

701

san marco



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Welcome to 701 San Marco, a 700,000-square-foot Class A office tower anchoring Jacksonville's Southbank. With sweeping St. Johns River views, newly upgraded amenities, and direct access to I-95, I-10, the Acosta Expressway, and the Skyway, 701 offers scale, convenience, and a highly visible address.

Surrounded by dining, retail, parks, and the Riverwalk, the property combines everyday ease with a premier waterfront setting.

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



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a space that **INSPIRES**

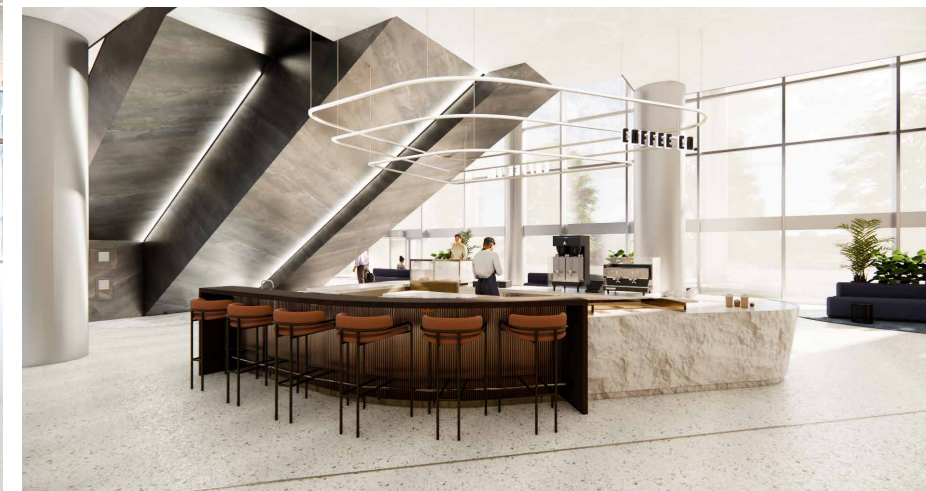
At 701, art interweaves with the every day, adding inspiration to beauty. Our curated art program features installations inside and out engaging the community. Blending regional identity with lasting moments, the art creates an unforgettable experience. Intentionally using light, color, and references 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.



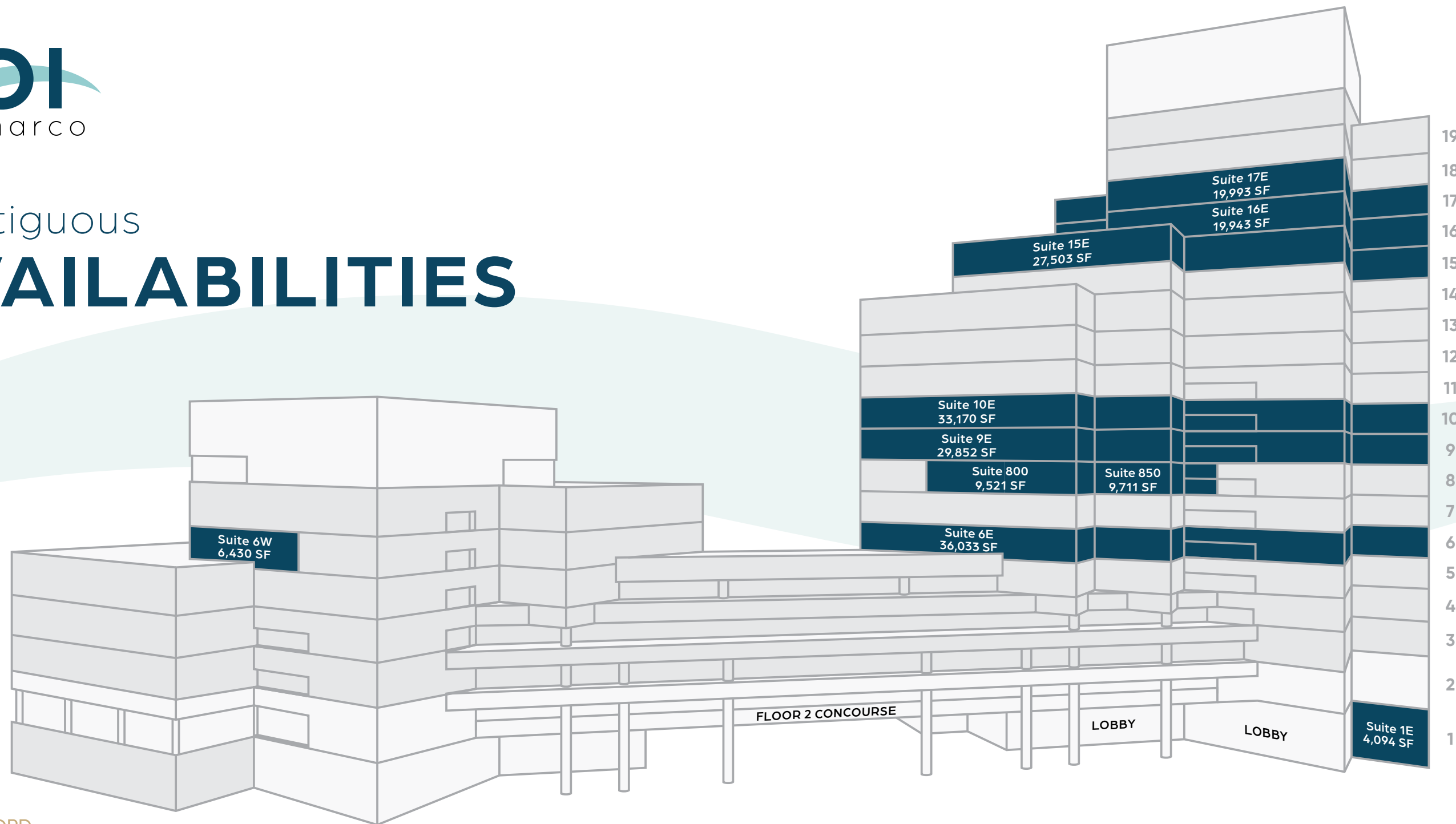


amenities that **INVIGORATE**

The fitness and wellness center reflects a commitment to supporting a healthy and balanced workday, featuring a fully equipped gym, functional workout space, and locker rooms. Coming soon, a coffee bar, restaurant, and grab-n-go dining options will provide convenient on-site choices. A parking garage is located to make the daily commute hassle-free. The opportunity for exterior building signage provides businesses with a valuable way to enhance brand visibility within Jacksonville's Southbank district.



contiguous
AVAILABILITIES





full floors WITH A VIEW

With sweeping views of St. Johns River in every direction, 701's full floors are completely immersed in the vibrance of the Southbank district.



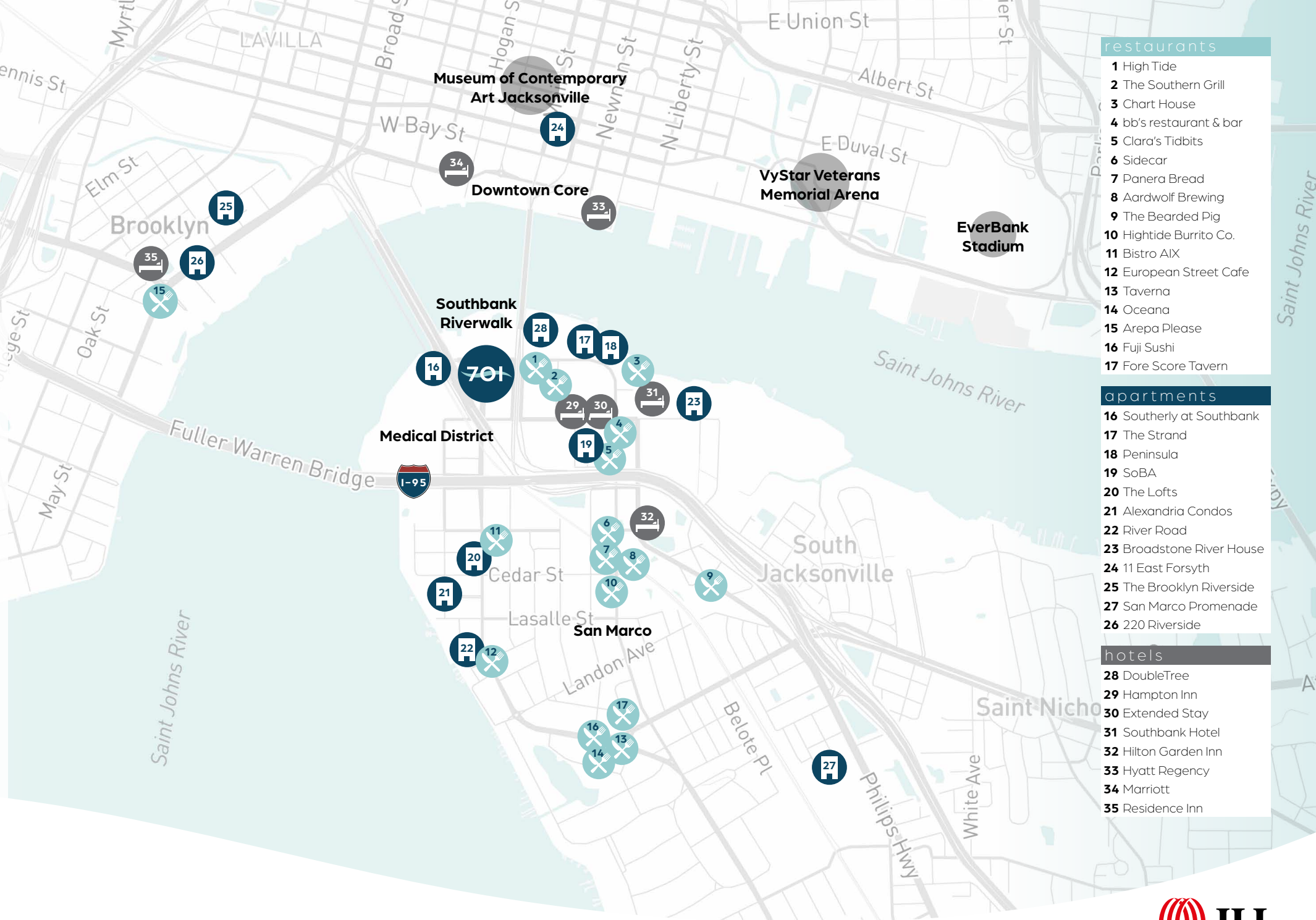


st. john's river REIMAGINED

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.



- restaurants**
 - 1 High Tide
 - 2 The Southern Grill
 - 3 Chart House
 - 4 bb's restaurant & bar
 - 5 Clara's Tidbits
 - 6 Sidecar
 - 7 Panera Bread
 - 8 Aardwolf Brewing
 - 9 The Bearded Pig
 - 10 Hightide Burrito Co.
 - 11 Bistro AIX
 - 12 European Street Cafe
 - 13 Taverna
 - 14 Oceana
 - 15 Arepa Please
 - 16 Fuji Sushi
 - 17 Fore Score Tavern
- apartments**
 - 16 Southerly at Southbank
 - 17 The Strand
 - 18 Peninsula
 - 19 SoBA
 - 20 The Lofts
 - 21 Alexandria Condos
 - 22 River Road
 - 23 Broadstone River House
 - 24 11 East Forsyth
 - 25 The Brooklyn Riverside
 - 27 San Marco Promenade
 - 26 220 Riverside
- hotels**
 - 28 DoubleTree
 - 29 Hampton Inn
 - 30 Extended Stay
 - 31 Southbank Hotel
 - 32 Hilton Garden Inn
 - 33 Hyatt Regency
 - 34 Marriott
 - 35 Residence Inn

southbank DEVELOPMENTS

Jacksonville's Southbank neighborhood has experienced significant reinvestment over the past five years, with new residential, mixed-use, and public-realm projects reshaping the riverfront. Supported by a strong office base and major long-term redevelopment initiatives, the district continues to attract high-quality multifamily communities and large-scale master-planned projects within a two-mile radius of the property.

RIVERSEDGE

Preston Hollow Community Capital's multi-phase, 34-acre master-planned district will transform the former JEA Southside Generating Station site with more than 750 planned multifamily units, 200,000 SF of office space, 120,000+ SF of retail, a 200-room hotel, 200 condominiums, a 125-slip marina, and four new public parks connected by an expanded Riverwalk. Initial residential move-ins began in 2025.

ARTEA AT SOUTHBANK

Local developer Corner Lot Development Group has completed the 340-unit Artea community, which opened in 2025 and brings a contemporary multifamily offering to the Southbank with direct access to the growing mixed-use district.

BAPTIST HEALTH HOTEL

Baptist Health is planning to develop a \$110 million, 15-story hotel to its campus in Southbank. The hotel will be comprised of 226 rooms and feature a 5,000 SF rooftop restaurant and terrace open to the public.

SOUTH BANK RESIDENCES

The Related Group's planned waterfront mixed-use redevelopment will deliver 396 multifamily units along the St. Johns River, replacing the former River City Brewing site. The project also includes ground-floor commercial space and enhanced public-realm improvements.



why
JAX?

Bring your business
to Jax's fastest
growing office market

BA BRADFORD
ALLEN

#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





an office experience
THAT STANDS APART.

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