



GATES OF RIVERSIDE

📍 245 Riverside ave | Jacksonville, FL 32202





TABLE OF CONTENTS

Property Description...	3-4
Area Map.....	5
Local Demographics.....	6
Availability.....	7
Tenant Overview.....	8
Leasing Team.....	9
About Us.....	10
Disclaimer.....	11

PROPERTY DESCRIPTION

The **Gates of Riverside** stands as a testament to modern architectural design, seamlessly blending elegance and functionality. Its construction in 2003 marked a new era for commercial spaces in Jacksonville, offering a sprawling 136,000 square feet of innovative workspace. Situated in the vibrant heart of the city, this iconic building not only provides panoramic views of the waterfront but also offers exclusive access to a private pier, creating a truly unique working environment.

Housing esteemed companies like The Haskell Company, Vesta Property Services, and Rail USA, The Gates of Riverside has become a hub for dynamic businesses and forward-thinking professionals. The bustling energy within its walls serves as a catalyst for creativity and collaboration, making it an ideal choice for your next office location.

Whether you're looking to establish a presence in a thriving business community, seeking inspiration from the scenic surroundings, or simply aiming to elevate your company's image, The Gates of Riverside offers a prestigious setting that embodies success and sophistication. Embrace the opportunity to join this prestigious community and unlock the potential for growth and innovation in your business endeavors.



PROPERTY DESCRIPTION



SIZE
136,853 SF



PARKING
3.10/1000: 400 Covered, 465 Surface



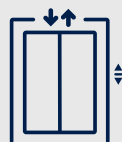
YEAR BUILT
2003



LOCATION
Riverside Avenue on St. Johns River,
directly along the Northbank Riverwalk.



INGRESS/EGRESS
The single-entry drive provides access to the property from the side frontage road, Dora Street. Multiple ingress and regress points to the parking garage.



ELEVATOR
Three elevators that provide accessibility, convenience, and efficiency.



AREA MAP



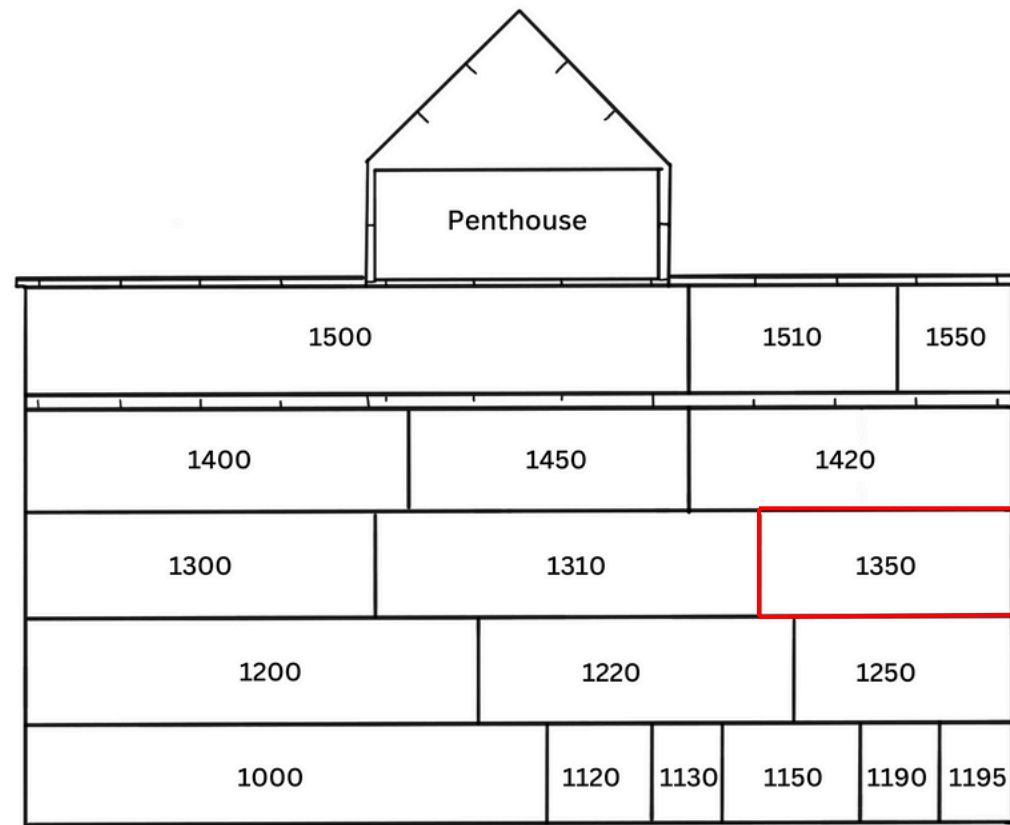
LOCAL DEMORAPHS

	2 miles	5 miles	10 miles
 POPULATION	43,860	204,335	627,560
 Population Growth 2010 - 2023	1.90%	1.08%	1.02%
 AVG INCOME	68,168	64,272	67,461
 DAYTIME EMPLOYMENT	99,076	179,262	362,194
	Street	VPD	Distance
 TRAFFIC	Riverside Ave	28,310	0.15
	I-95	8,753	0.41



CURRENT AVAILABILITY

	UNIT	SQ FT
▶▶	1350	6,673



HIGHLIGHTS

- Customize your space with flexible buildout options to fit your company's unique needs.
- The spacious units provide ample room for corporate and professional needs
- Indoor and outdoor parking.
- Panoramic views of the waterfront.
- Exclusive access to a private pier creates a truly unique working environment.
- Onsite security guards 7:30 am - 8:00 pm.



TENANT OVERVIEW

UNIT | TENANT | SQ FT

1100	Office Evolution	14,423
1120	Florida Rising	2,299
1130	Lan Se, LLC	3,596
1150	Donahoo & McMenemy, 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



office evolution



THE COMMUNITY FOUNDATION FOR NORTHEAST FLORIDA

Giving Back. Giving Forward.

DONAHOO



McMENAMY



RAYMOND JAMES



SAALFIELD SHAD LAW FIRM

Trial Lawyers

Real Relationships. Proven Results



LLW LEWIS LONGMAN WALKER



FORVIS



HASKELL

LEASING TEAM

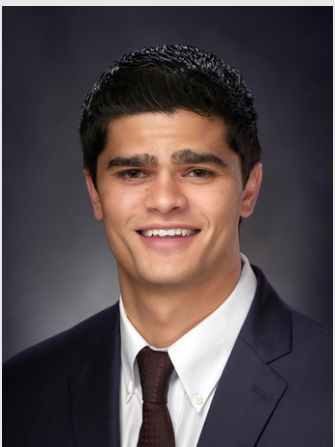


Janet Keister

Senior Vice President of Leasing

✉ Janet@Hakimian.us

☎ 904-757-4000 ext. 216



Blake Hakimian

Senior Vice President of Leasing

✉ Blake@Hakimian.us

☎ 904-757-4000 ext. 240



ABOUT US

25 +

YEARS OF
EXPERIENCE

Making Connections - One Investment at a Time

Hakimian Holdings dates back over 20 years, born from the initial success of property investments made by founder and Chief Executive Officer Benjamin Hakimian.

Mr. Hakimian came to the U.S. from Iran in 1977 and soon made Jacksonville his permanent home. Through tenacity and hard work, as well as a fierce entrepreneurial spirit, he started a successful auto parts company before shifting to real estate full-time in 1999. He built Hakimian Holdings from the ground up by following a straightforward strategy: acquire quality properties, make upgrades if necessary, and operate within the community as a good neighbor who learns from the past, while continually striving toward a better future.

Our hands-on approach to adding value means that we are involved at every step of the way, from acquisition to leasing to property management. This strategy has served us well and Hakimian Holdings continues to expand as a leading investor, redeveloper, and manager of commercial retail and office space in the Southeastern United States.





No warranty or representation is made as to the correctness, completeness and accuracy of the information given or the assessments made. This material has been prepared for informational purposes only, and is not intended to provide, and should not be relied on for, tax, legal or accounting advice. This communication contains general information only and Hakimian Holdings, Inc. is not, by means of this communication, rendering professional advice or services. Before making any decision or taking any action that may affect your finances or your business, you should consult a qualified professional adviser.

