

THE
URBAN @
DIVISION



100

WEST BAY STREET

PREMIER RESTAURANT
SPACE AVAILABLE

100 W Bay St, Jacksonville, FL 32202

100

WEST BAY STREET

The Opportunity

THE ENTRANCE TO LAURA STREET – REDEFINED

An opportunity to anchor the Southend of the revitalized Laura Street retail corridor – 3 distinct turn-key food and beverage opportunities nestled throughout the VyStar Credit Union Corporate Campus.

Prominent Restaurant on the Corner of Bay and Laura Street (Suite 101)

- 6,945± SF
- Turn-key restaurant opportunity

Rooftop Restaurant (Suite 701)

- 3,466± SF with 4,720± SF Rooftop Patio
- Turn-key restaurant opportunity

Breezeway Kiosk

- Turn-key food and beverage kiosk in the VyStar Breezeway



Downtown Jacksonville Development

Development Pipeline



\$8 BILLION
in the development pipeline



12.3K
total residential units



18.3K
total residents



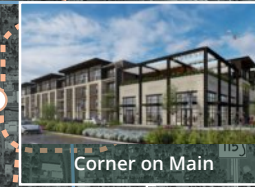
\$500M
in transportation & public spaces



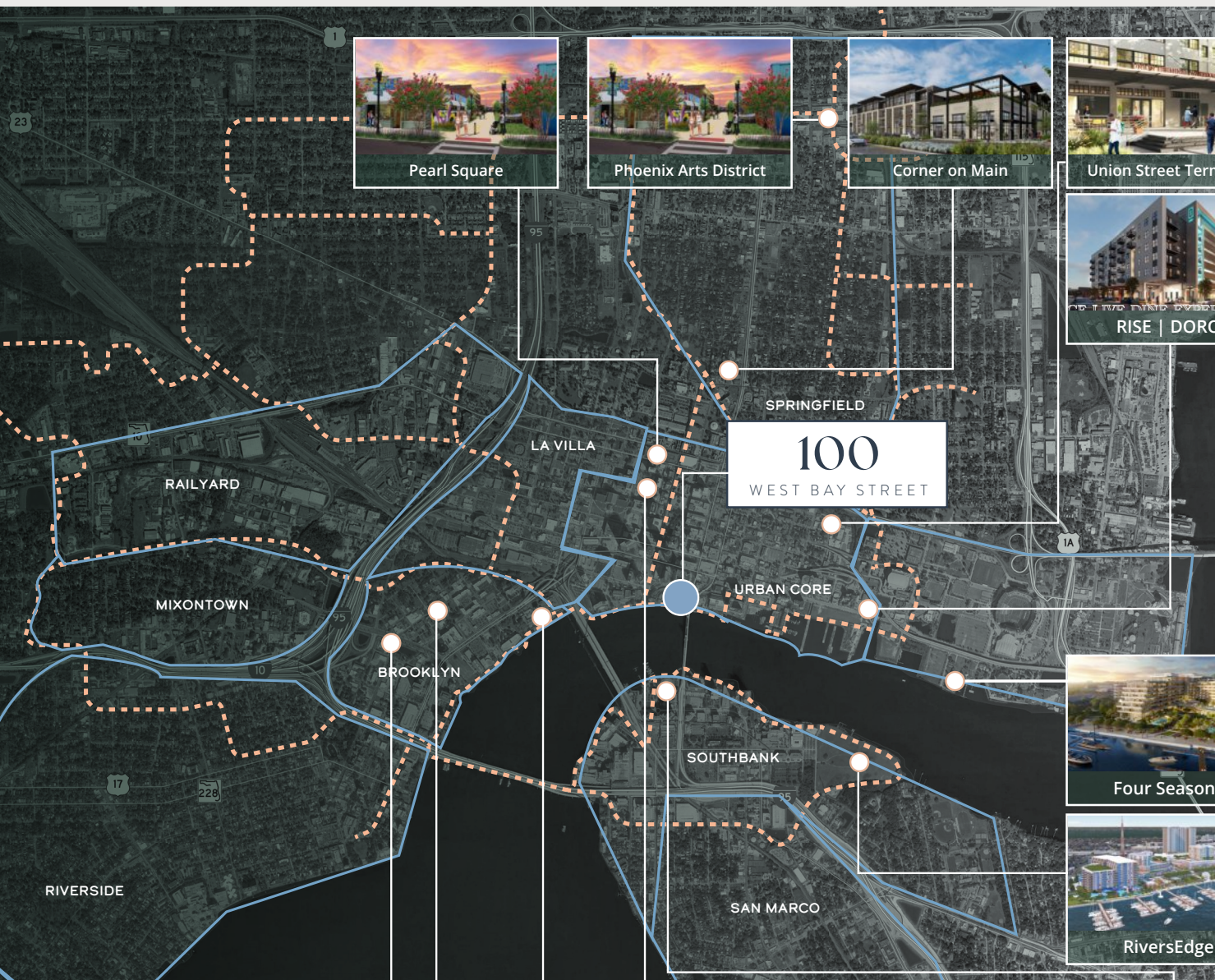
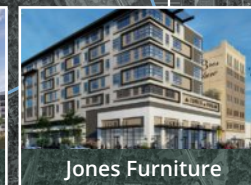
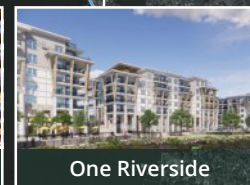
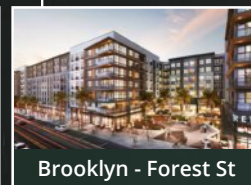
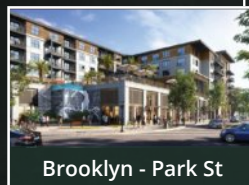
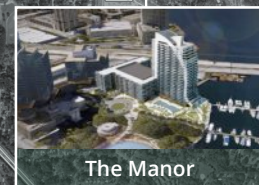
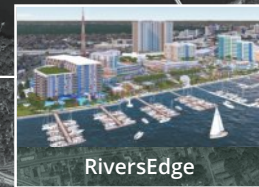
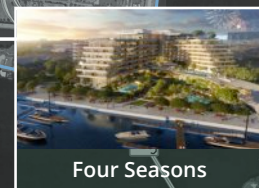
\$300M
University of Florida
Technology & Innovation
campus to start classes
in 2025

AVONDALE

— Emerald Trail Implementation



100
WEST BAY STREET





OAK STEAKHOUSE



EMERALD TRAIL

RIVERFRONT PLAZA



S LAURA ST

7 MINUTE WALK TO PEARL SQUARE

N LAURA ST

Pizza DYNAMO
HOT SLICES • WHOLE PIES • FULL BAR



AUTOGRAPH COLLECTION
HOTELS



Click on retailers above for additional information.

Property Overview



S LAURA ST

RIVERFRONT PLAZA


SUITE 101


ROOFTOP RESTAURANT


BREEZEWAY KIOSK

W BAY ST



CORPORATE HEADQUARTERS

VYSTAR PARKING GARAGE
37 S Hogan St | 590 Spaces



Restaurant at Bay and Laura

SUITE 101 | 6,945 SF

- **Prime Branding Opportunity** — Corner exposure or glass façade ideal for strong street presence and brand recognition.
- **Fully Furnished & Equipped** — Designer interiors, commercial-grade kitchen, premium fixtures, bar setup, tables, seating, lighting and décor available.
- **High Visibility & Foot Traffic** — Prominent street frontage with exceptional signage exposure to both pedestrian and vehicular traffic.
- **Unmatched Downtown Location** — Situated in the vibrant core of the city, surrounded by top-tier retail, hotels, offices and entertainment venues.



FLOOR PLAN



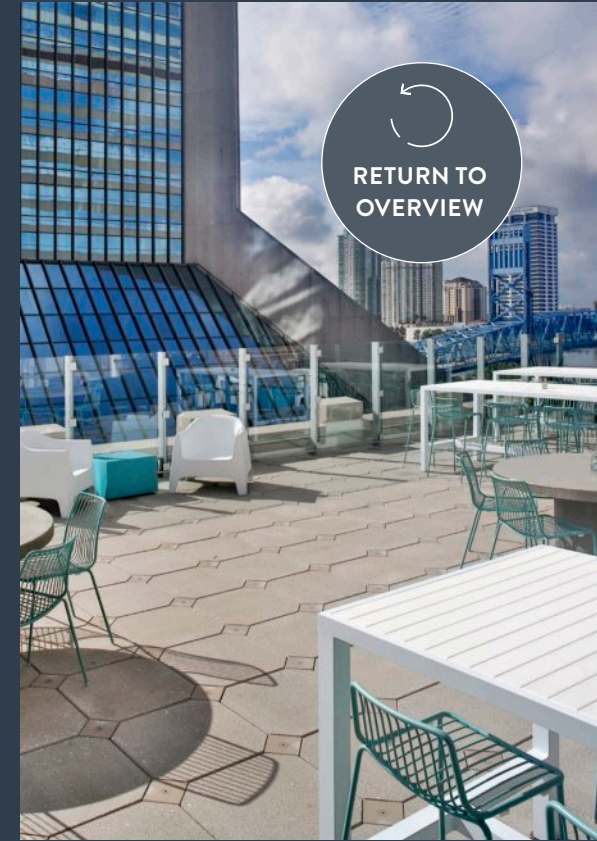
Rooftop Restaurant

SUITE 701 | 3,466 SF + 4,720 SF OF ROOFTOP PATIO

- **Prime Rooftop Location** — Stunning panoramic city views ideal for dining, events and entertainment.
- **Fully Furnished & Equipped** — Includes high-end kitchen equipment, bar fixtures, furniture, lighting and décor.
- **Indoor/Outdoor Dining Experience** — Seamless transition between climate-controlled interior space and open-air terrace.
- **Modern Design & Ambience** — Contemporary finishes, ambient lighting, and upscale furnishings throughout.
- **All Utilities & Infrastructure in Place** — Gas, electric, HVAC, plumbing and fire suppression systems fully installed.



FLOOR PLAN



Breezeway Kiosk

- **Unique Location** — Situated in the breezeway of a major corporate headquarters campus, open to the surrounding daily employee traffic and business activity.
- **Built-In Customer Base** — Consistent weekday foot traffic from on-site professionals, visiting clients and surrounding downtown employees.
- **Turnkey Setup** — Fully furnished and equipped shipping container restaurant ready for immediate occupancy and operation
- **Operational-Ready Infrastructure** — Includes commercial-grade kitchen equipment, serving counter, plumbing, electrical, HVAC and fire suppression systems.
- **Ample Outdoor Seating** — Expansive patio area for al fresco dining and event use; ideal for breakfast, lunch or casual after-hours service.
- Perfect for coffee, fast-casual, grab-and-go or boutique restaurant operations.



100

WEST BAY STREET

Contact Us

Matthew Clark

Senior Vice President

+1 904 861 1139

matthew.clark@colliers.com

Sam Middlekauff

Senior Associate

+1 904 861 1139

sam.middlekauff@colliers.com

Olivia Steinemann

Senior Associate

+1 904 861 1139

olivia.steinemann@colliers.com

THE
URBAN @
DIVISION



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). ©2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC LISTING #1158760