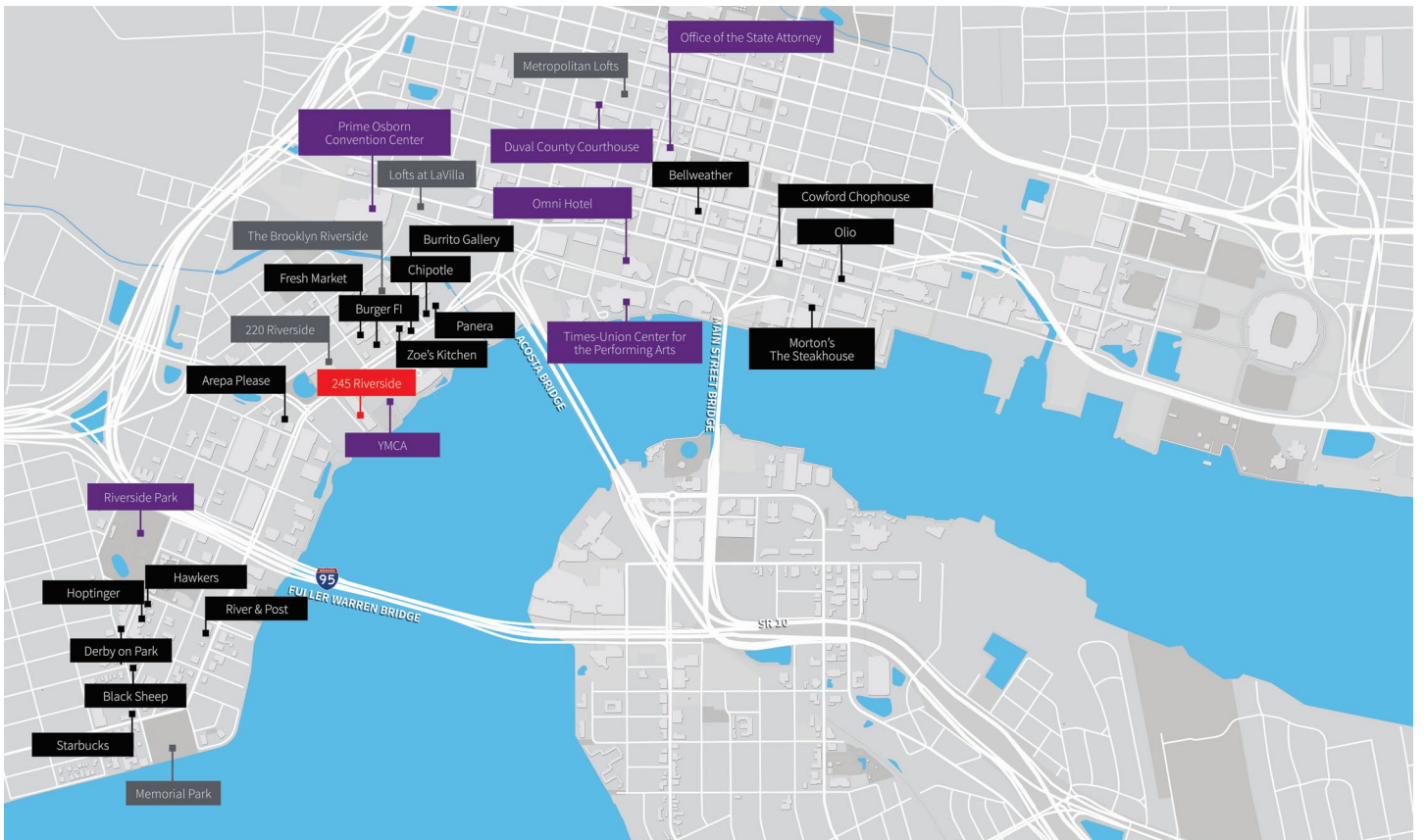


Connected
Internal stairwell

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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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.