

EXCLUSIVE

GATES OF RIVERSIDE

OFFICE SPACE FOR LEASE

± 136,853 sq ft

📍 245 Riverside
Jacksonville FL 32202



LOCAL DEMOGRAPHICS



179k +/- daytime employees (5 mi).



The population within 5 miles is 204k +/-.



Average income \$64k +/- for the Riverside area within 5 miles



28k +/- Vehicles per day along Riverside.



904-757-4000

Janet Keister

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HAKIMIAN HOLDINGS

7077 Bonneval Road, Suite 400

Jacksonville, FL 32216

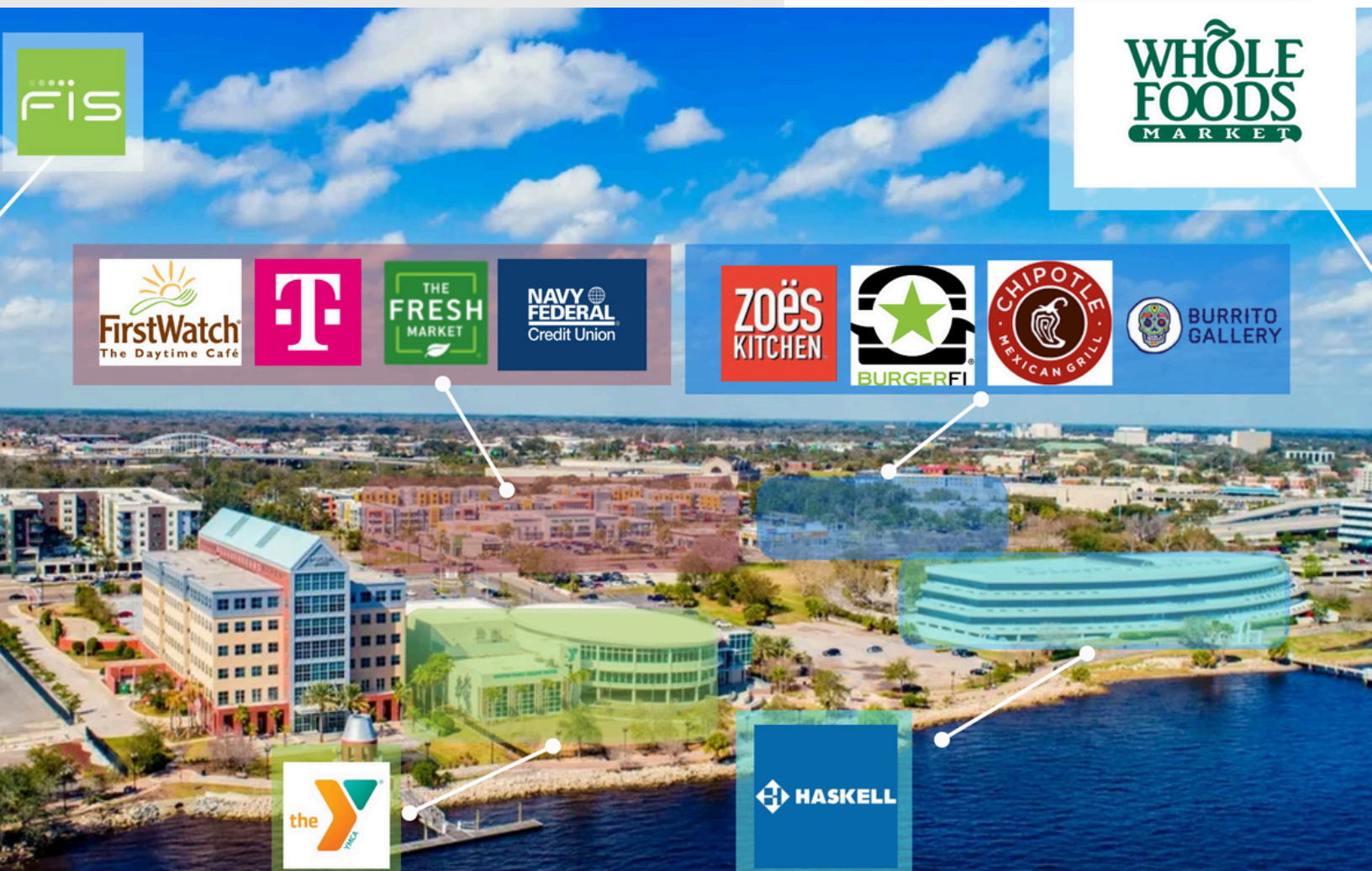
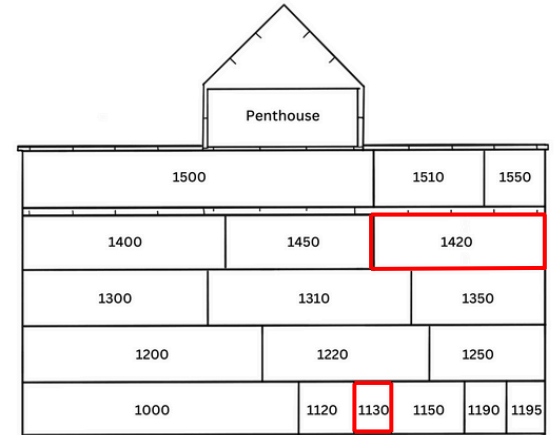
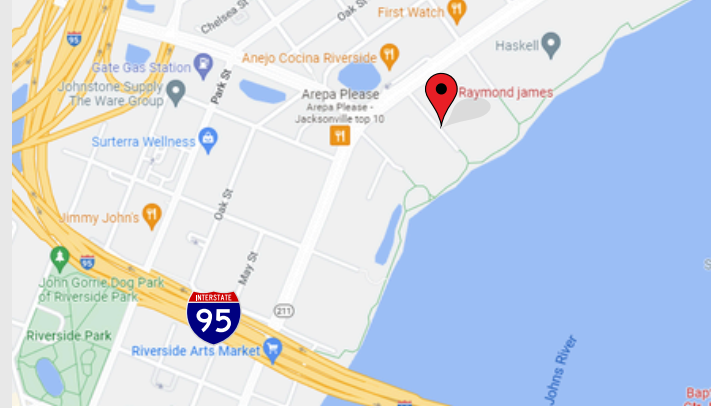
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TENANT LIST

Unit | TENANT | SQ FT

1100	Office Evolution	14,423
1120	Florida Rising	2,299
1130	Available	3,596
1150	Donahoo & McMenamy, P.A.	4,476
1190	Corporate Training Center	1,200
1195	Akel's Deli	1,290
1200	The Haskell Company	16,519
1220	On Idea, Inc.	6,376
1250	Gulf Atlantic Railways	4,941
1300	Vesta Property Services	10,097
1310	The Community Foundation	14,696
1350	Available	6,673
1400	Saalfield Shad, P.A.	12,785
1420	DuBow/Shad Road Limited Partnership	3,800
1450	FORVIS	7,134
1500	Raymond James & Associates, Inc.	19,511
1510	Lewis, Longman & Walker, P.A.	2,752
1550	Pediatric Eye Consultant	5,393



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