

EXCLUSIVE

GATES OF RIVERSIDE

OFFICE SPACE FOR LEASE

± 136,853 sq ft



245 Riverside
Jacksonville FL 32202



LOCAL DEMOGRAPHICS



182k +/- daytime
employees (5 mi).



Average income \$63k +/-
for the Riverside area
within 5 miles



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



28k +/- Vehicles per
day along Riverside.



904-757-4000



Janet Keister

SVP Leasing

✉ Janet@Hakimian.us



Blake Hakimian

Acquisitions & Finance

✉ Blake@Hakimian.us

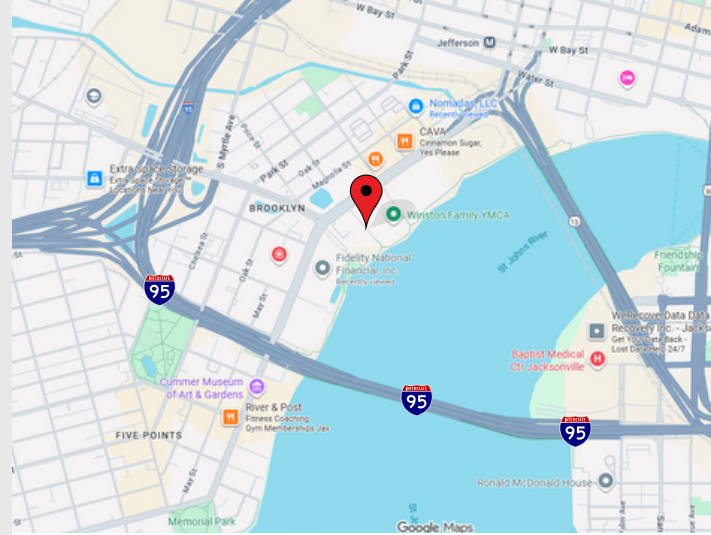
HAKIMIAN HOLDINGS
7077 Bonneval Road, Suite 400
Jacksonville, FL 32216
www.Hakimian.us



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	2,880
1400	Saalfeld Shad, P.A.	12,785
1420	DuBow/Shad Road Limited Partnership	3,800
1430	Available	3,793
1450	FORVIS	7,134
1500	Raymond James & Associates, Inc.	19,511
1510	East Bay Capital Inc	2,752
1550	Pediatric Eye Consultant	5,393



Penthouse				
1500	1510	1550		
1400	1450	1420	1430	
1300	1310	1350		
1200	1220	1250		
1000	1120	1130	1150	1190 1195



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