

# 701

san marco





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## san marco

Welcome to 701 San Marco, a 700,000-SF, fully amenitized, Class A office building along Jacksonville's vibrant Southbank district.

701 is not just an office—it integrates your work into your lifestyle. Surrounded by top-tier dining and entertainment with convenient transit options, it offers a prime location for professional success and personal enjoyment. Enjoy breathtaking views of the St. Johns River, enhancing the experience of working in one of the city's most exciting up-and-coming areas.

**701 is not just a modern office building, it's a statement of sophistication—where form meets function.**





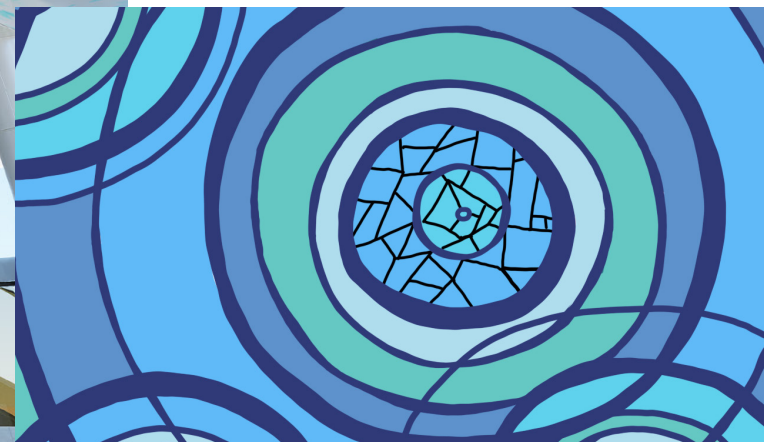
701  
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## a space that **INSPIRES**

At 701, art interweaves with the every day, adding inspiration to beauty. Our curated art program features installations inside and out engaging the community. Blending regional identity with lasting moments, the art creates an unforgettable experience. Intentionally using light, color, and references to local flora, fauna, and stories stimulates conversation and curiosity. By activating both interiors and exteriors, the artworks ground visitors in nature and inspire creativity.



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# amenities that **INVIGORATE**

The fitness and wellness center reflects the commitment to fostering a healthy and balanced work environment. A parking garage is conveniently located to make the daily commute hassle-free.

The opportunity for exterior building signage offers businesses a valuable chance to enhance their brand visibility, projecting their presence prominently in this energetic district.





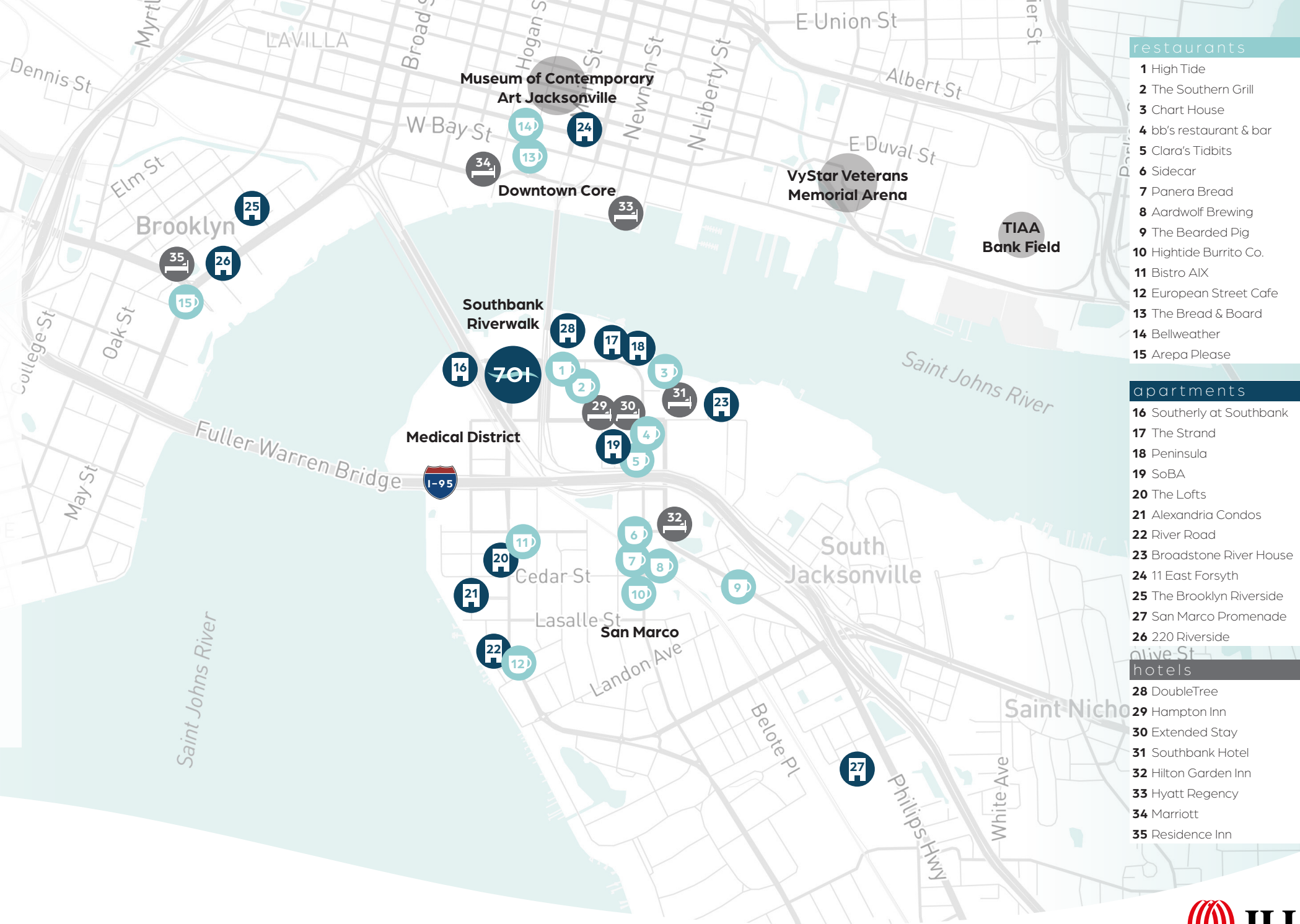


# st. john's river REIMAGINED

Situated among office, healthcare, and residential buildings, 701 offers a unique blend of function and fun. Set against the backdrop of eclectic restaurants and vibrant activities along the scenic St. Johns River, it enhances every workday with a touch of leisure.

701 puts you in the heart of a world-class downtown healthcare hub, a growing FinTech community, and among four Fortune 500 companies; CSX Corp., Fidelity National Information Services Inc., Fidelity National Financial Inc., and Landstar System Inc. Tenants benefit from walkable parks, retail, restaurants, entertainment, and easy access to major highways.

Just 20 minutes from the airport and with easy access to I-95 and the Skyway, 701 is strategically placed to offer the best of Jacksonville.







# committed **OWNERSHIP**

Committed and on-site ownership is the cornerstone of our approach, dedicated to both the tenants and the community. Our team is devoted to the success of the property and the Southbank district, recognizing Jacksonville's immense potential and opportunities. Renovations have been made to enhance the building and its amenities, reflecting our belief in the city's vibrant future and our commitment to fostering a thriving, supportive environment for all who call 701 their professional home.







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why  
**JAX?**

Bring your business  
to Jax's fastest  
growing office market

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**#2 Hottest job market in the US and #1 in Florida**  
Wall Street Journal, 2023

**#1 Major city for corporate relocations from 2022 to 2023**  
SEC data

**Cost of living below the national average**  
University of Florida

**More than 150 corporate, regional and divisional headquarters  
currently operate in the Jacksonville region**  
jaxusa.org

**Top Places to Live on the East Coast**  
Travel + Leisure, 2023

**Four Fortune 500 companies in downtown Jacksonville**  
jaxusa.org

**Private sector employment in Jacksonville grew  
by 1.6% from January 2023 to January 2024**  
FloridaCommerce

**Mayo Clinic in Jacksonville named one  
of "World's Best Hospitals 2023"**  
Newsweek Magazine







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**701SANMARCO.COM**

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