

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

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HAKIMIAN HOLDINGS

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Jacksonville, FL 32216

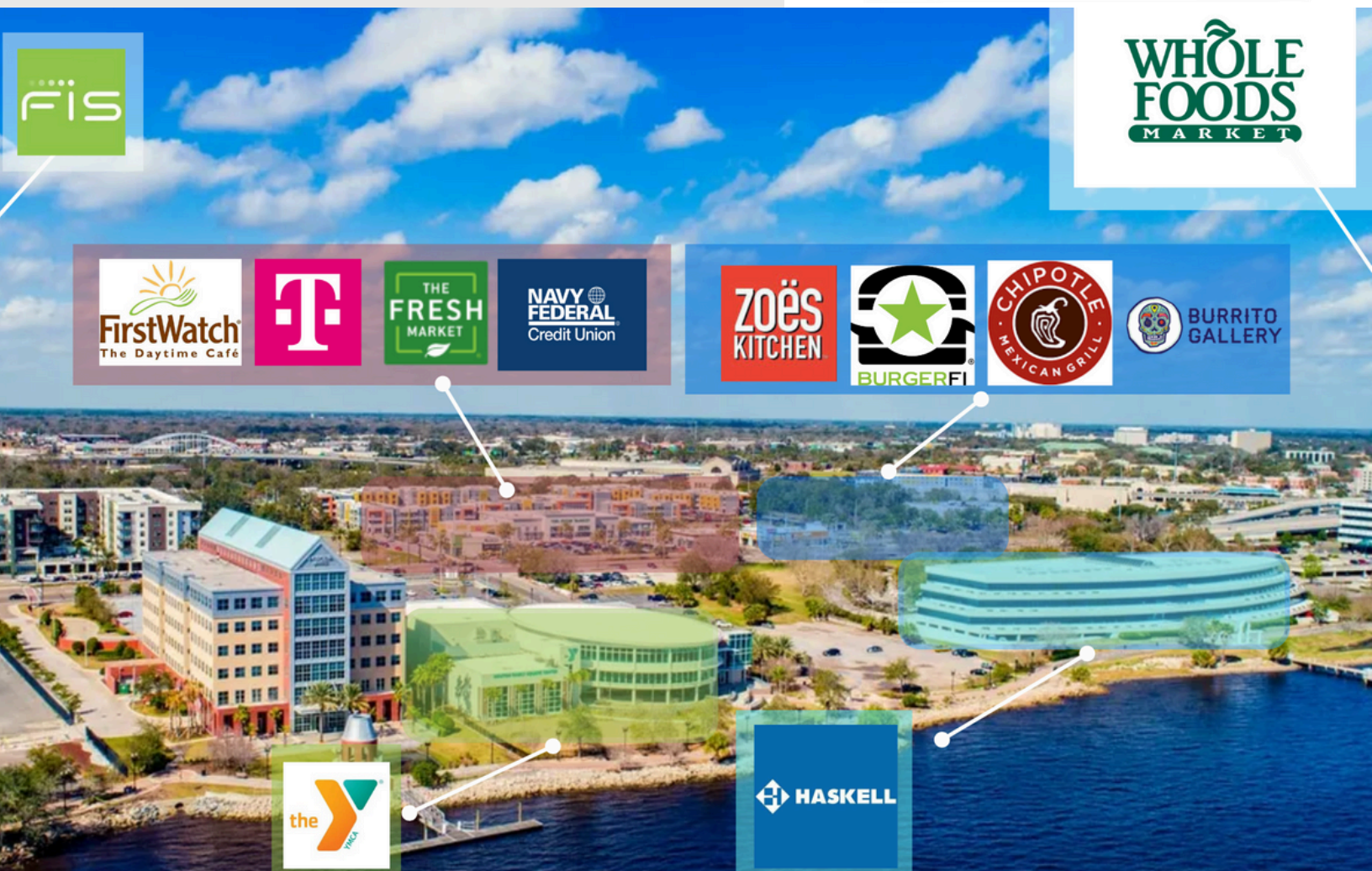
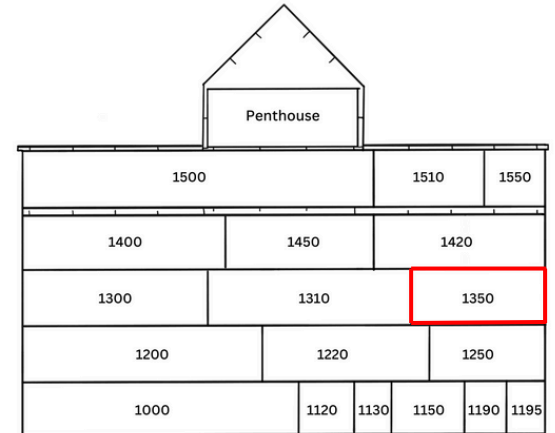
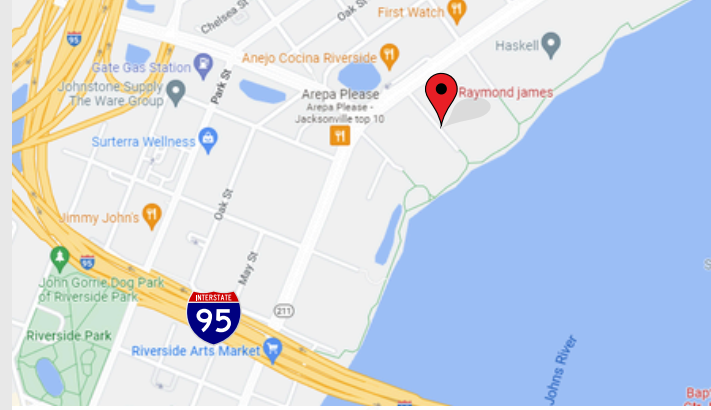
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TENANT LIST

Unit | TENANT | SQ FT

| | | |
|------|-------------------------------------|--------|
| 1100 | Office Evolution | 14,423 |
| 1120 | Florida Rising | 2,299 |
| 1130 | Lan Se, LLC | 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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