

# For Lease

Class A Office with Skyline Signage Opportunity

**One Enterprise Center  
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Jacksonville, FL**

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# One Enterprise Center

## Class A Office Tower on the Northbank with panoramic views

- 328,567 s.f. tower
- Views of the Jacksonville Skyline & St. Johns River
- Largest contiguous space available in Downtown
- Connected to the Marriott Hotel via glass atrium
- Premier building signage available
- Above market parking ratio in connected garage
- Distinctive ground level space available for upscale retail or dedicated tenant amenity space
- Recent and planned capital improvements include: AGILE Design Control elevators, digital directory signage, fire suppression, chiller and lobby upgrades

## Convenient location

- One block from St. Johns River
- Easy access to I-95 and I-10
- Two blocks from City Hall and the Duval County Courthouse
- Located in the heart of the CBD
- Adjacent to the former Landing site, redevelopment is in progress
- At the foot of the Emerald Trail, an urban walkway, breaking ground 2021

## Area amenities map

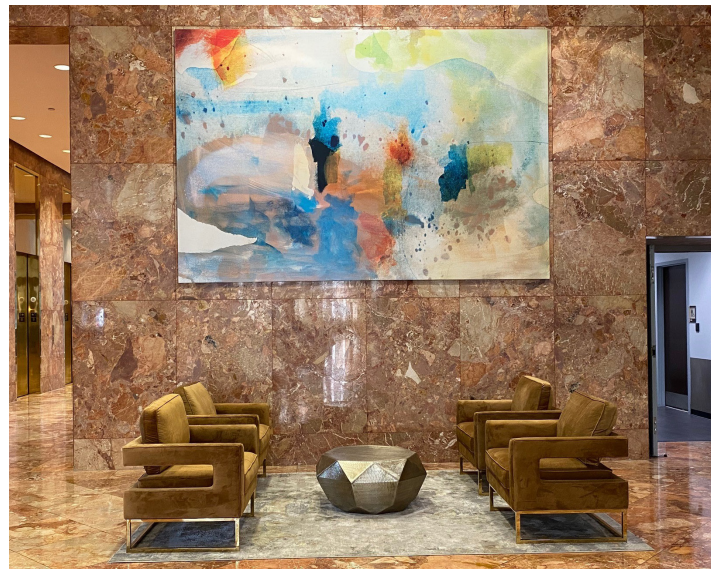


Multi-family Restaurants Points of interest



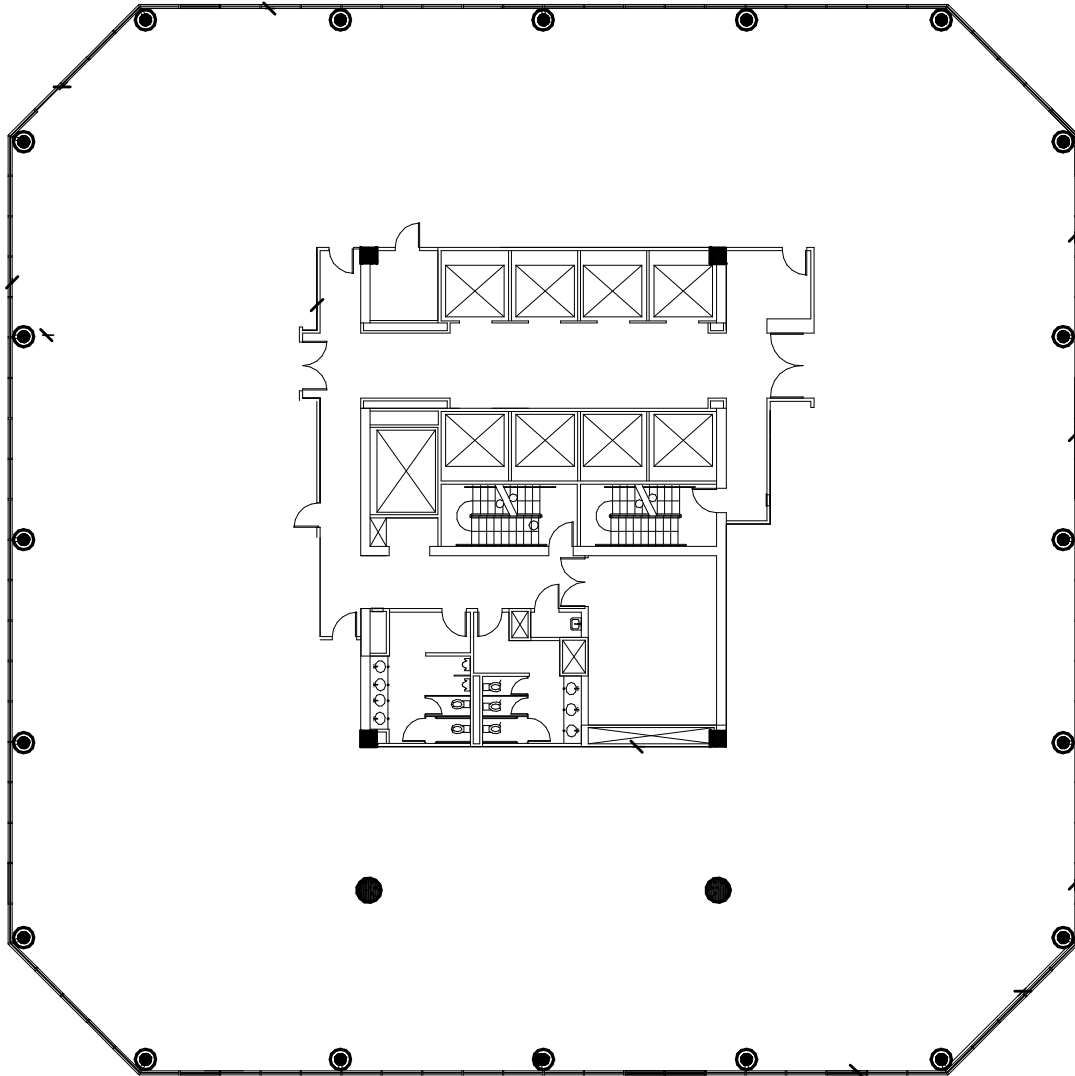
## On-site amenities

- Garage and surface parking available
- Connected to Marriott Hotel
- Enterprise Rent-A-Car
- 24-7 security
- Property management
- Concierge
- Tenant lounge
- Steps away from the Downtown Food Truck Court



# One Enterprise Center

## Typical floorplate



**16,758 r.s.f.**

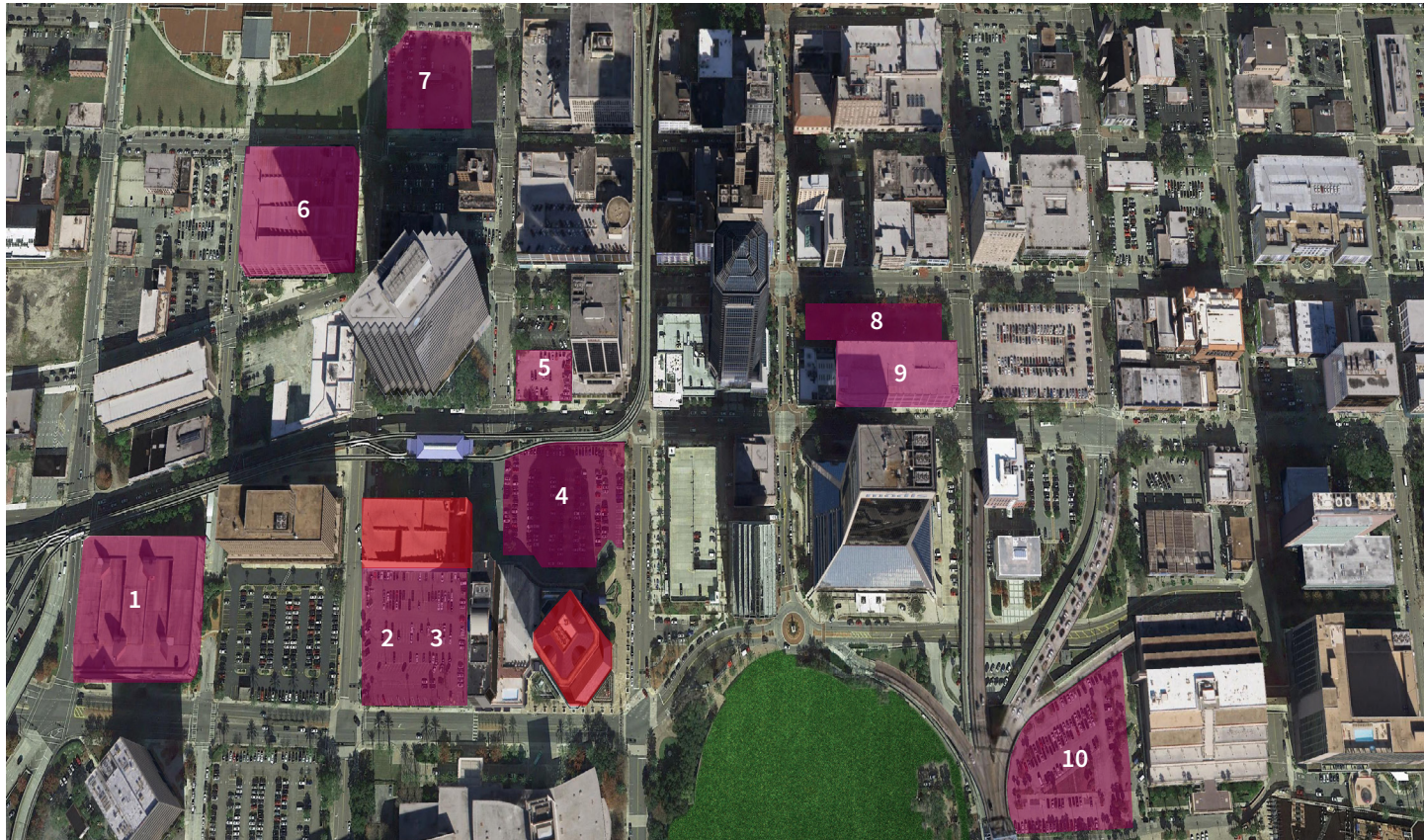
Square floorplates with central core and limited vertical penetrations allow for highly efficient layouts for both full and partial floor tenants

## Full floor availabilities



# One Enterprise Center

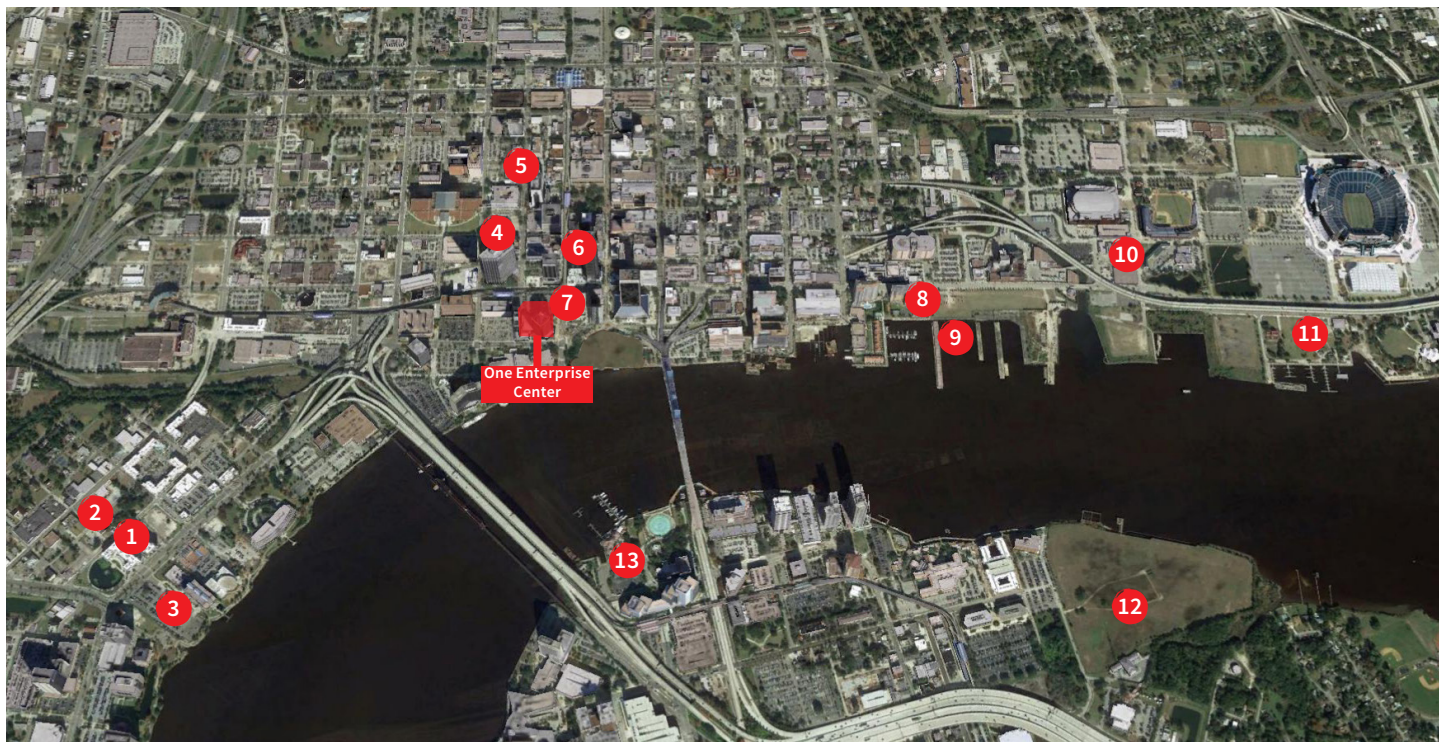
## Parking options



One Enterprise Center Parking
  Other parking options

	HOURLY	DAILY	MONTHLY
1. Water Street Garage - 514 W. Water St.	✓	✓	✓
2. GSA lot - 400 W. Bay St.	✓	✓	
3. Terra Lot - 317 Water St.		✓	✓
4. Central Lot #101 at the Omni Hotel - 200 W. Bay St.			✓
5. Lanier Gravel Parking lot - 200 W. Forsyth St.	✓	✓	✓
6. Courthouse Garage - 116 N. Pearl St.	✓		✓
7. F&B Lot - W. Forsyth & Broad St.			✓
8. Forsyth Street Lot - 28 W. Forsyth St.	✓	✓	✓
9. Jax Center Garage - 1 W. Bay St.			✓
10. Landing Parking Lot - E. Independent Drive	✓		

## Recent Downtown developments shaping the Urban Core



- 1 **Vista Brooklyn** – 308 unit, ten story apartment project with ground level retail and rooftop pool. Currently under construction.
- 2 **Marriott Residence Inn** – 135 room hotel under construction adjacent to 220 Riverside in the Brooklyn area.
- 3 **FIS Headquarters** - A 300,000 s.f., 12 story office building and eight story parking garage. Expected completion Summer 2022
- 4 **New JEA tower** – 325 W. Adams St. will be the home of the Jacksonville Electric Authority. Under construction.
- 5 **Ambassador Hotel & The Annex** - La Quinta hotel and rooftop bar/ multifamily development at Ambassador Hotel parcel.
- 6 **The Barnett & Laura Street Trio** – The Barnett, along with the Laura Street Trio and a new 800 space structured parking facility comprise an approximately \$100M adaptive reuse project to include a Marriott hotel with 140 hotel rooms, 21,000 s.f. of restaurant space, 8,000 s.f. of retail space, office space, and 107 high end loft apartments.
- 7 **Hyatt Place** – Nine story, 128 room hotel with rooftop event space.
- 8 **Berkman Plaza II** – The three to four month demolition has begun on Berkman Plaza II. The new owner and development group plan to build a mixed use residential project with a grocery store anchor.
- 9 **USS Orleck** - The USS Orleck will be moored at Pier 1, next to the Berkman Marina, and become the Jacksonville Naval Museum.
- 10 **The Doro** - An eight story mixed use development, with 247 apartments, a rooftop pool, a seven story parking deck and both ground level and rooftop retail anticipated to open in 2023.
- 11 **Shipyards Project** - The Jaguars are developing a riverfront project that includes a \$120 million football performance center, Four Seasons hotel, dining, retail and office space.
- 12 **District** – Located within the Southbank, The District is a development focusing on a healthy lifestyle concept that will include office, retail, residential and hotel options.
- 13 **Related Group at River City Brewing** - Eight story apartment building, parking garage and restaurant breaking ground by Q1 2022.



## Future development of Riverfront plaza and the Emerald Trail

A new downtown park, designed by Perkins&Will, has been approved for the former landing site. This park will feature a stainless steel art piece, a green space, a beer garden, play area and a rain garden. The park design also includes a pavilion with retail, restaurant and hotel possibilities. Construction on Riverfront plaza is scheduled to start Q1 2022.

A trail link to the Emerald Trail, a 30 mile trail circling downtown Jacksonville, is steps away from One Enterprise Center. The Emerald Trail will provide access to downtown parks, schools and neighborhoods. Construction started in Fall 2020 and is expected to be complete by 2029.



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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.