

# GREENLEAF TOWER

GREENLEAF & CROSBY BUILDING

200

FDC

RENTLY IN PROGRESS

AVANT  
COLLABORATIVE CONSTRUCTION



www.avant.com C.C.C. #060612

ESTABLISHED  
1890



# GREENLEAF TOWER

## Office for Lease

### 11th Floor | 200 N Laura Street

Originally built in 1927, Greenleaf Tower is undergoing a \$16 million interior renovation to restore its place as one of Downtown Jacksonville's most iconic buildings. The 63,000± SF tower will soon feature Oak Steakhouse, a boutique Pilates studio, and JWB Real Estate Capital headquarters, bringing fresh energy and activity to the Central Business District.

### Lease Details



\$22.00 PSF  
FULL-SERVICE



4,520 RSF  
OFFICE SUITE



[CLICK TO  
VIEW THE  
FLOOR PLAN](#)



[OUTDOOR  
BALCONY &  
EVENT SPACE](#)



FULL  
FLOOR  
TENANT



PRIVATE  
BATHROOMS



KITCHEN  
& BREAK  
AREA



FULL GYM,  
KITCHEN &  
AMENITIES  
ACCESS

# Move-In Ready Office Suite



GREENLEAF  
TOWER

# Building Amenities



FITNESS CENTER



COMMUNAL KITCHEN & BREAK ROOM



OUTDOOR PATIO

# Building Retail



OAK STEAKHOUSE



HIREFORMANCE PILATES

GREENLEAF  
TOWER

OAK  
STEAKHOUSE



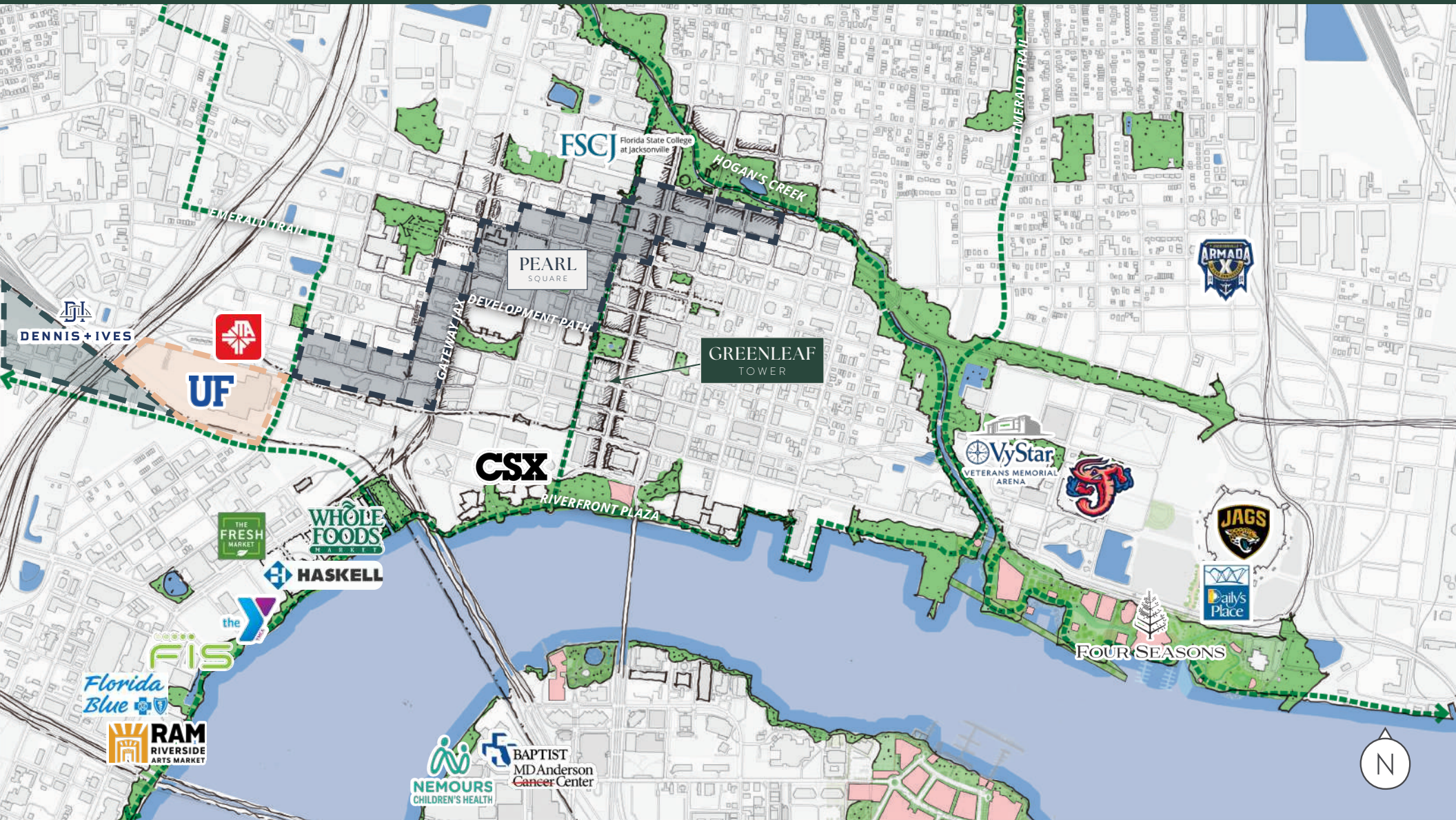
# Trail of Growth

## EMERALD TRAIL

30-miles of trails, greenways and parks encircling the urban core and connecting 14 historic neighborhoods to downtown. The trail links to 16 schools, 3 colleges, 21 parks and a plethora of destinations, restaurants, retailers and businesses.

## HOGAN'S CREEK

2.6 miles of freshwater creek connecting Jacksonville's Riverwalk and the Sports & Entertainment District to Springfield and its historic parks including Klutho Park and Springfield Park.



# Surrounding Area Retail

SPRINGFIELD

THE DISTRICT  
Crispy's  
1748 BARNHOUSE  
Dreamette  
UPTOWN KITCHEN & BAR  
STRINGS  
OTHELLO  
HOLA

DOWNTOWN

Pour Espresso  
Starbucks  
THREE HOSPITALITY GROUP  
RUBY BEACH  
COOP  
COWFORD CHOP HOUSE  
OAK STEAKHOUSE  
METTENS THE STEAKHOUSE  
UNDERBELLY  
FT FRESH MARKET

BROOKLYN

WHOLE FOODS MARKET  
BURRITO GALLERY  
BURGERFI  
CLUB PILATES  
ZOË'S KITCHEN  
THE FRESH MARKET  
CALIFORNIA BURRITO  
FirstWatch The Daytime Cafe  
MAYDAY  
drybar  
BENTO

FIVE POINTS

804 TACOS  
HAWKERS  
Slice's PIZZA  
MARATHON LIVE  
BREW  
HOPPING  
RODRIGO'S CRAFT PIZZA  
waffle cone  
insomniac cookies  
CINCO  
Bink's  
HOMESPUN KITCHEN  
grassroots

RIVERSIDE

PROSPECT  
CYCLEBAR  
RIVER & POST  
pure barre  
Broken Egg Cafe  
bartaco  
the mossfire grill  
a's PIZZA  
Publix

SAN MARCO

Fla.  
Good Coffee  
BEARDED PIG  
AARDWOLF  
HURRICANE GRILL & WINGS

SAN MARCO SQUARE

Publix  
gemma  
TAVERNA  
PINEBROOK  
MAPLE STREET  
OCEANA  
FORESCORE  
RUE  
TOWN HALL  
Grape & Grain Exchange  
FORTAL COFFEE CO.

Prime Osborn Convention Center

Armada Stadium

Vystar Veterans Memorial Arena

Jax Fairgrounds

121 Financial Ballpark

TIAA Bank Field

M.O.S.H.

SOUTHBANK

RUTH'S CHRIS STEAK HOUSE  
bb's  
CH PHART HOUSE  
Tubbits

Cummer Museum

FOUR SEASONS

HYATT



1A

95

10

95

95

# Downtown Workforce

FORTUNE 500S IN DOWNTOWN

MAJOR DOWNTOWN EMPLOYERS

**56,000**

Daytime  
Employees

**6,744**

Businesses in  
Downtown

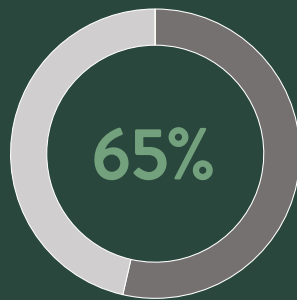


Source: ESRI Business Analyst

## Downtown Employee Profile



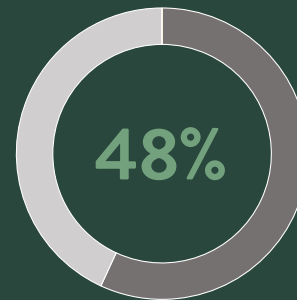
Like or love  
working downtown



Have an annual household  
income of \$80,000+



Have a four-year  
degree or higher



Have a commute time of  
20 minutes or less

## Top Business Sectors by Employment

- Public Administration
- Professional, Scientific & Tech Services
- Health Care & Social Assistance
- Finance & Insurance
- Information
- Education Services
- Legal Services
- Central Bank/Credit Intermediation
- Transportation & Warehousing
- Accommodation & Food Services

# Downtown Jacksonville



**1M+** spectators in attendance annually  
**\$118,000** annual household income of season ticket holder



**75** home games annually  
**5,000** in average game attendance - 360,000 people annually



**36** home games in the 2025-2026 season  
**7,749** in average game attendance, the highest in ECHL (2025)



**35** concerts held in 2025  
**700,000** in annual attendance



**150+** events held annually  
**200K** in annual attendance



**374K AVERAGE WEEKLY VISITS**



EVENT	# ANNUAL EVENTS
Sports Games	112
Festivals	320
Concerts	759
Expositions	137
Performing Arts	557
Community	949
Conferences	268
<b>TOTAL</b>	<b>3,195</b>



Source: Downtown Investment Authority

## POPULATION

96% residential occupancy rate  
 73.3% of the population has a four year degree or higher  
 41.5% residents between 25-54 years old  
 50%+ increase in residents during the last five years

## OFFICE

3 Fortune 500 headquarters  
 6,744 daytime employees within 3 miles of Downtown  
 65.3% of employees have a household income of \$80,000+

## EDUCATION

3 major college campuses downtown  
 1 law school  
 \$300M UF Tech & Innovation Campus with classes starting in 2026

## MEDICAL

5 major hospital campuses less than three miles from Downtown

## GROWTH

2 new headquarters, FIS (fintech) and JEA (public utility), have added more than 500K SF of Downtown office space  
 #10 Most Moved to City (CityPODS, May 2025)  
 #4 Best Large City to Start a Business in 2028 (Wallethub, 2025)



# GREENLEAF TOWER

## Contact Us

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