



**FOR LEASE - CREATIVE OFFICE SPACE
LOCATED IN THE HEART OF DOWNTOWN JACKSONVILLE**

45 WEST BAY STREET

2,320 - 3,020 SF | 2ND FLOOR



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54 WEST BAY STREET

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About the Building

- Tenant mix includes Urban Grind Coffee, Davalt Optical, and Her Hope Behavioral Health
- Excellent visibility on Bay Street with window signage
- Tenants have 24/7 access to the building and use of the atrium/courtyard
- Newly-restored building façade
- All-new HVAC systems installed in 2021

SARAH TEAGLE

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Exciting growth and new developments happening in one block area, such as the JU School of Law with room for 450 law students plus faculty and staff

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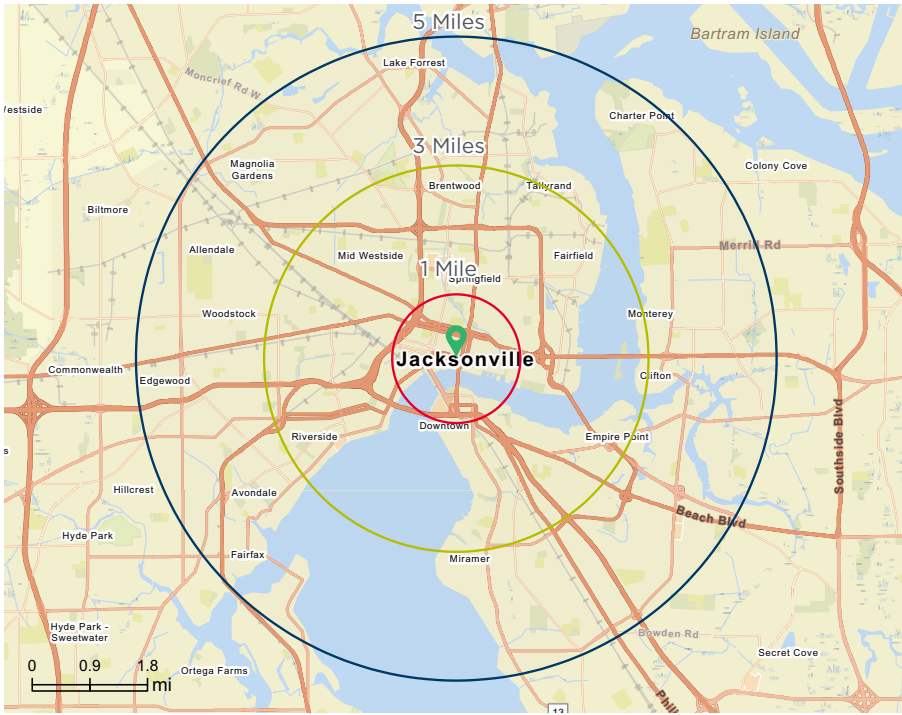
Urban location in the heart of Downtown Jacksonville on the North Bank
Zoning: CCBD

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Close proximity to multiple green spaces including Riverfront Plaza and Emerald Trail
Walk Score: Walker's Paradise (94)





Demographics

Population	1 Mile	3 Miles	5 Miles
Total Population	11,512	83,045	209,115
Daytime Population	65,046	168,997	309,513
Median Age	41.1	38.7	38.7
Male Population	6,974	41,715	102,504
Female Population	3,564	37,434	98,662
Household Income	1 Mile	3 Miles	5 Miles
Total Households	4,923	36,758	88,662
# Persons per HH	2.3	2.3	2.4
Average HH Income	\$76,596	\$73,393	\$77,835
Average HH Value	\$498,406	\$363,983	\$366,177

*Source: Esri 2025

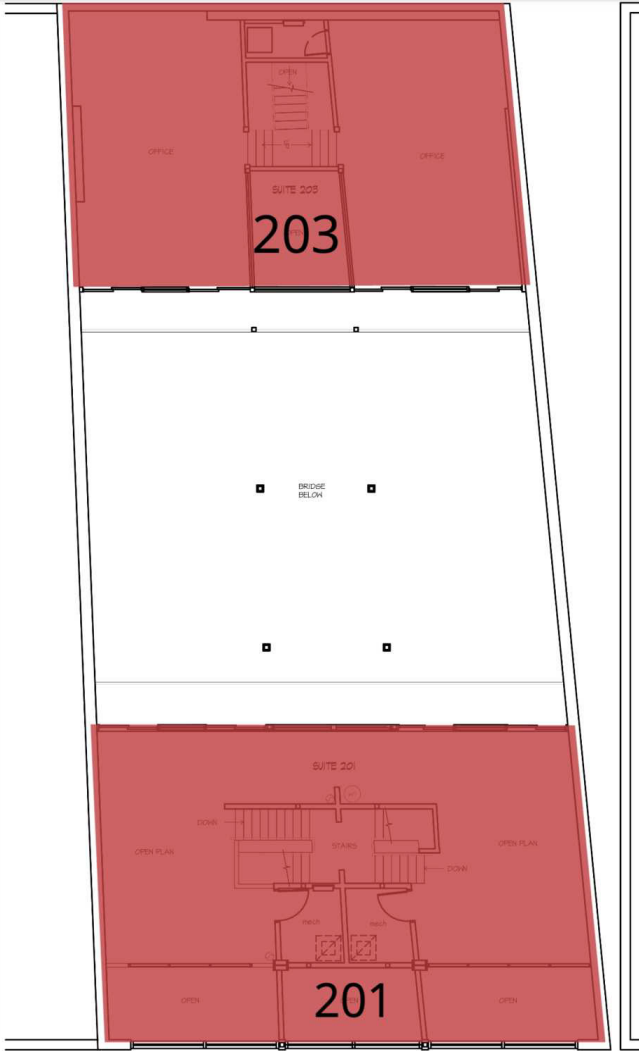


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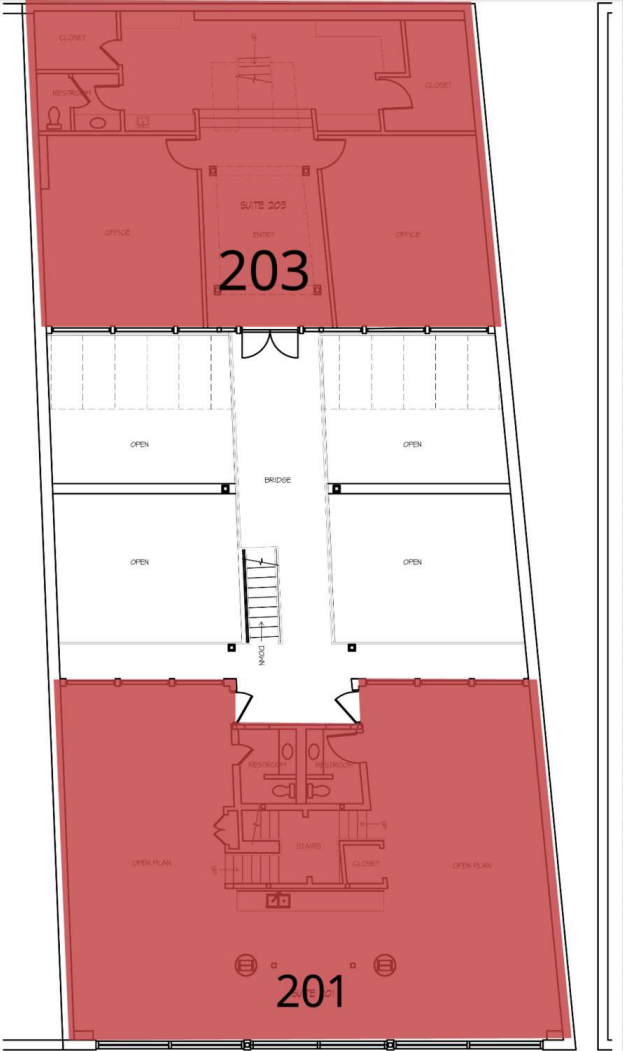
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FLOOR PLAN



2 AS-BUILT PLAN - MEZZANINE
3/16" = 1'-0"

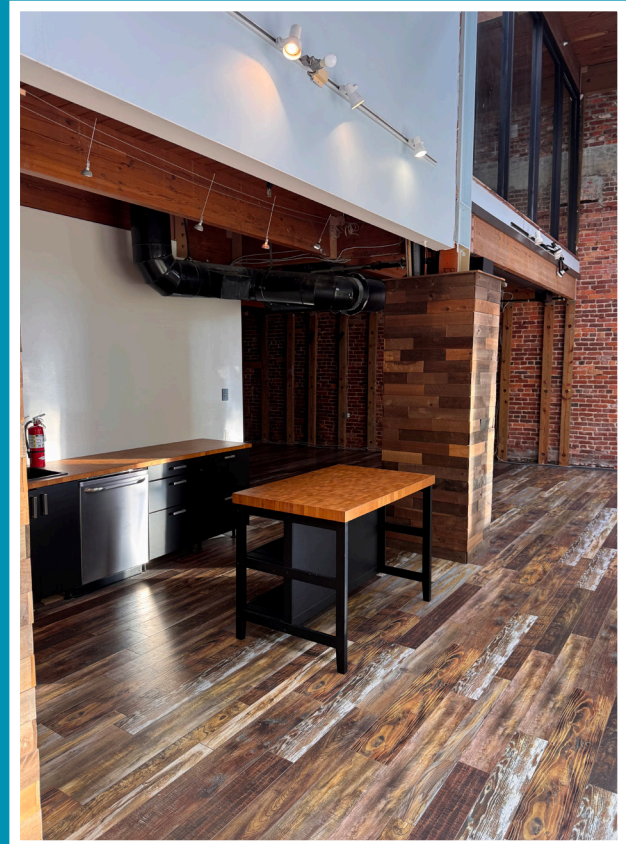
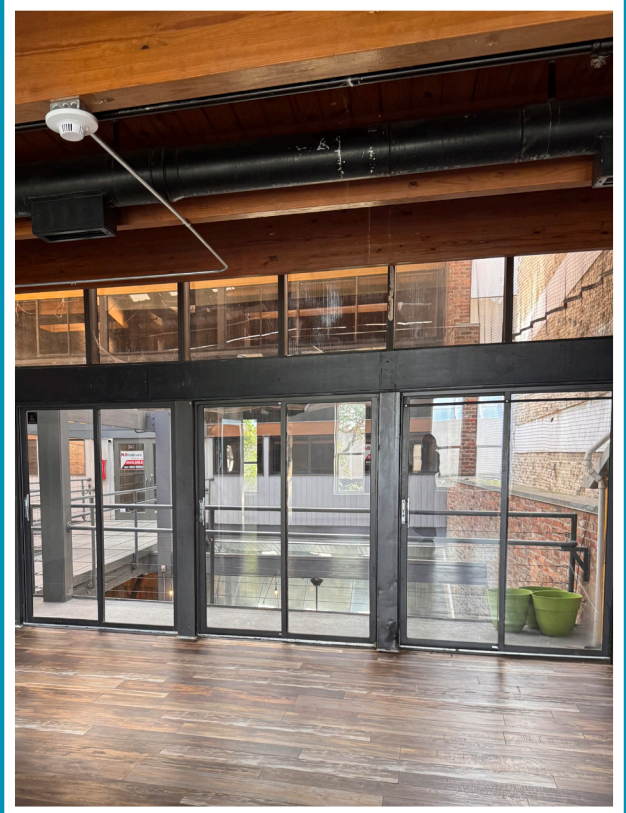


1 AS-BUILT PLAN - SECOND FLOOR
3/16" = 1'-0"

Availability

Suite	SF	Lease Rate
201	3,020	Negotiable
203	2,320	Negotiable

SUITE 201

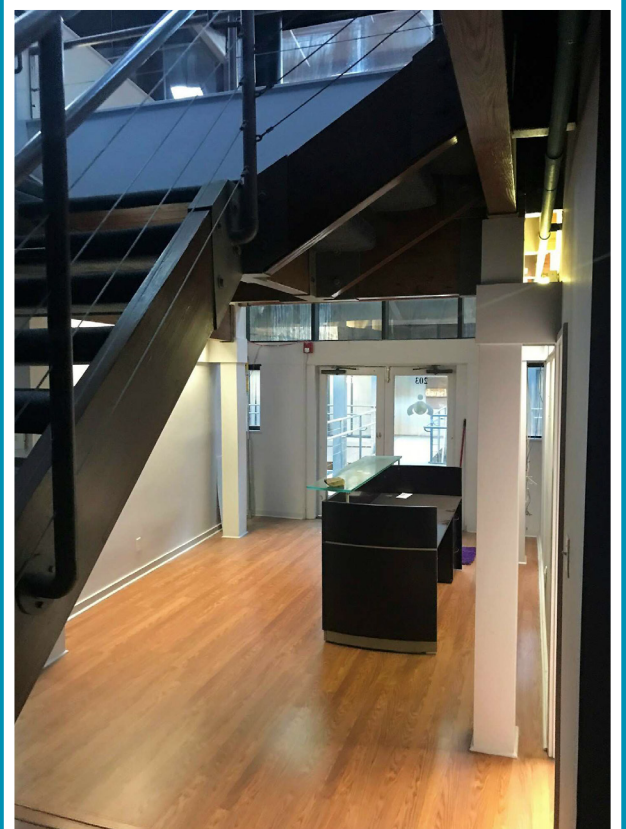
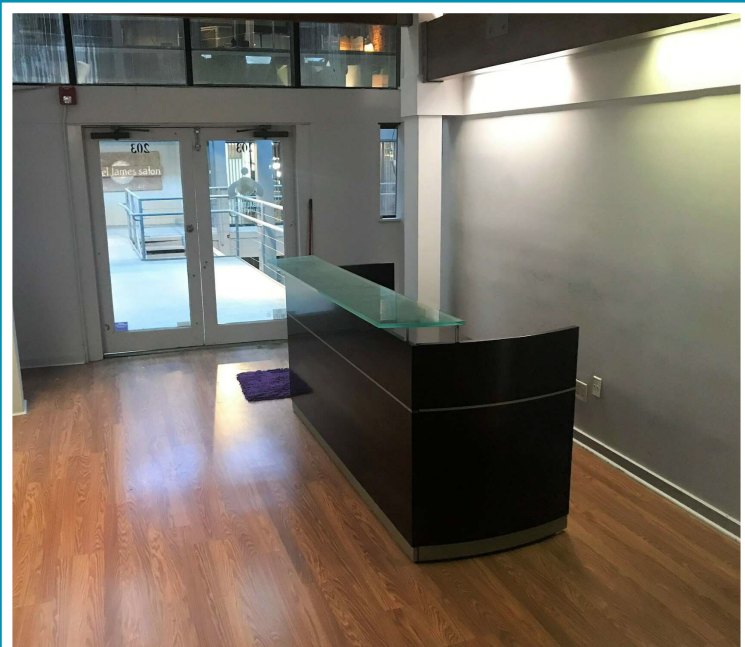


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SUITE 201



SUITE 203



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AMENITIES MAP



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