



THE ELKS BUILDING | RETAIL & OFFICE SPACE | FOR LEASE

201 N. Laura Street
Jacksonville, FL 32202

KAYLA DEGUZMAN
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PROPERTY OVERVIEW

The Elks Building is a historic landmark located at the corner of Laura and Adams Streets in the heart of downtown Jacksonville's Central Business District.

The property features a combination of 1st floor retail and 2nd floor office space available, with natural light throughout. Retail frontage is positioned on the signal-lit intersection of Laura and Adams Street, one of downtown's high-traffic corners, alongside a co-tenant mix of national and local retailers such as Jimmy Johns & Insomnia Cookies. Its Urban Core location provides excellent walkability along with easy access to I-95, I-10, and I-295.

PROPERTY HIGHLIGHTS

- Highly Walkable
- Ample Street & Garage Parking
- Easy Access
- Located on a hard signalized corner

RETAIL AVAILABILITY

Suite	Size	Lease Price
Suite 205	756 SF	\$24/SF + \$5.87/SF NNN
Suite 209	842 SF	\$24/SF + \$5.87/SF NNN
Suite 211	3,115 SF	\$24/SF + \$5.87/SF NNN

OFFICE AVAILABILITY

Suite	Size	Lease Price
Suite 260	786 SF	\$18/SF + \$7.62/SF NNN
Suite 240	1,512 SF	\$18/SF + \$7.62/SF NNN
Suite 220	1,732 SF	\$18/SF + \$7.62/SF NNN

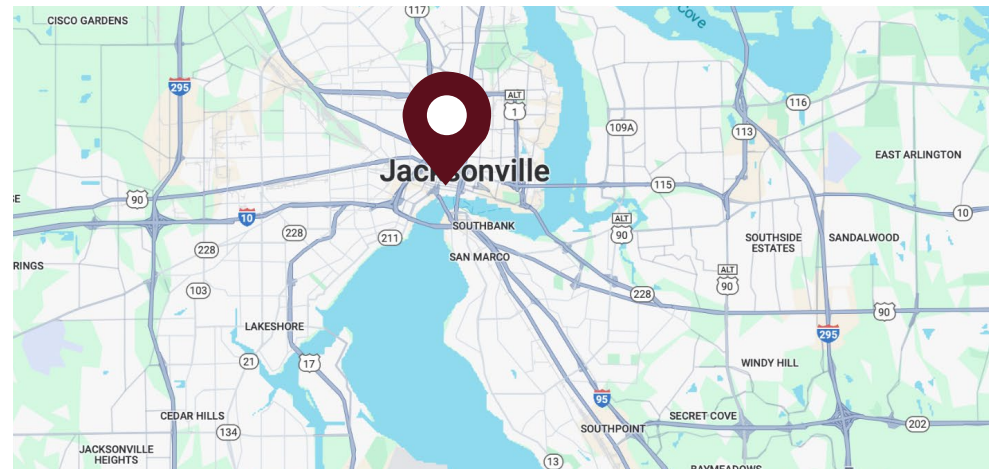
3RD FLOOR RAW SPACE

Suite	Size	Lease Price
Suite 310	2,491 SF	Negotiable



LEASE DETAILS

Address:	201 N. Laura Street Jacksonville, FL 32202
Zoning:	CCBD
Building Size:	26,267 SF
Tenancy:	Multi-tenant
Year Built:	1925
Elevator:	Yes
Parking:	Street & Parking Garage



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RETAIL INTERIOR PHOTOS



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NEW DEVELOPMENTS ON THE RISE

Downtown Jacksonville is undergoing a massive hospitality boom, with multiple high-profile luxury, boutique, and dual-branded hotels officially advancing through planning and active construction. The urban core's pipeline features prominent national brands, extensive historic restorations, and waterfront wellness properties designed to anchor multi-billion-dollar district revitalizations.

MAJOR ACTIVE HOTEL PROJECTS

Four Seasons Hotel & Private Residences Jacksonville

STATUS: Active construction – Downtown Northbank Riverfront – targeted 2026/2027 completion

A 10-story, \$260 million luxury resort spearheaded by Jacksonville Jaguars owner Shahid Khan and managed by Four Seasons Hotels. The project features 170 upscale rooms, 26 private residences, a premier spa, a private marina, and a signature rooftop restaurant.

Hotel Merrydelle (Historic Ambassador Hotel Restoration)

STATUS: Final design approvals secured – \$50 million renovation underway – projected opening summer 2027

Developer Gateway Jax has partnered with Marriott International and The Indigo Road Hospitality Group to convert the 102-year-old vacant Ambassador Hotel into Downtown's first lifestyle boutique hotel. Part of the \$750 million Pearl Square urban core revitalization, the property will offer 109 rooms, local art showcases, and a 120-seat Colletta Italian restaurant.

Baptist Health Southbank Campus Hotel

STATUS: Approved by the Downtown Investment Authority with a \$21 million incentives package – site preparation underway

A 15-story, \$110 million dual-branded Marriott hotel at 1051 Palm Avenue, operated by Concord Hospitality Enterprises. The 226-room project will include a 5,000-square-foot public rooftop restaurant and terrace, serving both hospital visitors and traditional downtown travelers.

Corner Lot Riverfront Project & Culinary School

STATUS: Concept plans and renderings under city review

A proposed \$160 million mixed-use riverfront development featuring a 14-story tower and a 4-story building, with plans for an integrated hotel, multiple riverfront restaurants, and a dedicated culinary arts school.

RECENTLY OPENED & UPCOMING GROCERY STORES

Whole Foods Market – One Riverside

STATUS: Officially opened May 21, 2026

Located at 1 Riverside Ave on the Northbank riverfront, this 38,432-square-foot store anchors the \$250 million One Riverside development, built on the former Florida Times-Union site. The store features more than 800 local Florida products, an extensive prepared foods section, and indoor/outdoor dining spaces.

Aldi – Downtown Jacksonville

STATUS: Officially opened June 17, 2026

Located at 777 North Market Street, Aldi fully renovated the former Harvey's Supermarket building, bringing an immediate, affordable fresh-food option directly into the downtown core.

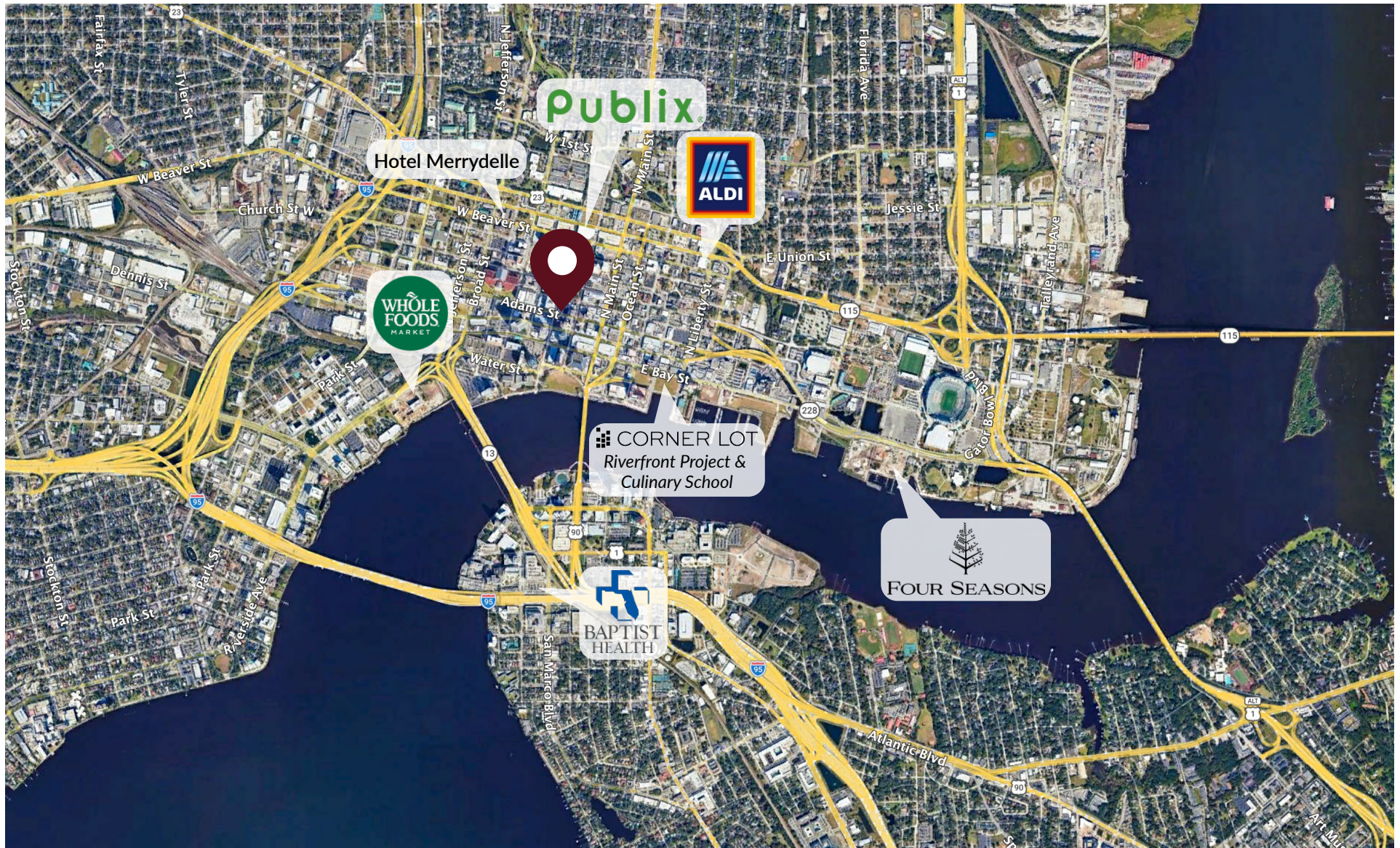
Publix – Pearl Square District

STATUS: In active planning / pre-construction – demolition permits issued, groundbreaking scheduled mid-to-late 2026

Publix has signed a lease for a 31,000-square-foot full-service grocery store and pharmacy at 119 W. Beaver St., serving as the commercial anchor for Gateway Jax's multi-billion-dollar Pearl Square district. The grocery store will sit on the ground level beneath a newly approved 14-story residential tower with 250 apartments.



NEW DEVELOPMENTS ON THE RISE MAP



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An aerial photograph of downtown Jacksonville, Florida, centered around the intersection of West Monroe Street and North Laura Street. A prominent red location pin marks this intersection. The map shows a grid of streets including Adams, Forsyth, Bay, Duval, Pearl, Julia, Main, and Coastline. Various commercial buildings and parks are visible. Overlaid on the map are several logos for local businesses and institutions: Quiznos, Chase Bank, Oak Steakhouse, Regions Bank, First Horizon Bank, Ameris Bank, The Hyatt Regency, Morton's The Steakhouse, and the Jacksonville Public Library. Parks such as James Weldon Johnson Park and Corkscrew Park are also labeled. The Riverfront Plaza area is visible near the bottom center, adjacent to the water.

Population

3 Miles	86,334
5 Miles	211,985



3 Miles	36.5
5 Miles	36.5



3 Miles	37,535
5 Miles	89,235



	Average Household Income
3 Miles	\$85,495
5 Miles	\$89,505

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