

THE
URBAN @
DIVISION



100

WEST BAY STREET

PREMIER RESTAURANT
SPACE AVAILABLE

100 W Bay St, Jacksonville, FL 32202

100
WEST BAY STREET

The Opportunity

THE ENTRANCE TO LAURA STREET – REDEFINED

An opportunity to anchor the Southend of the revitalized Laura Street retail corridor – 3 distinct turn-key food and beverage opportunities nestled throughout the VyStar Credit Union Corporate Campus.

Prominent Restaurant on the Corner of Bay and Laura Street (Suite 101)

- 6,945± SF
- Turn-key restaurant opportunity

Rooftop Restaurant (Suite 701)

- 3,466± SF with 4,720± SF Rooftop Patio
- Turn-key restaurant opportunity

Breezeway Kiosk

- Turn-key food and beverage kiosk in the VyStar Breezeway



Downtown Jacksonville Development

Development Pipeline



\$7 BILLION
in the development pipeline



12.3K
total residential units



18.3K
total residents



\$500M
in transportation & public spaces

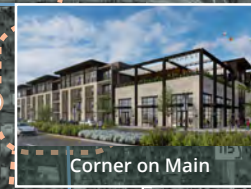
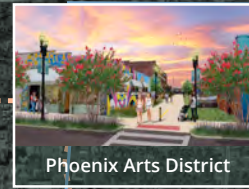


\$300M
University of Florida
Technology & Innovation
campus to start classes
in 2025

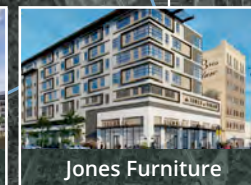
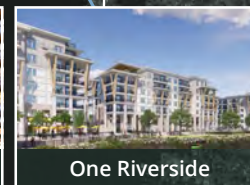
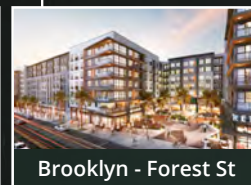
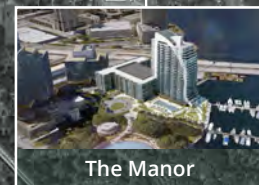
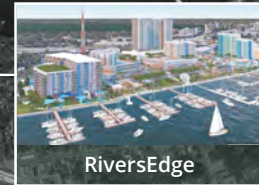
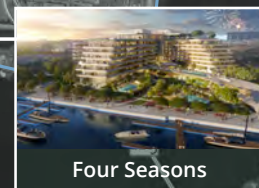


AVONDALE

— Emerald Trail Implementation



100
WEST BAY STREET



RAILYARD
MIXONTOWN

BROOKLYN

LA VILLA

SPRINGFIELD

URBAN CORE

SOUTHBANK

SAN MARCO

RIVERSIDE



OAK STEAKHOUSE



EMERALD TRAIL

RIVERFRONT PLAZA



S LAURA ST

7 MINUTE WALK TO PEARL SQUARE

N LAURA ST

Pizza DYNAMO
HOT SLICES • WHOLE PIES • FULL BAR

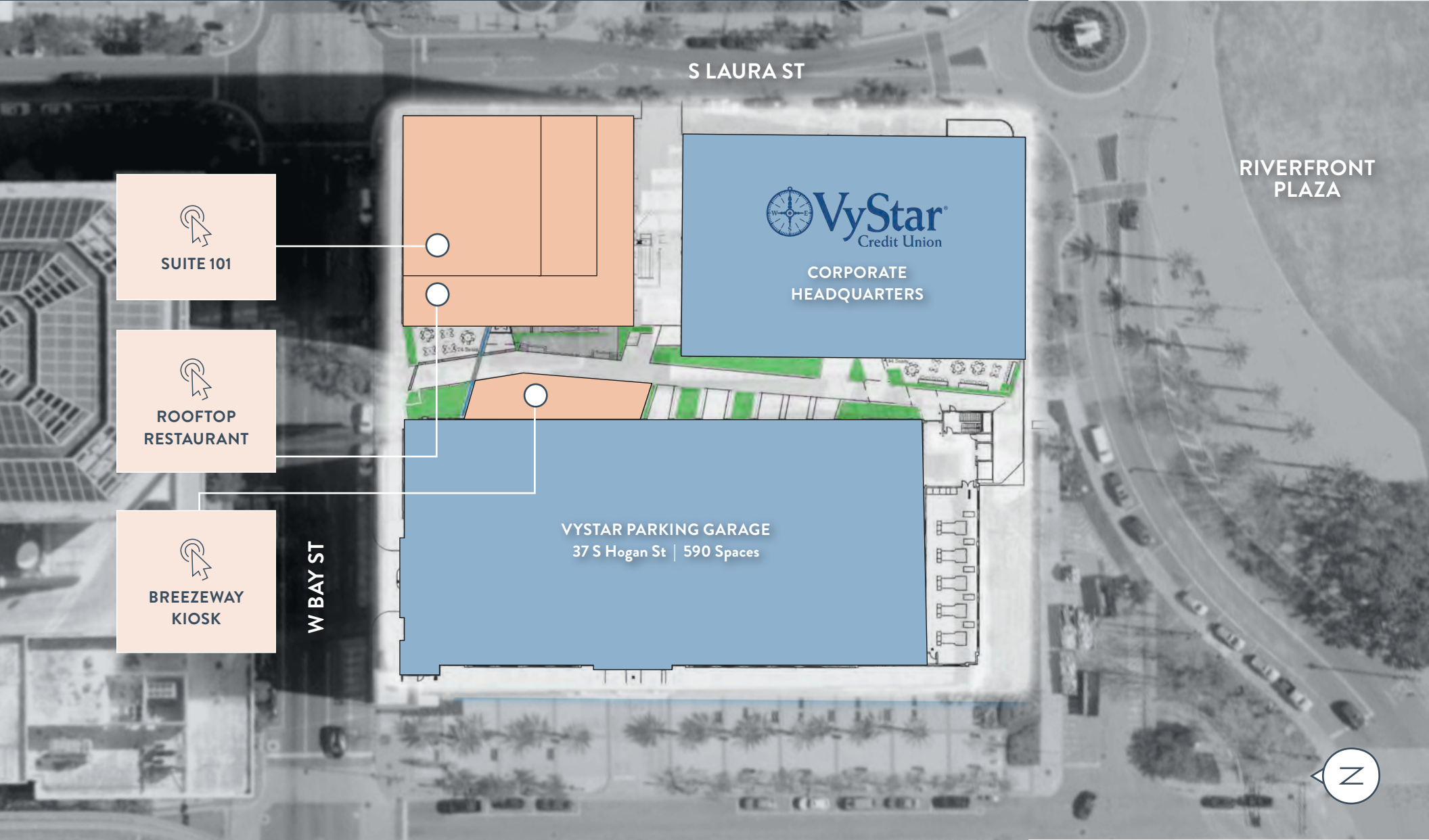


AUTOGRAPH COLLECTION
HOTELS



Click on retailers above for additional information.

Property Overview



S LAURA ST

RIVERFRONT PLAZA



CORPORATE HEADQUARTERS

SUITE 101

ROOFTOP RESTAURANT

BREEZEWAY KIOSK

W BAY ST

VYSTAR PARKING GARAGE
37 S Hogan St | 590 Spaces



Restaurant at Bay and Laura

SUITE 101 | 6,945 SF

- **Prime Branding Opportunity** — Corner exposure or glass façade ideal for strong street presence and brand recognition.
- **Fully Furnished & Equipped** — Designer interiors, commercial-grade kitchen, premium fixtures, bar setup, tables, seating, lighting and décor available.
- **High Visibility & Foot Traffic** — Prominent street frontage with exceptional signage exposure to both pedestrian and vehicular traffic.
- **Unmatched Downtown Location** — Situated in the vibrant core of the city, surrounded by top-tier retail, hotels, offices and entertainment venues.



FLOOR PLAN



Rooftop Restaurant

SUITE 701 | 3,466 SF + 4,720 SF OF ROOFTOP PATIO

- **Prime Rooftop Location** — Stunning panoramic city views ideal for dining, events and entertainment.
- **Fully Furnished & Equipped** — Includes high-end kitchen equipment, bar fixtures, furniture, lighting and décor.
- **Indoor/Outdoor Dining Experience** — Seamless transition between climate-controlled interior space and open-air terrace.
- **Modern Design & Ambience** — Contemporary finishes, ambient lighting, and upscale furnishings throughout.
- **All Utilities & Infrastructure in Place** — Gas, electric, HVAC, plumbing and fire suppression systems fully installed.



FLOOR PLAN



Breezeway Kiosk

- **Unique Location** — Situated in the breezeway of a major corporate headquarters campus, open to the surrounding daily employee traffic and business activity.
- **Built-In Customer Base** — Consistent weekday foot traffic from on-site professionals, visiting clients and surrounding downtown employees.
- **Turnkey Setup** — Fully furnished and equipped shipping container restaurant ready for immediate occupancy and operation
- **Operational-Ready Infrastructure** — Includes commercial-grade kitchen equipment, serving counter, plumbing, electrical, HVAC and fire suppression systems.
- **Ample Outdoor Seating** — Expansive patio area for al fresco dining and event use; ideal for breakfast, lunch or casual after-hours service.
- Perfect for coffee, fast-casual, grab-and-go or boutique restaurant operations.



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WEST BAY STREET

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