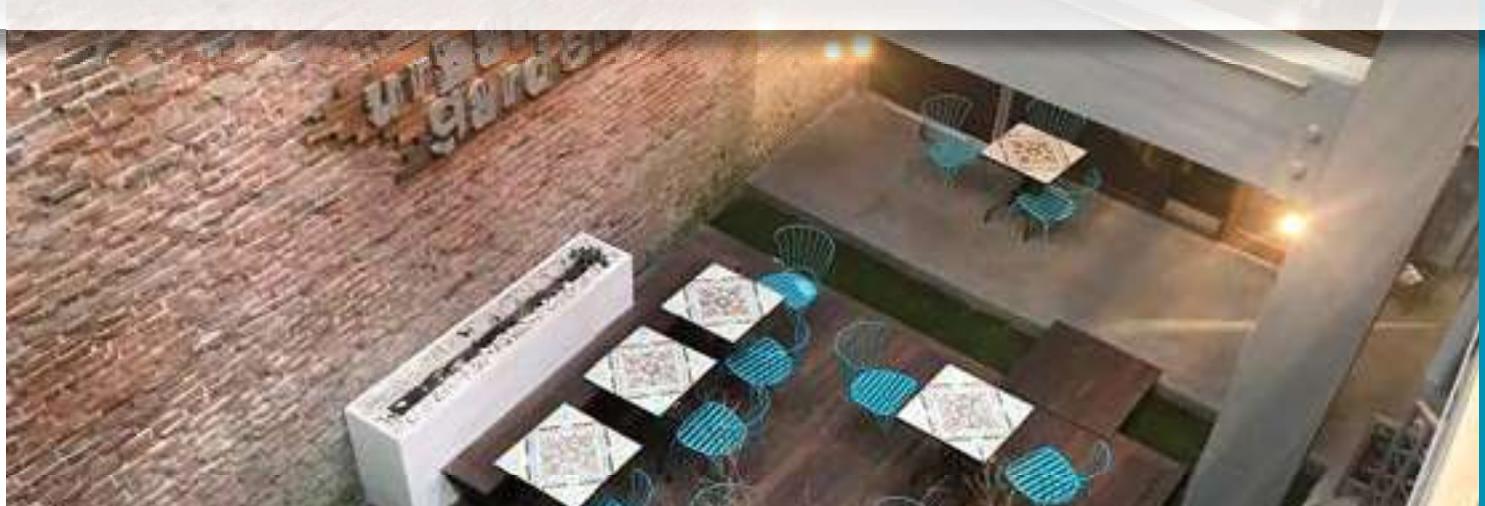




**FOR LEASE - CREATIVE OFFICE SPACE
LOCATED IN THE HEART OF DOWNTOWN JACKSONVILLE**

45 WEST BAY STREET

2,320 SF | 2ND FLOOR



 **CUSHMAN &
WAKEFIELD**

FOR LEASE

45 WEST BAY STREET

2,320 SF | 2ND FLOOR



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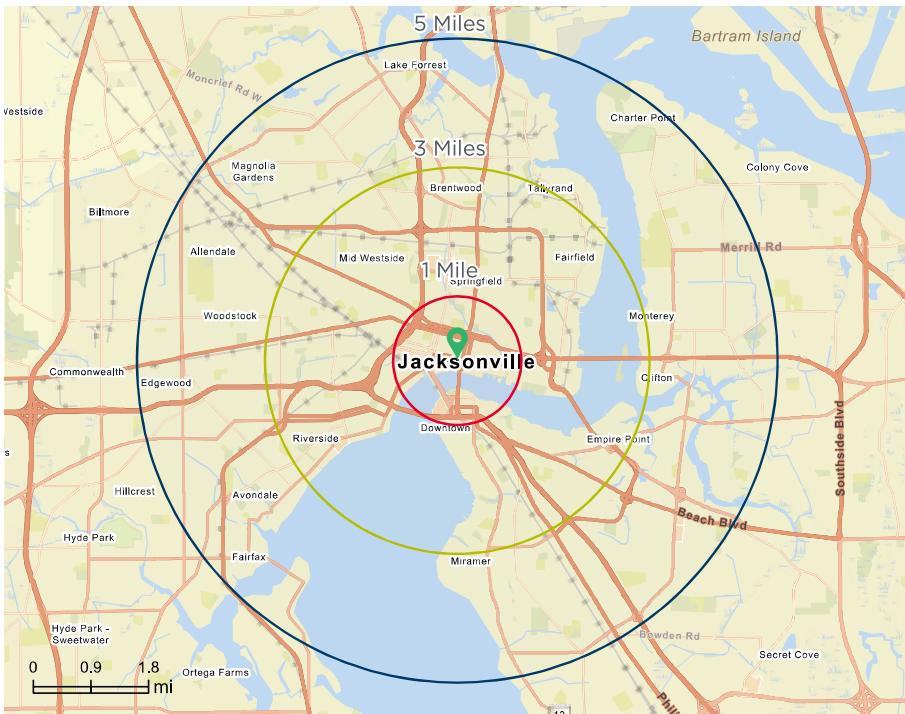
Exciting growth and new developments happening in one block area, such as the JU School of Law with room for 450 law students plus faculty and staff



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



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

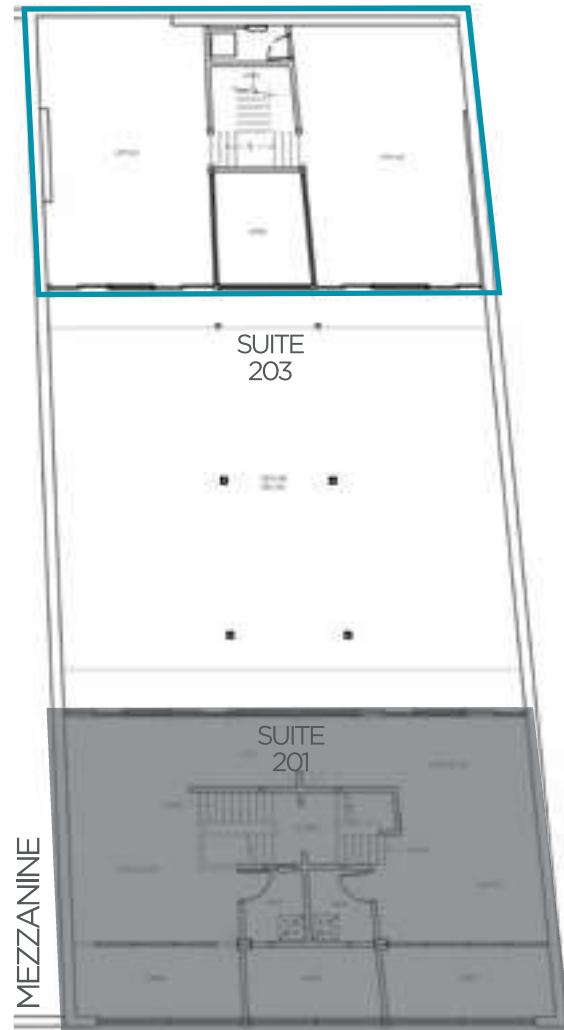
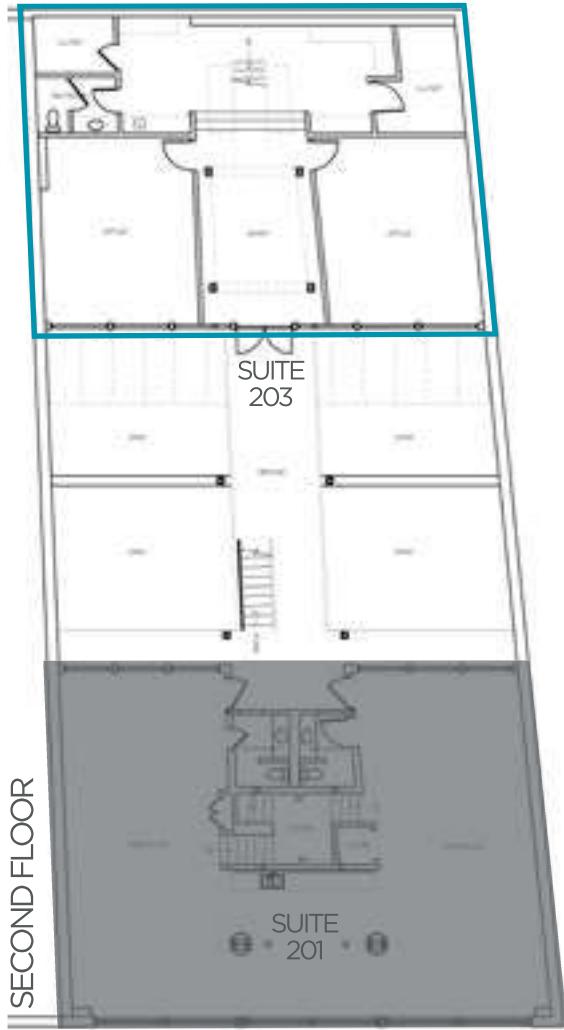


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FLOOR PLAN

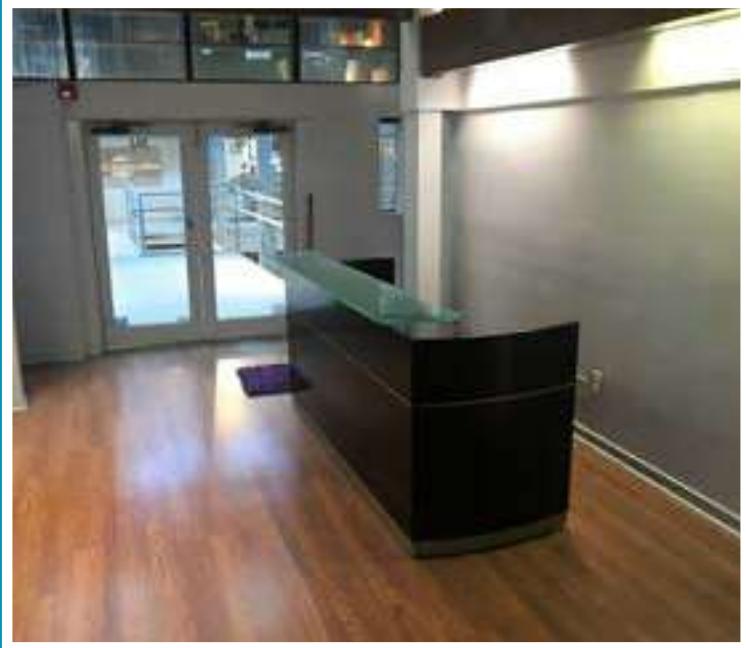


45 WEST BAY STREET

Availability

Suite	SF	Lease Rate
203	2,320	Negotiable

SUITE 203



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AMENITIES MAP



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