



RIVERSIDE  
JANIS

245 RIVERSIDE

# GATES OF RIVERSIDE

📍 245 Riverside ave | Jacksonville, FL 32202





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# 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



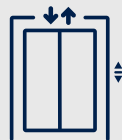
LOCATION

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



Logos for businesses in the upper left area of the map:

- CHOP
- Panera BREAD
- VALE
- CAVA
- THE FRESH MARKET
- FIRST WATCH THE DAYTIME CAFE
- NAVY FEDERAL Credit Union
- THE BROOKLYN RIVERSIDE
- LOFTS AT BROOKLYN

Logos for businesses in the center of the map:

- WHOLE FOODS MARKET
- HASKELL
- the Y
- ONE RIVERSIDE

Logo for FIS

Logos for businesses in the lower right area of the map:

- ALFRED L. duPONT CHARITABLE TRUST
- BAPTIST HEALTH
- FIDELITY NATIONAL FINANCIAL
- St Johns River
- Khoi Dental Group

Logos for businesses in the lower left area of the map:

- NAI Hallmark
- THE GREENHOUSE BAR
- AÑEJO COCINA MEXICANA
- MAA
- SHERWIN WILLIAMS

Gates of Riverside  
Winston Family YMCA

22.5k VPD

29k VPD

# LOCAL DEMORAPHICS



POPULATION

2 miles

42,994

5 miles

204,269

10 miles

637,075



Population Growth  
2020-2024

3.3%

1.7%

0.8%



AVG INCOME

\$62,608

\$63,061

\$68,027



DAYTIME  
EMPLOYMENT

99,112

182,076

368,729

Street

Riverside Ave

VPD

28,310

Distance

0.15



TRAFFIC

I-95

8,753

0.41



# CURRENT AVAILABILITY

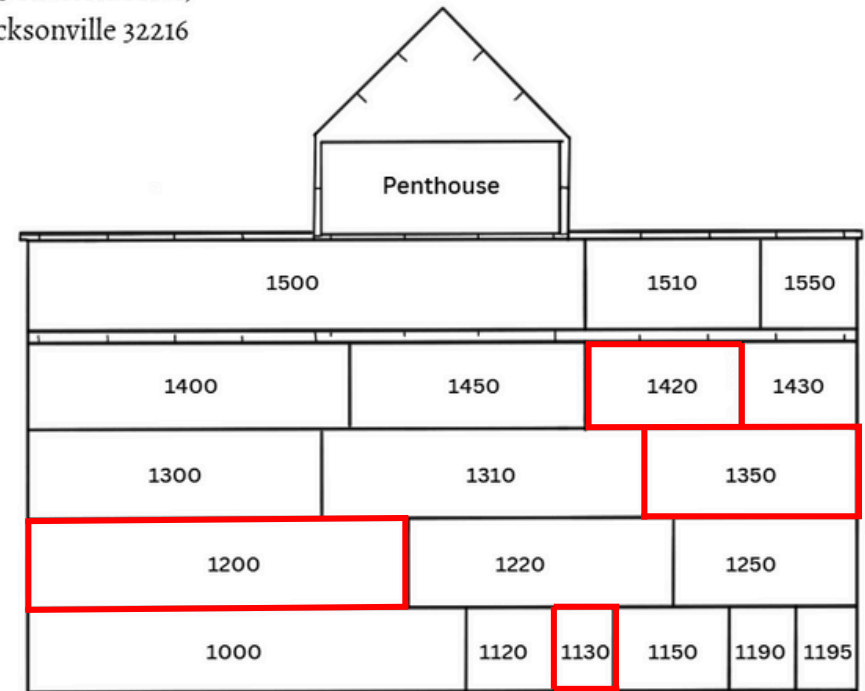
	UNIT	SQ FT
➤➤	1130	3,596
➤➤	1,200	16,519
➤➤	1350	2,880
➤➤	1420	3,800

## 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.

### The Gates of Riverside

245 Riverside Ave,  
Jacksonville 32216



# TENANT OVERVIEW

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	Available	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	Available	3,800
1430	Degree Wellness Franchise LLC	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

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DONAHOO MCMENAMY



RAYMOND JAMES



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FORVIS



# LEASING TEAM



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# 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.





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