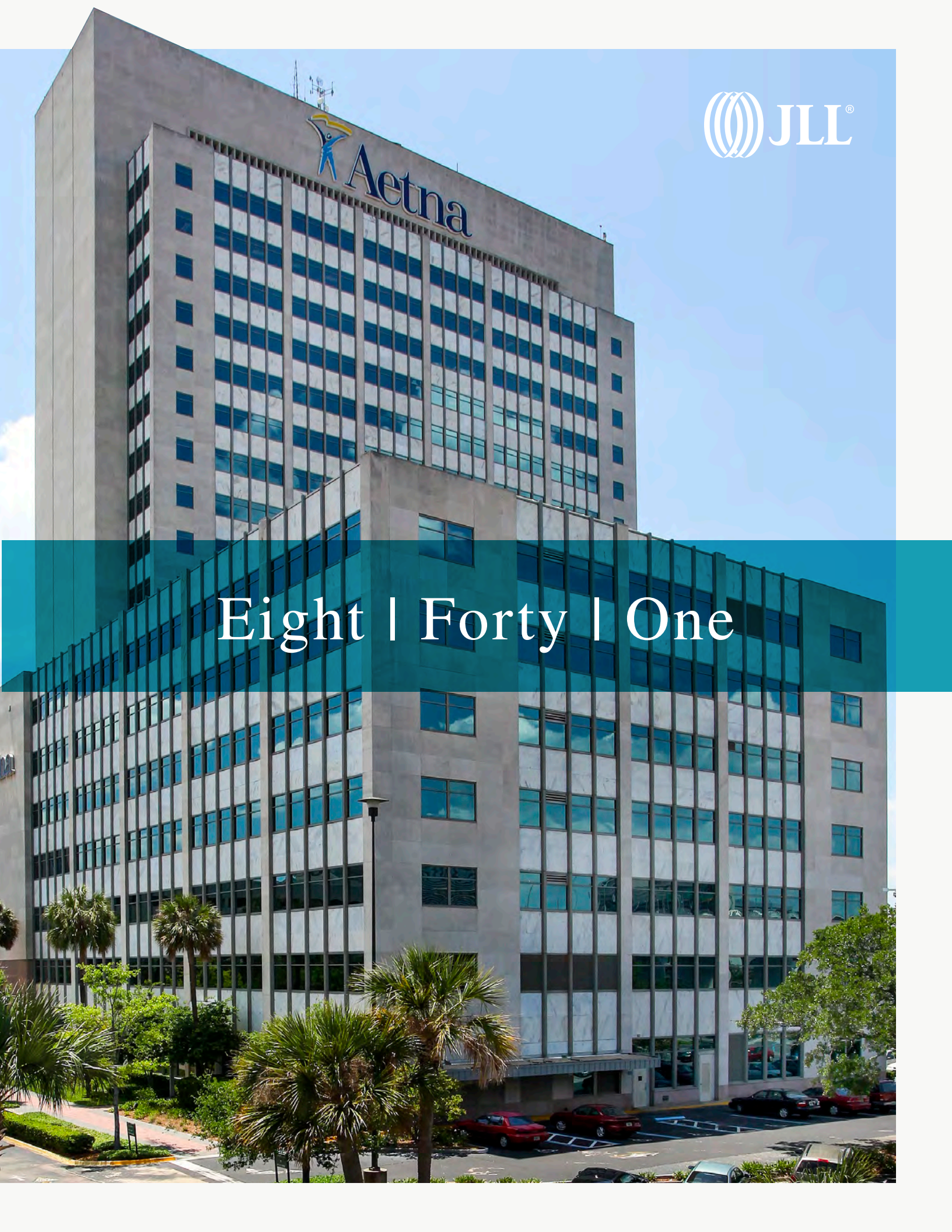




Eight | Forty | One



Eight | Forty | One

The Opportunity

A SOLID MARK

Make the move now to solidify your firm's mark in The River City of Florida. Formerly referred to as the Aetna Building, the celebrity of this property comes not from the name, but from the prominent location along St. Johns River and the abundant conveniences in and around the grounds of Southbank's Eight Forty One.





- Twenty story, Class A Office tower in the heart of the Southbank submarket
- Competitive 5.00/1,000 s.f. parking ratio
- Large open floor plates
- Plug and play furniture available
- 24/7 building security
- On-site property management
- Close proximity to I-95 and I-10
- Up to 89,018 s.f. contiguous available for lease
- 14,000 - 52,000 s.f. floor plates in the tower
- Potential opportunity for building signage
- Full fitness center, expansive meeting and event space, and a remarkable selection of conveniences
- Expansive on-site cafe



The Perks

QUALITY AND QUANTITY

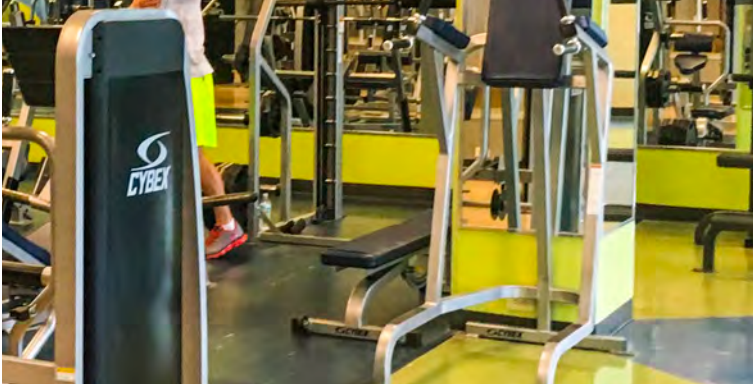
The perks of Eight Forty One begin with a wealth of amenities and conveniences on site. Parking is uniquely in abundance with 5 spaces per 1,000 square feet. Once inside, guests and staff can comfortably enjoy a variety of dining options, refreshingly vibrant fitness facilities, established meeting and banquet capacities, and a serene outdoor setting along the river.



Garage Construction in progress

Existing Garage

A/B Lot



MEETING & BANQUET FACILITIES

- Includes audio-visual equipment
- Accommodations for up to 400 attendees

RESTAURANT

- Light to made-to-order breakfast
- Full lunch including made to order salads, sandwiches, grill, hot-line, and soup
- Daily pastry selections, and specialty cakes
- Full service catering
- Gourmet Coffee & Pastry Kiosk
- Light breakfast, Lunch, Snacks

SMOOTHIE SHOP

SUNDRY SHOP

FITNESS CENTER

- Startrac/Elite Pro cardiovascular equipment – treadmills, elliptical, stair steppers, upright and recumbent cycles
- Cybex Eagle full body circuit
- Free weight section
- Mens and womens locker rooms complete with shower and dressing areas
- Personal training provided by fully licensed and certified trainers

INSIDE ATM



LOCATION



IN THE HEART OF THE SOUTHBANK SUBMARKET

■ Restaurant/Retail ■ Multifamily ■ Points of interest



Jacksonville Arena

EverBank Stadium

Baseball Grounds

Intuition Ale Works

Broadstone River House

The District

bb's restaurant and bar

The Bearded Pig

ine Cellar

Sidecar

Panera Bread



Aardwolf

East San Marco

opean St

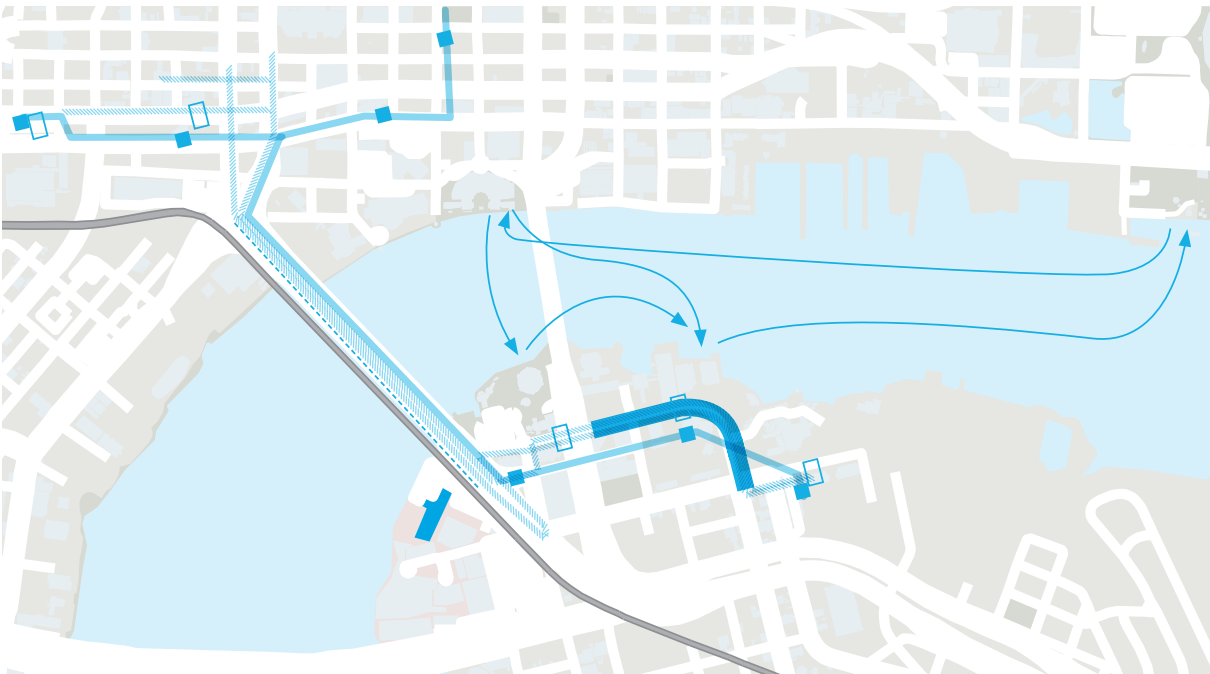
Indochine, Taverna, Grape & Grain

Matthew's



ACCESSIBILITY





GETTING AROUND

Skyway Routes



First Coast Flyer



5-to-3 Lane Reduction
(Road Diet)



Bike path/pedestrian
walkway



Water taxi



Eight | Forty | One

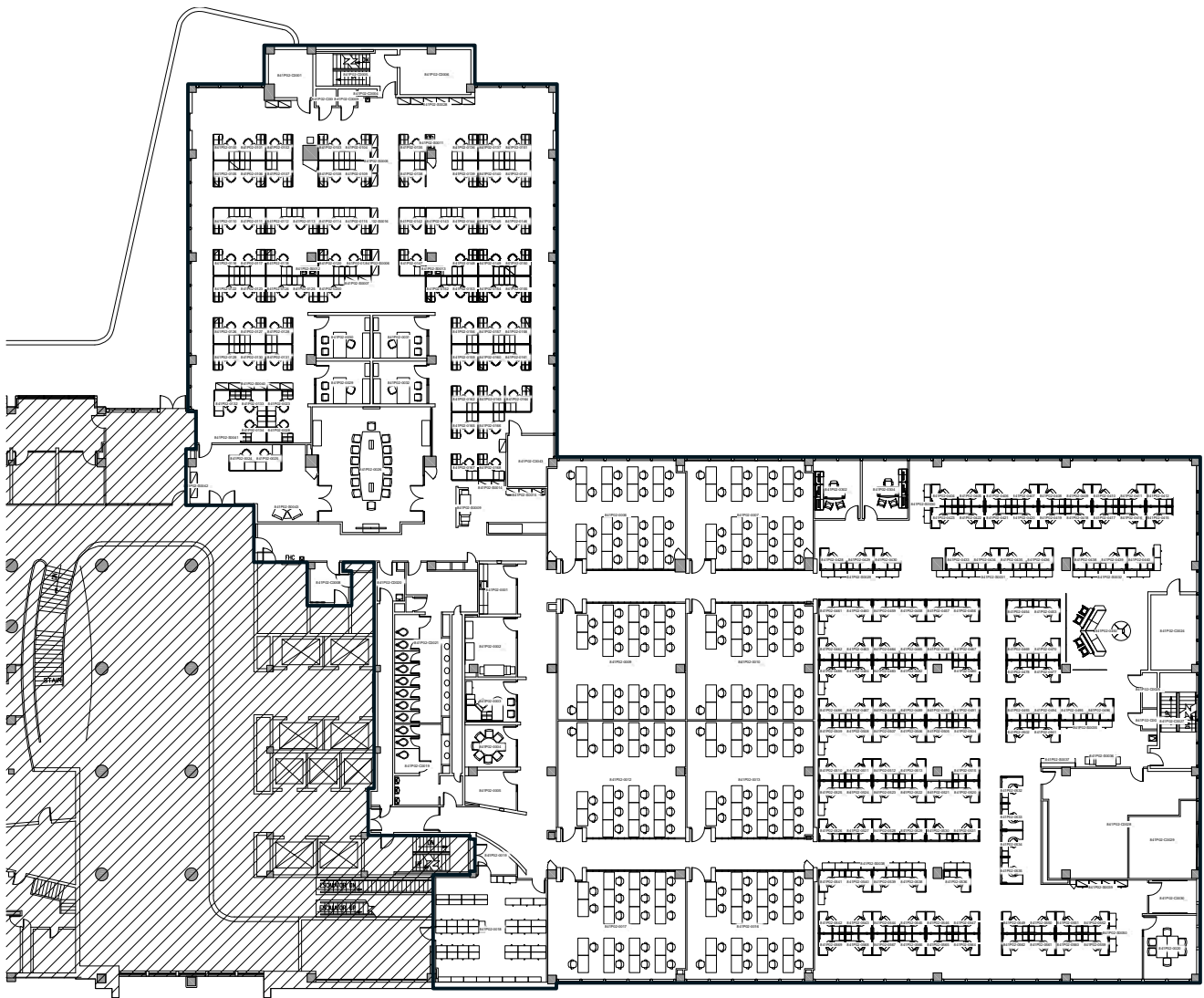
AVAILABILITY



35,202 s.f.

SECOND FLOOR

192 workstations
Plug and play furniture available

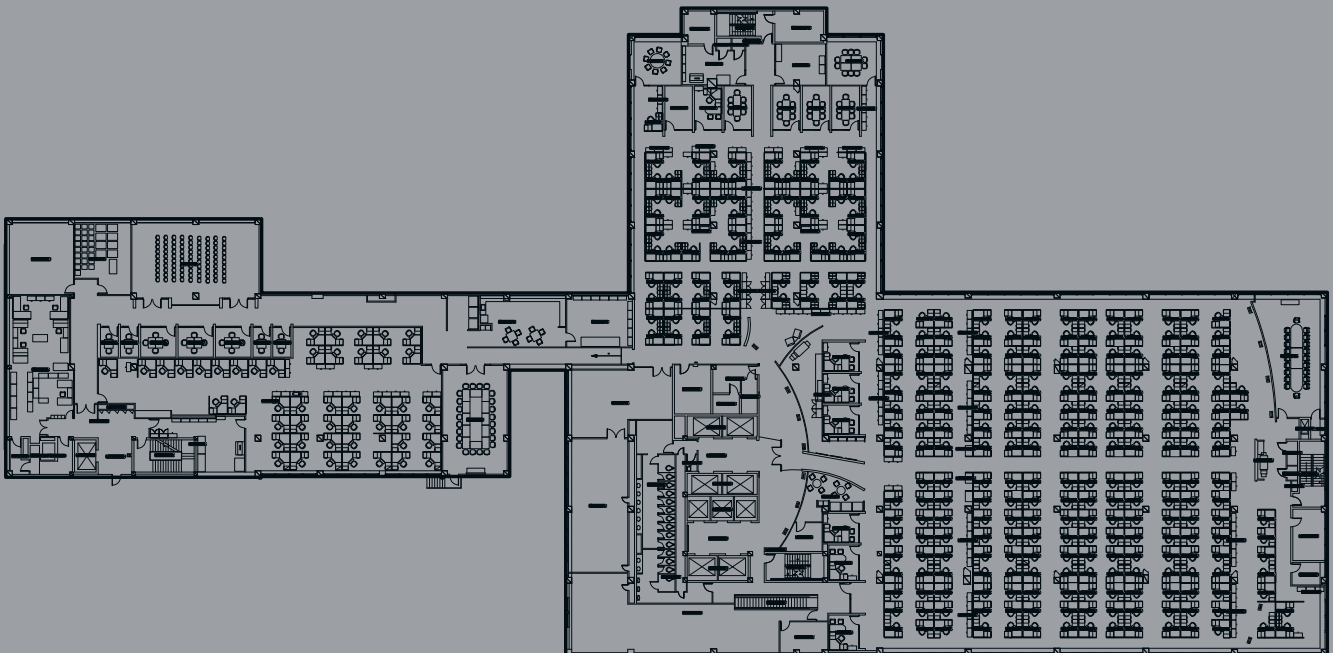


53,816 s.f.

THIRD FLOOR

308 workstations

Plug and play furniture available

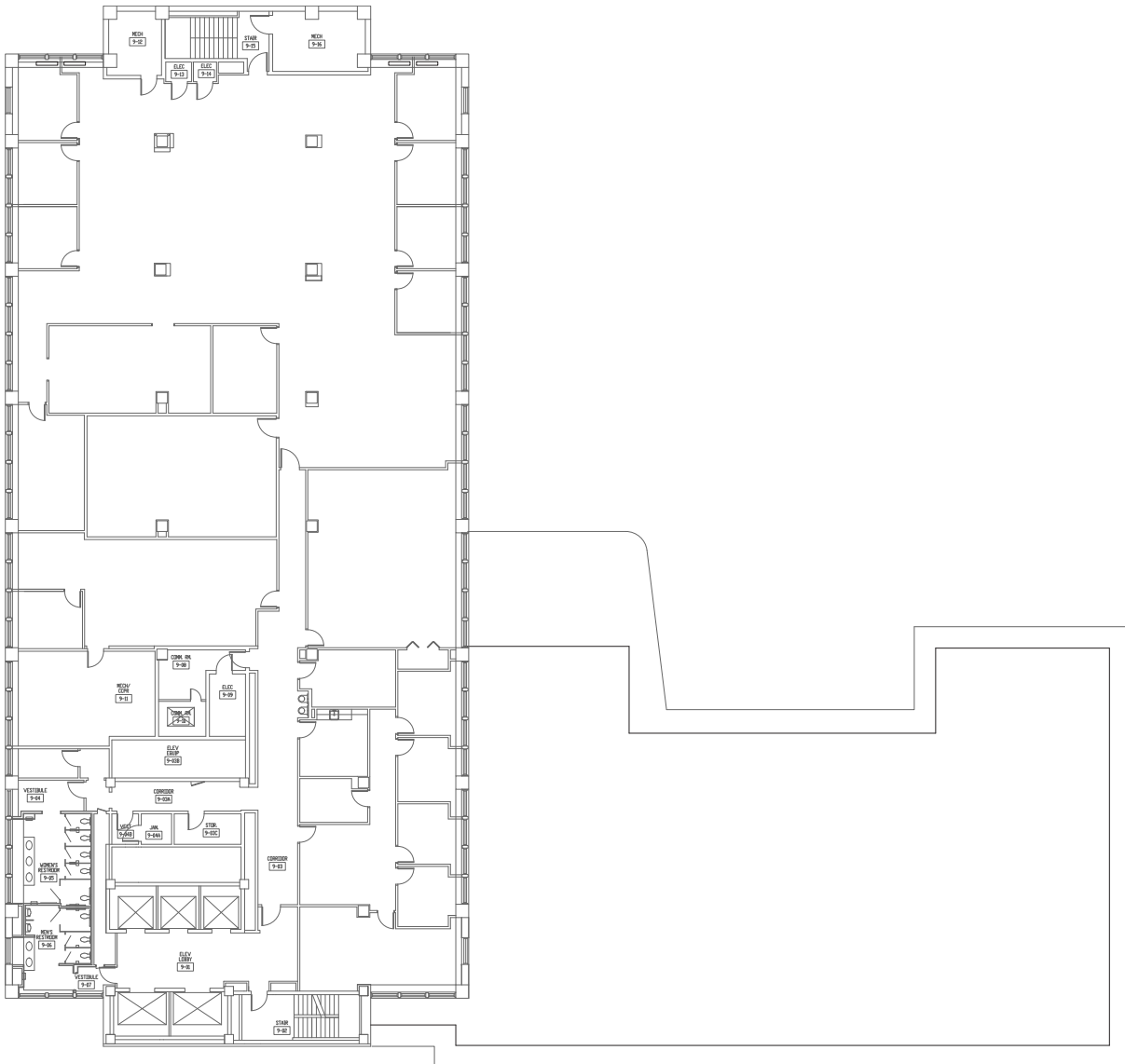


15,433 s.f.

NINTH FLOOR

Suite 900

Riverviews available







Eight | Forty | One

Prudential Drive Jacksonville

Leasing by



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