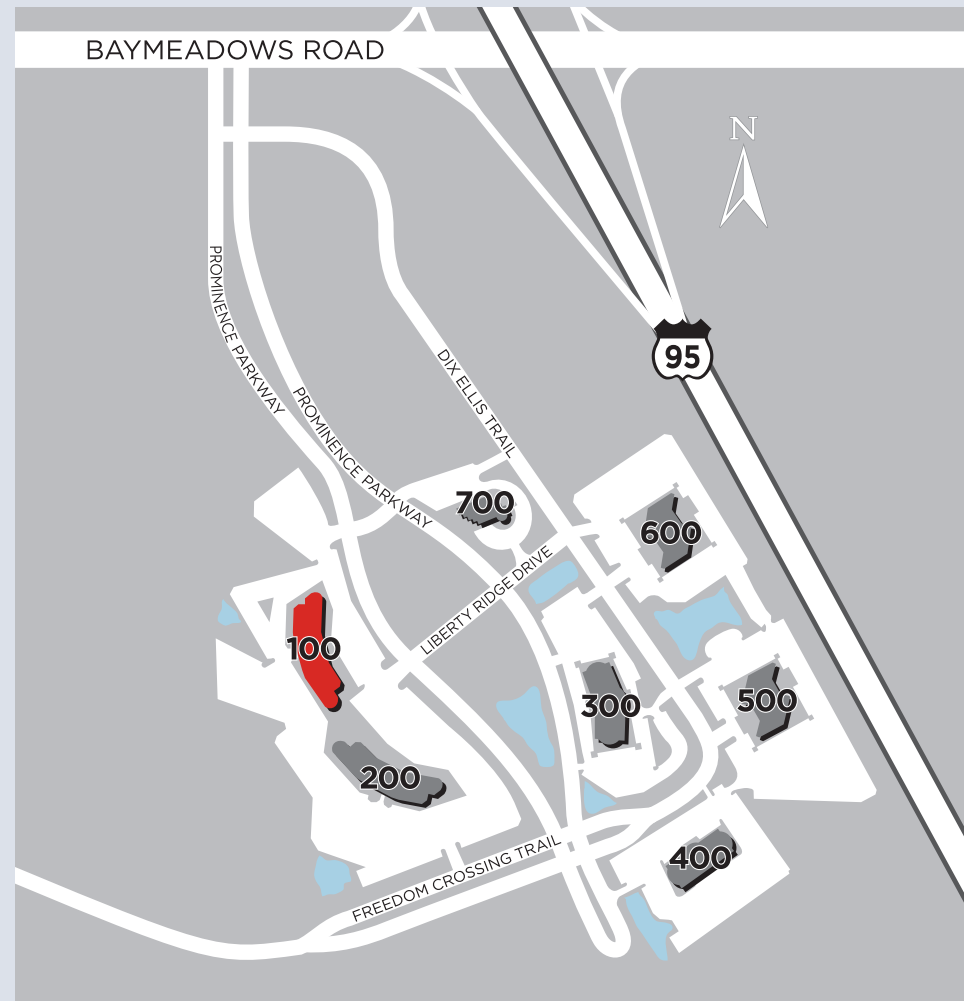




PROMINENCE 100



Prominence is a seven-building office park south of Baymeadows Road and adjacent to Interstate 95

PROMINENCE JACKSONVILLE, FLORIDA

OWNED AND MANAGED BY:



FOR MORE INFORMATION, PLEASE CONTACT,



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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.



LARGE BLOCK PLUG AND PLAY SPACE AVAILABLE



PROPERTY LOCATION

Prominence is a seven-building office park totaling 752,000 s.f. south of Baymeadows Road and adjacent to Interstate 95. Located 10 minutes to Central Business District, 30 minutes to Jacksonville International Airport and 30 minutes to the Beach Communities, the property features include on-site cafes and numerous other restaurants and stores in the immediate vicinity along Baymeadows Road. The Avenues Mall is one interchange to the south.

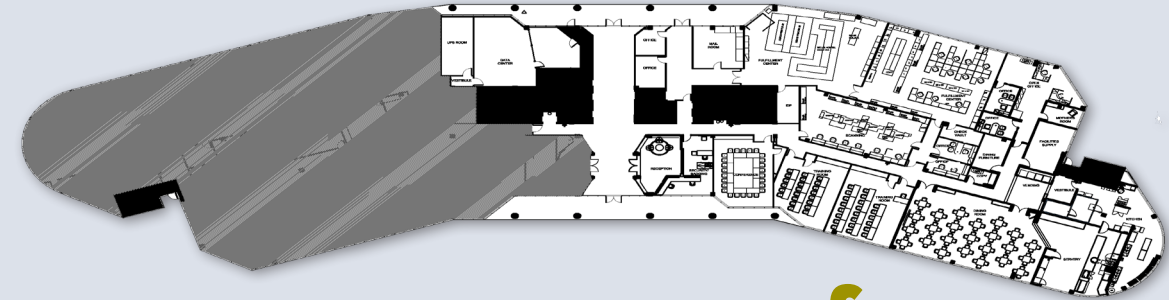
BUILDING FEATURES

- 160,065 r.s.f on 4 floors
- Located in a 752,000 s.f. office park
- Large efficient floor plates
- Abundant free parking
- Generator backup
- Fiber connectivity
- Park-like setting with abundant landscaping
- Management office and service personnel on-site
- HVAC system has 20 Carrier rooftop package units containing 282 tons of cooling
- In-building café
- On-site conference center
- 522 workstations in place





FIRST FLOOR / PROMINENCE 100



13,715 r.s.f.

THIRD FLOOR / PROMINENCE 100



42,481 r.s.f.

Approximately 317 work stations

FOURTH FLOOR / PROMINENCE 100



42,219 r.s.f.

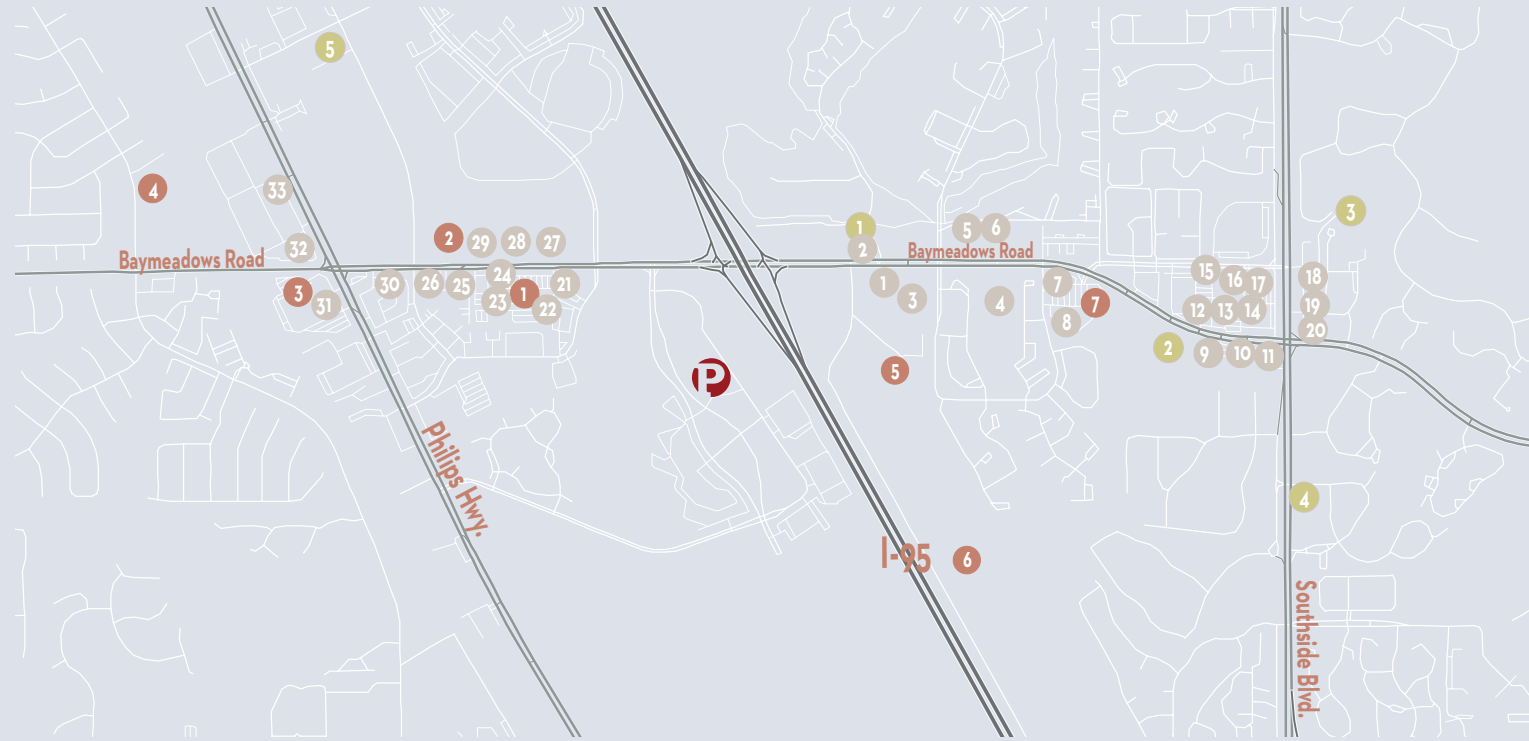
Approximatley 205 work stations

BUILDING PARKING

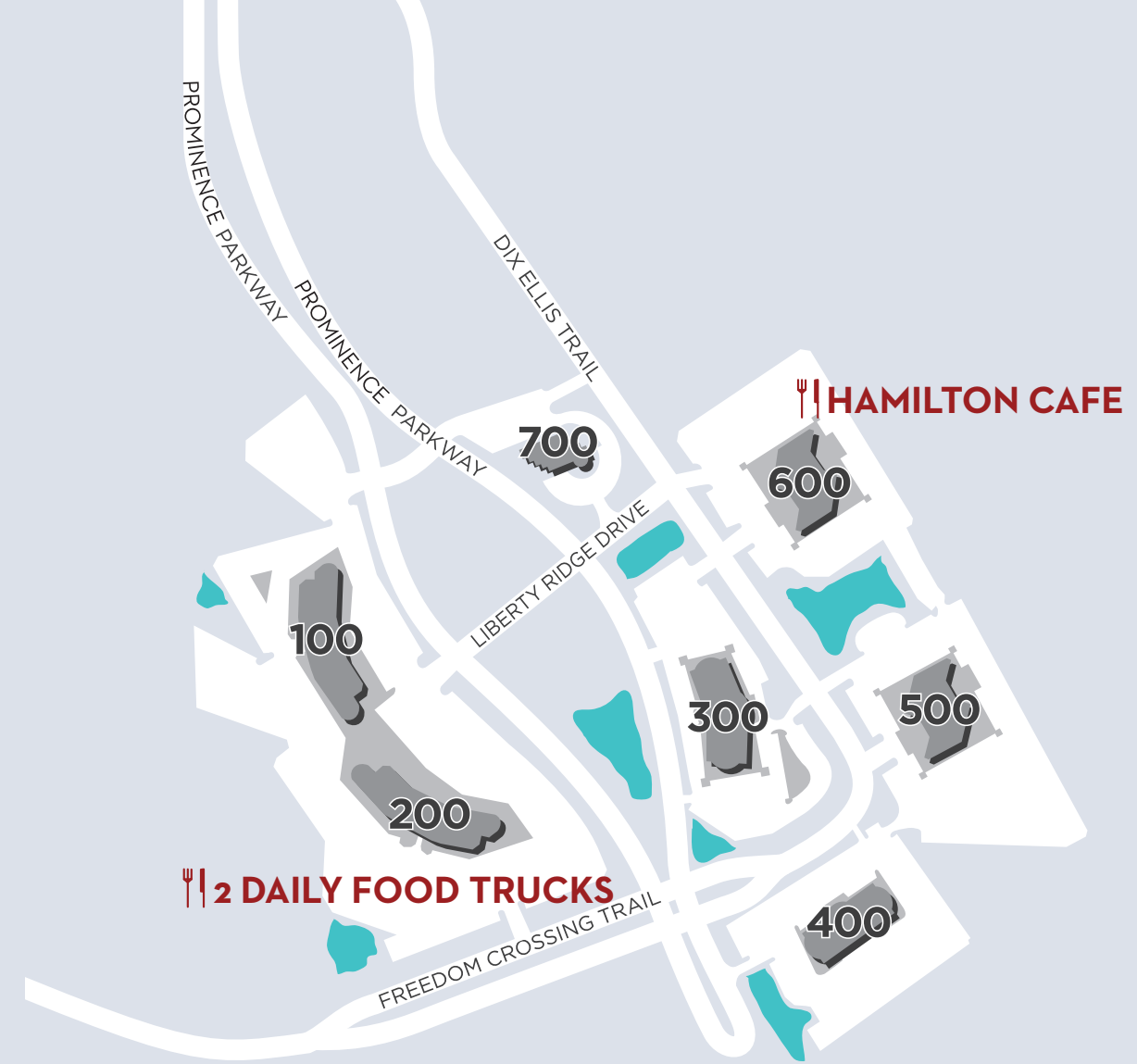
Above market, adjacent parking



AREA & PARK AMENITIES



- | | | |
|------------------------|------------------------|-----------------------------------|
| 1 Hardee's | 25 Dunkin' | 1 La Petite Academy |
| 2 Arby's | 26 IHOP | 2 Holy Family Catholic School |
| 3 4Rivers Smokehouse | 27 Deerwood Bistro | 3 Jacksonville Country Day School |
| 4 Baywood Cafe | 28 The Produce Xchange | 4 The Learning Experience |
| 5 Starbucks | 29 Clara's Tidbits | 5 Chappell Schools |
| 6 First Watch | 30 Pita Pit | |
| 7 Chili's | 31 La Nopalera Mexican | 1 Core Fitness |
| 8 My Place Bar & Grill | 32 Al's Pizza | 2 SoFit Athletics |
| 9 Metro Diner | 33 Jersey Mike's | 3 Bailey's Powerhouse Gym |
| 10 India's Restaurant | | 4 Planet Fitness |
| 11 Panera | | 5 Crossfit HDP |
| 12 Panda Express | | 6 Studio Jear Group Fitness |
| 13 Dunkin' | | 7 Powerhouse Gym |
| 14 Tijuana Flats | | |
| 15 Vino's Pizza Grill | | |
| 16 Coffee Grinder | | |
| 17 Subway | | |
| 18 Firehouse Subs | | |
| 19 Starbucks | | |
| 20 Deerwood Bistro | | |
| 21 Red Lobster | | |
| 22 Gator's Dockside | | |
| 23 Larry's Giant Subs | | |
| 24 McDonald's | | |



- Conference Center
- On-site deli
- Daily rotating food trucks
- Close proximity to restaurants and stores within the immediate vicinity
- On-site property ownership and management
- 24-hour building access
- Patrolling security