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## The pulse of building design and function; in the heart of downtown Jacksonville.



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#### EXECUTIVE SUMMARY

The Riverplace Tower offers 441,000 square feet of Class A office space. Home to a plethora of Jacksonville corporations of all sizes - from small businesses to corporate headquarters - Riverplace Tower offers flexible floor plans that were designed to complement any office environment. Its prestigious location directly on the St. Johns River is in the heart of the downtown submarket of Southbank. This ideal location provides both customers and employees with direct access to a wide variety of upscale amenities including hotels, restaurants, retail, and professional services.

In addition to being exceptionally convenient to the Northbank Business District, San Marco, and Jacksonville's outlying suburban submarkets, Riverplace Tower is only minutes from North Florida's major thoroughfares - Interstate 95, Interstate 10, and US Highway 1. This provides convenient access to all points within Florida and the Southeast Region of the United States.

#### UNIQUE DESIGN

Riverplace Tower embodies a forward thinking approach to office building design and construction. The structural support consists of a central core and two exterior columns per side. An extraordinary design that showcases the Tower's floor-to-ceiling glass walls and magnificent panoramic views.

The most unique aspect of the Tower's design are the two recessed lower levels which span the full width of the structure and create a dramatic entryway. The base floors of the Tower showcase a glass enclosed lobby, podium level lobby and pedestrian concourse featuring dining and retail space. From the higher floors, tenants are able to enjoy a picturesque view featuring the Downtown Jacksonville skyline, St. Johns River, and Mayport Naval Base.









SECTION 01:

# Riverplace Tower

**Building Overview** 

## **Building History**

Completed in 1967, Riverplace Tower was originally constructed to house the corporate headquarters for Gulf Life Insurance Company. At the time of its completion, the Gulf Life Tower was the tallest building in Jacksonville and the world's tallest precast, post-tensioned concrete structure.

Gulf Life Tower was the focal point of the 12 acre Gulf Life Center, and the first building that was spotted by motorists on almost any highway approaching Downtown Jacksonville, The iconic structure dominated the Jacksonville skyline and encompassed the economic development and prosperity of the era.

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SECTION 02:

# Amenities

Convenience Overview





## **Building Amenities**



- This is the only property in Downtown Jacksonville to feature abundant outdoor space with plush landscaping, common area seating, and a parklike setting facing the St. Johns River.
- Tenants of Riverplace Tower have access to an onsite childcare facility, top of the line fitness center, tenant lounge, on-site cafe, banking and retail services.
- The property boasts a five-story parking structure with 1,000-vehicle capacity, accessible via a covered pedestrian walkway, and is further served by an on-site surface parking lot.
- Extensive modernization is underway, featuring advanced Destination Dispatch Elevators, a revamped fitness facility, and an updated tenant lounge. This new space will include a conference center and immersive golf simulator.



## **Area Amenities**

The Southbank of Jacksonville, FL offers a vibrant mix of urban amenities and riverfront charm. The area is home to several upscale hotels and restaurants, providing diverse dining options with river vistas. With its mix of residential, commercial, and recreational spaces, the Southbank provides a well-rounded urban lifestyle with the added bonus of beautiful riverfront scenery.

RIVERPLACE TOWER

Image: Contract of the contract of

### Restaurants

- 1. Ruth's Chris Steak House
- 2. Chart House
- 3. The Southern Grill
- 4. Akel's Deli
- 5. Clara's Tidbits
- 6. bb's Restaurant & Bar
- 7. The Bearded Pig
- 8. Bistro Aix
- 9. Aardwolf Brewing Co.
- 10. V Pizza
- 11. Panera Bread
- 12. European Street Cafe

- 13. Maple Street Biscuit Co. 1. Th
- 14. Taverna
- 15. Rue St. Marc
- 16. Town Hall
- 17. The Loop

- Apartments 1. The Strand
- I. The Strand
- 2. The Penisula
- 3. Broadstone River House
- 4. The District at Southbank
- 5. Southerly at Southbank
- 6. SoBA Apartments
- 7. The Alexandria
- 8. The Lofts at San Marco
- 9. River Road Apartments
- 10. San Marco Promenade

### **Hotels**

- 1. Southbank Hotel
- 2. DoubleTree by Hilton
- 3. Hampton Inn
- 4. Extended Stay America
- 5. Hilton Garden Inn
- 6. Homewood Suites by Hilton





## SECTION 03: The Neighborhood

Southbank Overview

### **About Southbank**

Nestled between skyscrapers and the St. Johns River, Downtown Jacksonville's Southbank neighborhood has an urban vibe and a cool atmosphere. Fortune 500 companies call the city's core home. During the week, thousands of professionals and visitors fill the streets enjoying unique lunch and dining destinations, world-class museums, and a variety of nightlife options, from casual bars to upscale lounges.

The area boasts more than 5 miles of beautiful riverfront, including 3 miles of riverwalk that are perfect for a stroll or jog along the St. Johns and taking in the majestic scenery tht the area has to offer.







### San Marco

Located just minutes away from Downtown's Southbank is the historic neighborhood of San Marco. Take a stroll along San Marco Square and you'll discover incredible dining, upscale boutiques, and quaint art galleries.

San Marco Square is the neighborhood's historic commercial district. The square is a true reflection of the districts Mediterranean heritage and is home to the San Marco Fountain of Lions and two of the oldest community theatres in the nation. San Marco's rich history and quaint feel make it the perfect destination for living, working and playing!











## **Area Attractions**

This area is home to a many of Jacksonville's most desirable attractions, including:

- · Southbank Riverwalk
- Friendship Fountain & Friendship Park
- Museum of Science & History
- · San Marco dining district
- · Riverfront Park
- · Historic San Marco Square
- The Fountain of Lions





## **Pedestrian Improvements**

In an effort to create a more pedestrian and bicycle friendly atmosphere, the City of Jacksonville put Riverplace Blvd. on a "Road Diet". The plan focuses on "walkability" and the renovations encourage residents and visitors to spend more time exploring the area.

Here is a list of the proposed improvements that have been made:

- · Tightened roadway and driveways
- · Disciplined curve
- · Clearly marked pedestrian crossing areas
- Protected bicycle lanes
- · Clearly marked on-street parking
- · Increased landscaping and tree canopy
- · Clearly marked on-street parking
- · Improved "Live, Work, Play" feel
- · Riverwalk extension







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