

# 1000 Riverside Avenue

*Fully Renovated, Class A, Iconic Building*

## OFFERING SUMMARY







*Call today for a tour!*



**Scott Nyman, Managing Broker**

Cell: (904) 610-9832

Email: [snyman@summitrealtyjax.com](mailto:snyman@summitrealtyjax.com)

1000 Riverside Ave., Suite 350, Jacksonville, FL 32204



[www.SummitRealtyJax.com](http://www.SummitRealtyJax.com)

Summit Realty Partners, LLC has been retained on an exclusive basis to arrange the sale of the property located at 1000 Riverside Avenue, Jacksonville, Florida.

**CONFIDENTIALITY AND CONDITIONS:** The material contained in this Offering Summary is confidential and for the purpose of considering the purchase of the Real Estate described herein. It is not to be used for any purpose or made available to any other person without the express written consent of Summit Realty Partners, LLC ("Broker").

This Offering Summary was prepared by Broker solely for the use of prospective purchasers. Neither Broker or the Seller, nor any of their respective officers, employees or agents, make any representation or warranty, express or implied, as to the completeness or the accuracy of the material contained in the Offering Summary or any of its contents, and no legal commitments or obligations shall arise by reason of this package or any of its contents. Seller reserves the right to eliminate any portion or all of the Real Estate from any offer for sale at any time prior to the completion of a binding contract of sale executed by both Seller and a prospective purchaser.

Prospective purchasers of the Real Estate are advised (i) that changes may have occurred in the condition of the Real Estate since the time of this Offering Summary or the financial statements therein were prepared and that (ii) all financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of Broker and the Seller and, therefore, are subject to material variation. Prospective purchasers of the Real Estate are advised and encouraged to conduct their own comprehensive review and analysis of the Real Estate.

The Offering Summary is a solicitation of interest only and is not an offer to sell the Real Estate. The Seller and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Real Estate, and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligations to any entity reviewing the Offering Summary or making an offer to purchase the Real Estate unless and until a written agreement satisfactory to the Seller has been fully executed, delivered, and approved by the Seller and any conditions to the Seller thereunder have been satisfied or waived.

This Offering Summary is confidential. By accepting the Offering Summary, you agree (i) that you hold and treat the Offering Summary and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Offering Summary, (iii) that you will not disclose the Offering Summary or any of its contents to any other entity without the prior written authorization of Broker, and (iv) that you will not use the Offering Summary in any fashion or manner detrimental to the interest of the Seller or Broker.

The terms and conditions stated in this section will relate to all of the sections of the package as if stated independently therein.

*Be Inspired . . .*

- Historic Riverside Neighborhood
- Incredible River Views
- Fully Renovated Iconic Building
- Close to Everything









# 1000 Riverside Avenue

9-Story Building with Office Spaces, Restaurant, Rooftop Lounge, and Surface Parking

# Introduction

**1000 Riverside Avenue** is approximately 84,000 gross square feet, and is located in the highly sought after Historic Riverside neighborhood. This iconic structure has been completely renovated over the last four years resulting in a modern, Class A building.

- Originally built in 1963, the current owners have added value to the asset via an extensive renovation, floor by floor, to include all environmental remediation taking this building from a class C to a class A Office Building
- The building has been utilized as a multi-tenant building with three (3) surface parking lots.
- High end restaurant tenant on the first floor and 9th floor with the only rooftop lounge in Jacksonville that can boast amazing river views.
- Office space with river views from the 3rd floor to the 8th floor.
- A truly walkable, mixed-use area in North Florida, featuring a mix of dining, grocery stores, cultural, shopping and medical amenities and parks within walking distance.
- Close to major hospitals.
- Located within minutes of the downtown area, this building has excellent access and visibility to Interstate 95 and quick access to Interstate 10.







 **SUMMIT**  
CONTRACTING GROUP, INC.

1900 B-100



# Investment Highlights

## **Location, Location, Location**

Located in the heart of the historic Riverside area and Five Points, this property enjoys river views of the St Johns and the downtown Jacksonville skyline. Outstanding connectivity to major roadways including Interstates 95 and 10 allow tenants to reach all areas of Jacksonville quickly.

## **Cultural and Outdoor District**

Cummer Art Museum and the Garden Club of Jacksonville are just a short walk. Outdoor festivals, farmers markets and art shows are hosted within walking distance to the building. Riverside/ Five Points and the surrounding area provide dozens of restaurants, bars, shops and parks.

## **Medical Facilities**

St Vincent's Hospital, University of Florida Health, Baptist Medical Center and Wolfson Children's Hospital are all just a short distance away.



Pictured at left is 1000 Riverside in the 1960's. Originally known as the Fletcher Building, designed by Taylor Hardwick and completed in 1963. The building once featured a rooftop smokestack for the building's boiler, shaped in the form of a rocket.

# Investment

An aerial photograph of a modern, nine-story building with a distinctive white and grey geometric facade. The building is situated on a riverbank, with a road and trees in the foreground and a river in the background. A blue text box is overlaid on the left side of the image.

**Boasting commanding views in all directions, 1000 Riverside consists of nine stories with river views from the third floor and higher.**

**SUMMIT**  
CONTRACTING GROUP, INC.

RIVER & POST



# Property Overview

The property is currently at 100% occupancy. The tenants enjoy the first floor restaurant, River & Post as well as the roof top lounge.

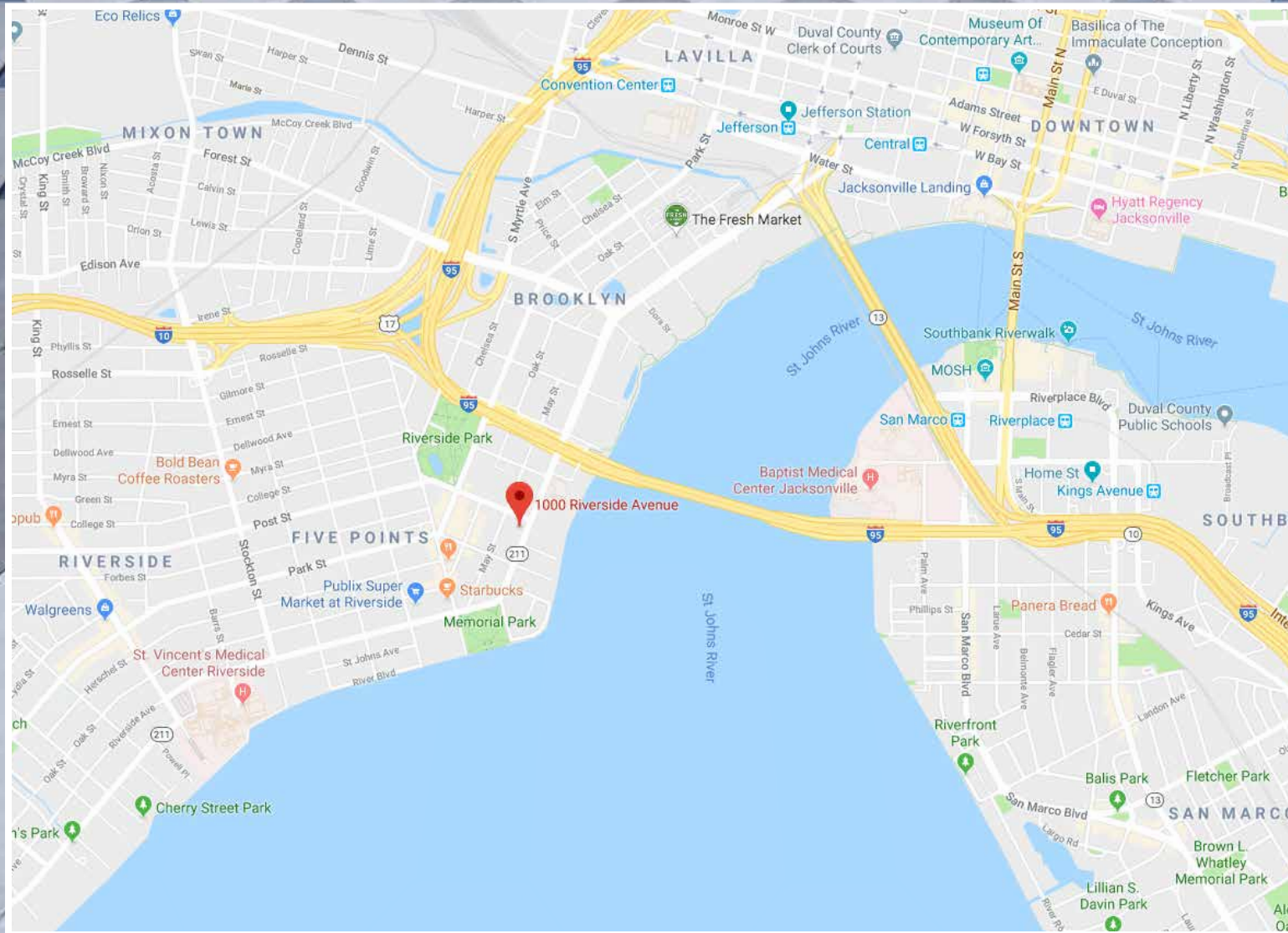
## Site Description

- Address: 1000 Riverside Avenue, Jacksonville, Florida 32204
- Neighborhood: Historic Riverside, Located Just East of 5 Points
- Year Built: 1963, Renovation: 2015–2019
- Tax Parcel ID / Address / Acres
  - RE #090198-0000 / 1000 Riverside Avenue / 1.17 acres
  - RE #090204-0010 / 1049 May Street / 0.59 acres
  - RE #090211-0000 / 860 Riverside Avenue / 0.13 acres
- One, Nine-Story Building
- Gross Building Area: Approximately 84,000 square feet. No representations on precise building size are provided and are encouraged to conduct an independent analysis.
- Land area: Approximately 1.89 Acres
- Parking: Property consists of three (3) lots, approximately 162 surface spaces
- The property has visibility and frontage from and along Riverside Avenue to the east, bound by May Street to the west and Post street to the north. Visible to motorists on Interstate 95 to the North.
- Zoning: The property is zoned PUD



# Overview



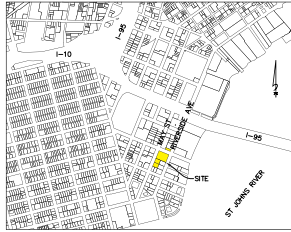




THE SOUTHERLY 65 FEET OF LOT 5, BLOCK 10, RIVERSIDE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 1, PAGE 109, AND PLAT BOOK Q, PAGE 31, IN THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CONTAINING 1.90 ACRES, (83,153 SQUARE FEET), MORE OR LESS.

CERTIFIED TO: BNA ASSOCIATES, LLC  
FIRST PROFESSIONALS INSURANCE COMPANY, INC., A FLORIDA CORPORATION F/K/A/ FLORIDA PHYSICIANS INSURANCE COMPANY, INC.  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
DRIVER, MOATES, PEEK, & HAWTHORNE, P.L.L.C.  
LAWRENCE R. PATTERSON, P.A.  
AVERITT & CO., P.A.



# 1.89 Acres

## Tax Parcel ID / Address / Acres

RE #090198-0000 / 1000 Riverside Avenue / 1.17 acres

RE #090204-0010 / 1049 May Street / 0.59 acres

RE #090211-0000 / 860 Riverside Avenue / 0.13 acres

The property consists of three (3) parking lots that total approximately 162 surface spaces.







Total Gross Square Footage: 84,000  
Rentable Gross Square Footage: 70,000

#### **Tenant Overview** (as of May 2019)

1st Floor	River & Post Restaurant
2nd Floor	US Air Force, Attorney Offices, Insurance Office, IT Company, and Summit Contracting Group
3rd Floor	Executive Suites, Real Estate Office, HVAC Contractor
4th Floor	Investment Firm/Property Management
5th Floor	Insurance, Bond Company, and Home Health Company
6th – 8th Floors	Summit Contracting Group
9th Floor	River & Post Rooftop Lounge

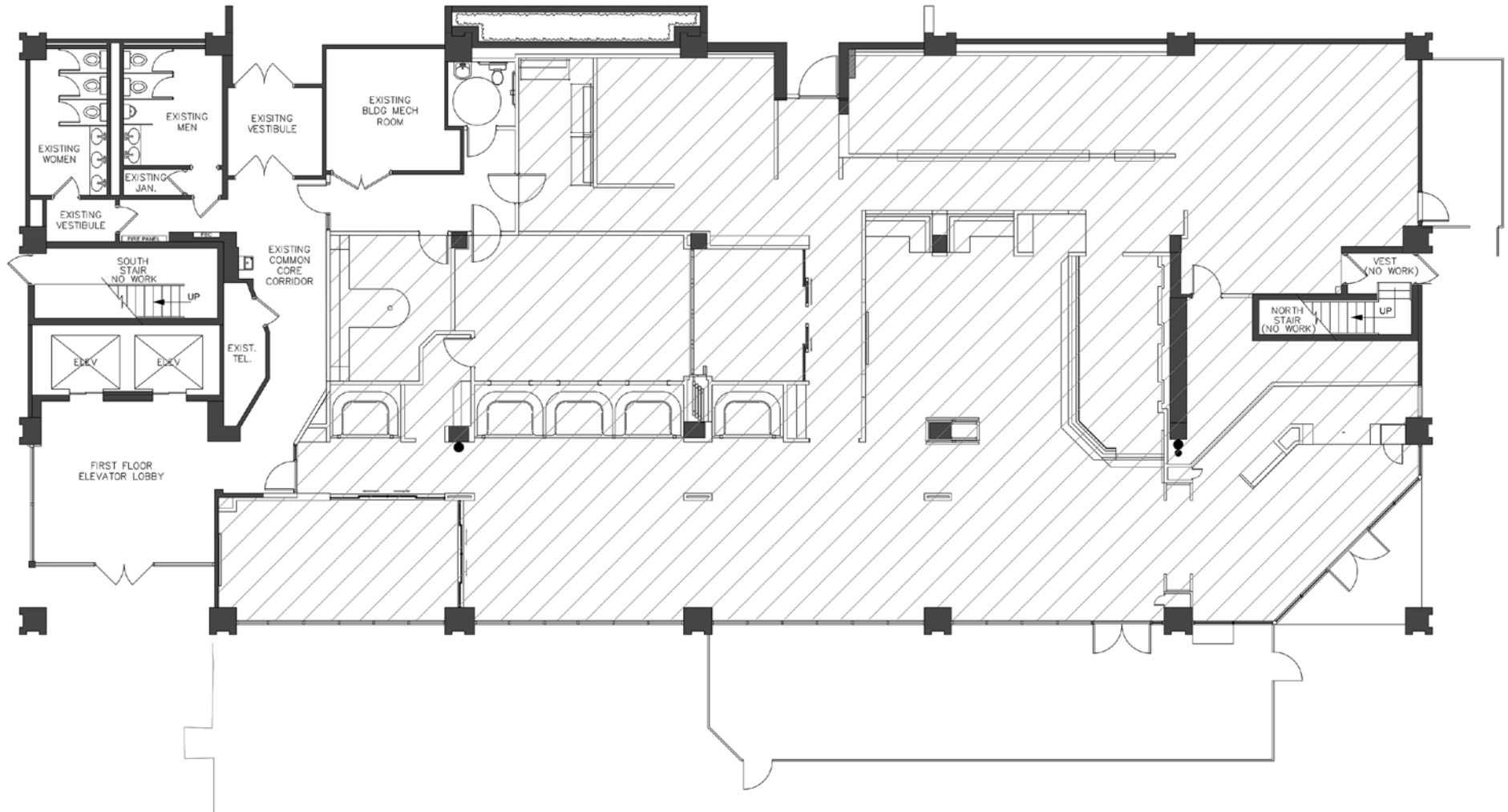
# Floor Plans

# Leasable Space by Floor (as of May 2019)

Floor	Curent Suite Breakdown of Leasable Space						Total Leasable	
9	3,482sf Rooftop Lounge						3,482 SF	
8	8,900sf Owner Occupied						8,900 SF	
7	8,900sf Owner Occupied						8,900 SF	
6	8,900sf Owner Occupied						8,900 SF	
5	5,000sf Suite #500			2,700sf Suite #550			7,700 SF	
4	5,300sf Suite #400			2,600sf Suite #450			7,900 SF	
3	5,012sf Suites #300-315		1,600sf #350		1,600sf #370		8,212 SF	
2	3,547sf Suite #200		729sf #210	850sf #230	1,100sf #240	446sf #250	1,352sf #270	8,222 SF
1	6,853sf River & Post Restaurant						250sf Garage	6,853 SF
TOTAL Leasable Space								69,069 SF



# 1st Floor

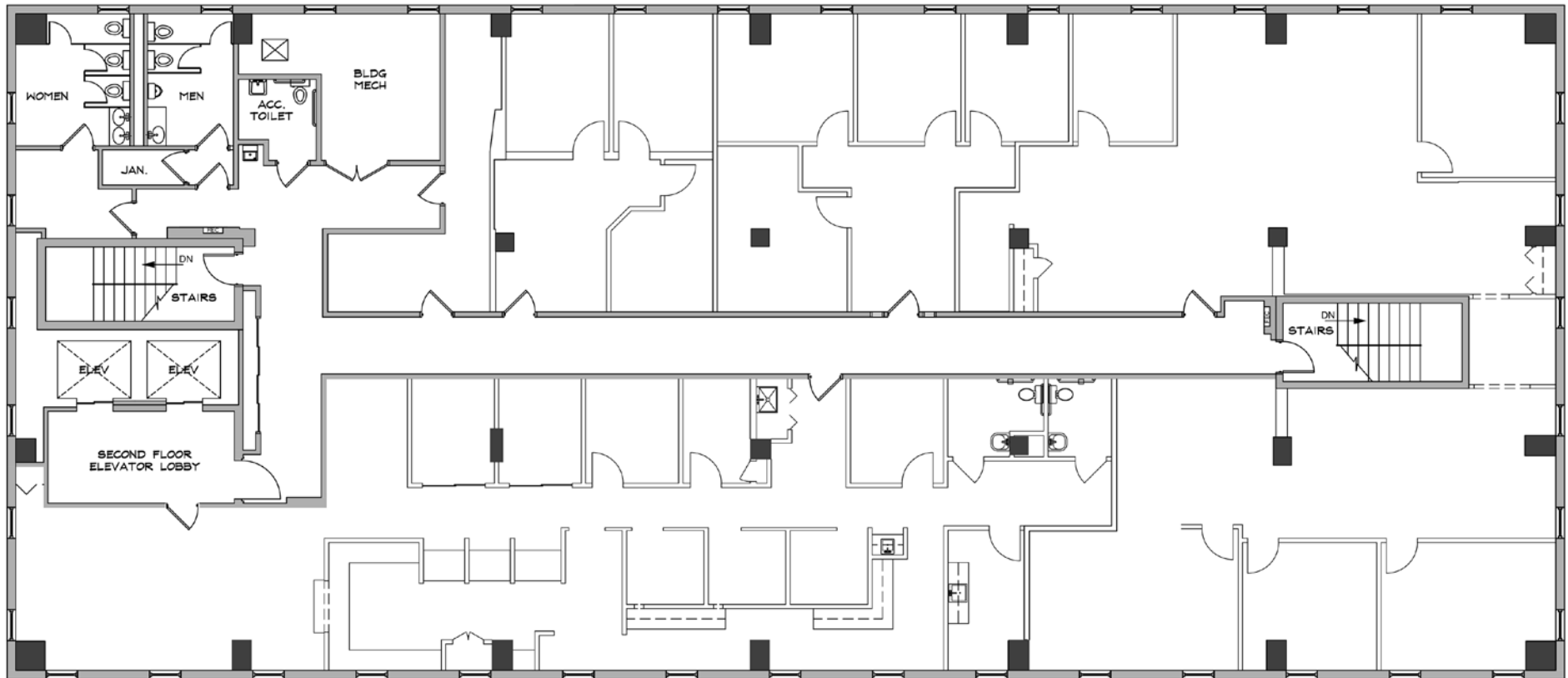


**Floor Plans:** Floor plans have been revised. Building/floor layout, size and dimensions are approximate. All interested parties are encouraged to conduct their own analysis.

1000 Riverside Avenue, Jacksonville, FL 32204 | Offer Summary | Summit Realty Partners, LLC | Scott Nyman, Broker: (904) 610-9832

# 2nd Floor

(Some suites have been revised.)

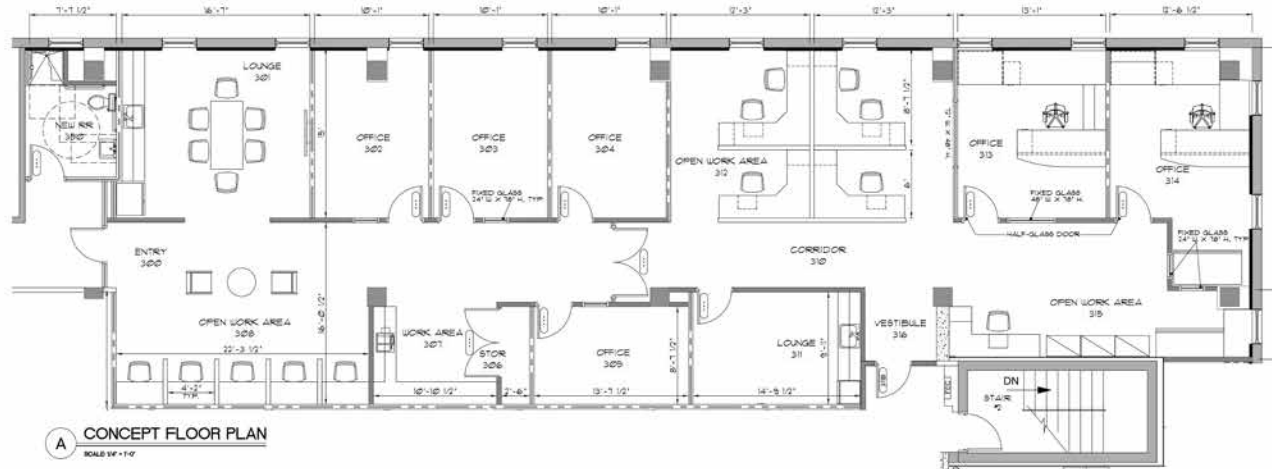


**Floor Plans:** Floor plans have been revised. Building/floor layout, size and dimensions are approximate. All interested parties are encouraged to conduct their own analysis.

1000 Riverside Avenue, Jacksonville, FL 32204 | Offer Summary | Summit Realty Partners, LLC | Scott Nyman, Broker: (904) 610-9832



# 3rd Floor



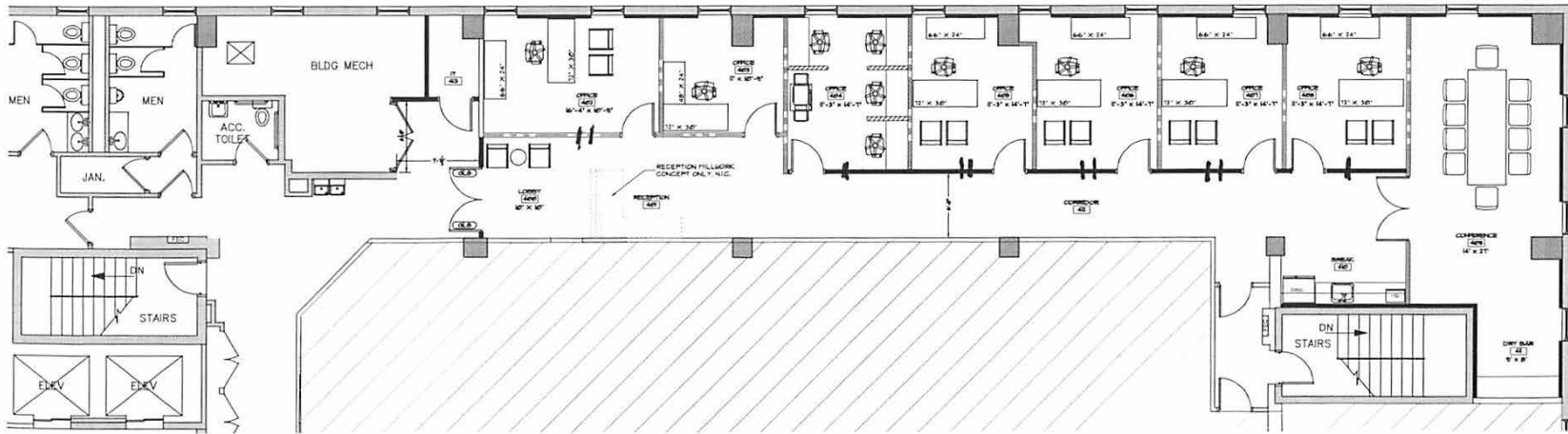
**Suites  
350 – 370**



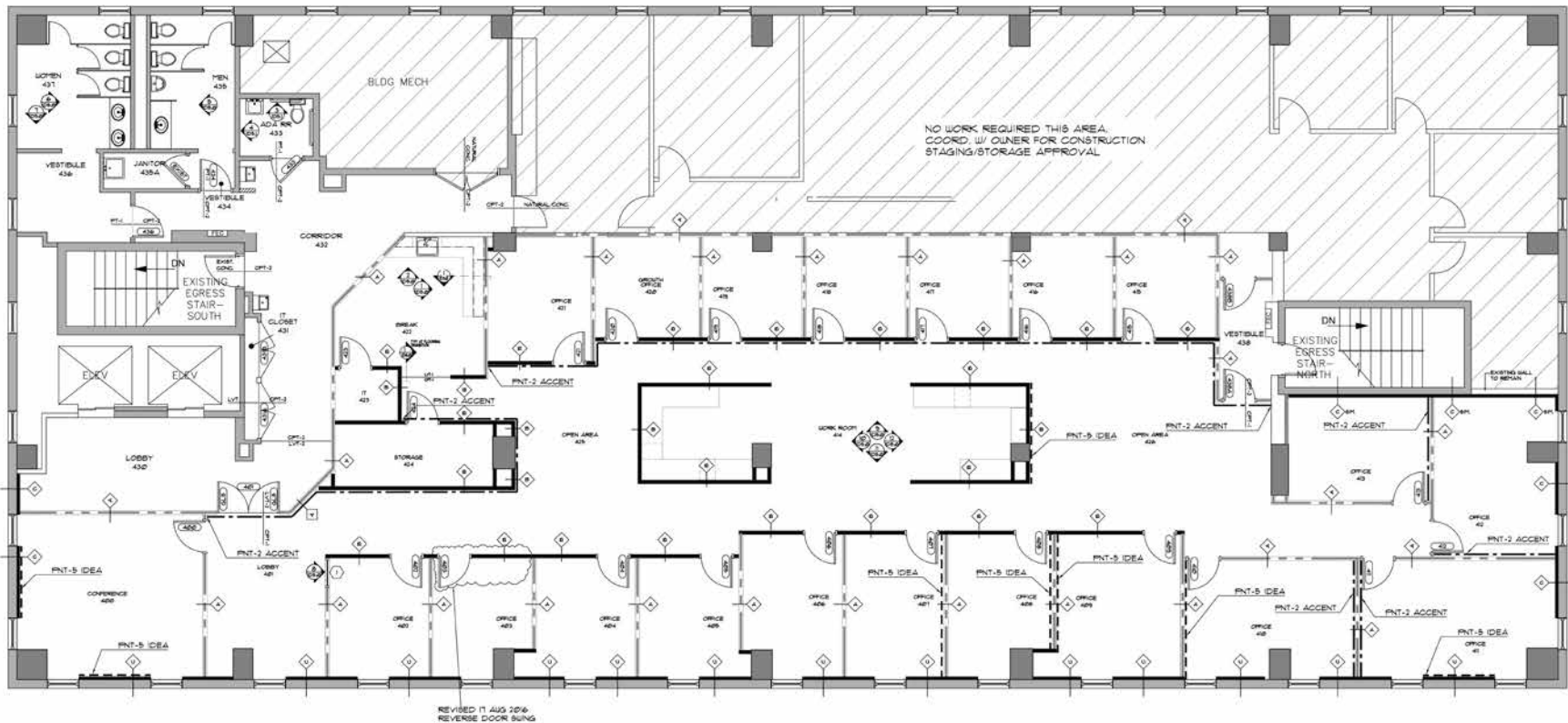
**Suites  
300 – 315**

**Floor Plans:** Floor plans have been revised. Building/floor layout, size and dimensions are approximate. All interested parties are encouraged to conduct their own analysis.

# 4th Floor



**Suite 450**

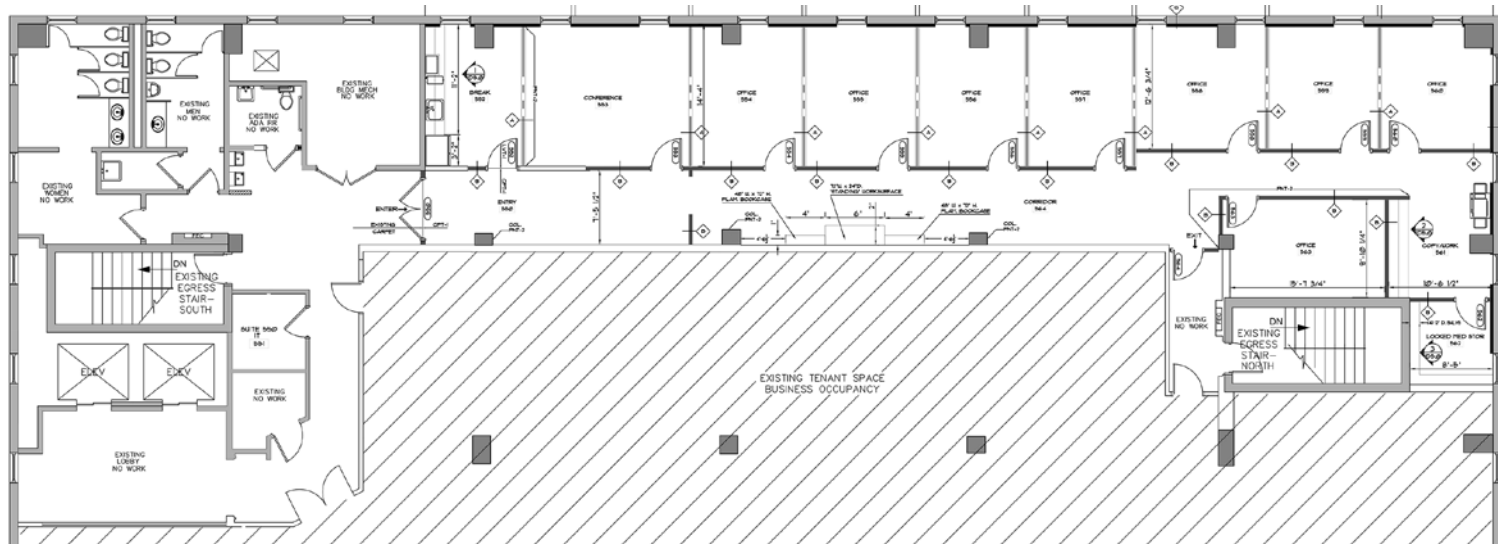


**Suite 400**

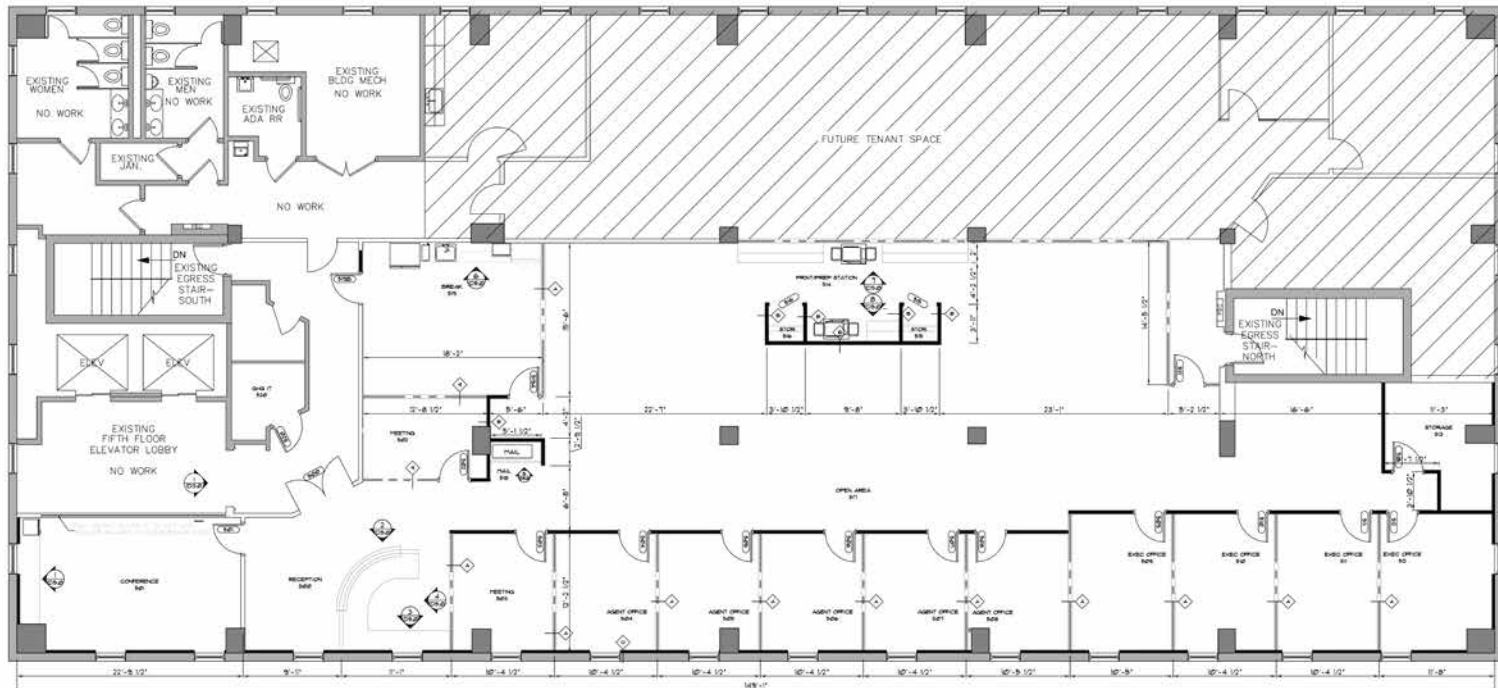
**Floor Plans:** Floor plans have been revised. Building/floor layout, size and dimensions are approximate. All interested parties are encouraged to conduct their own analysis.



# 5th Floor



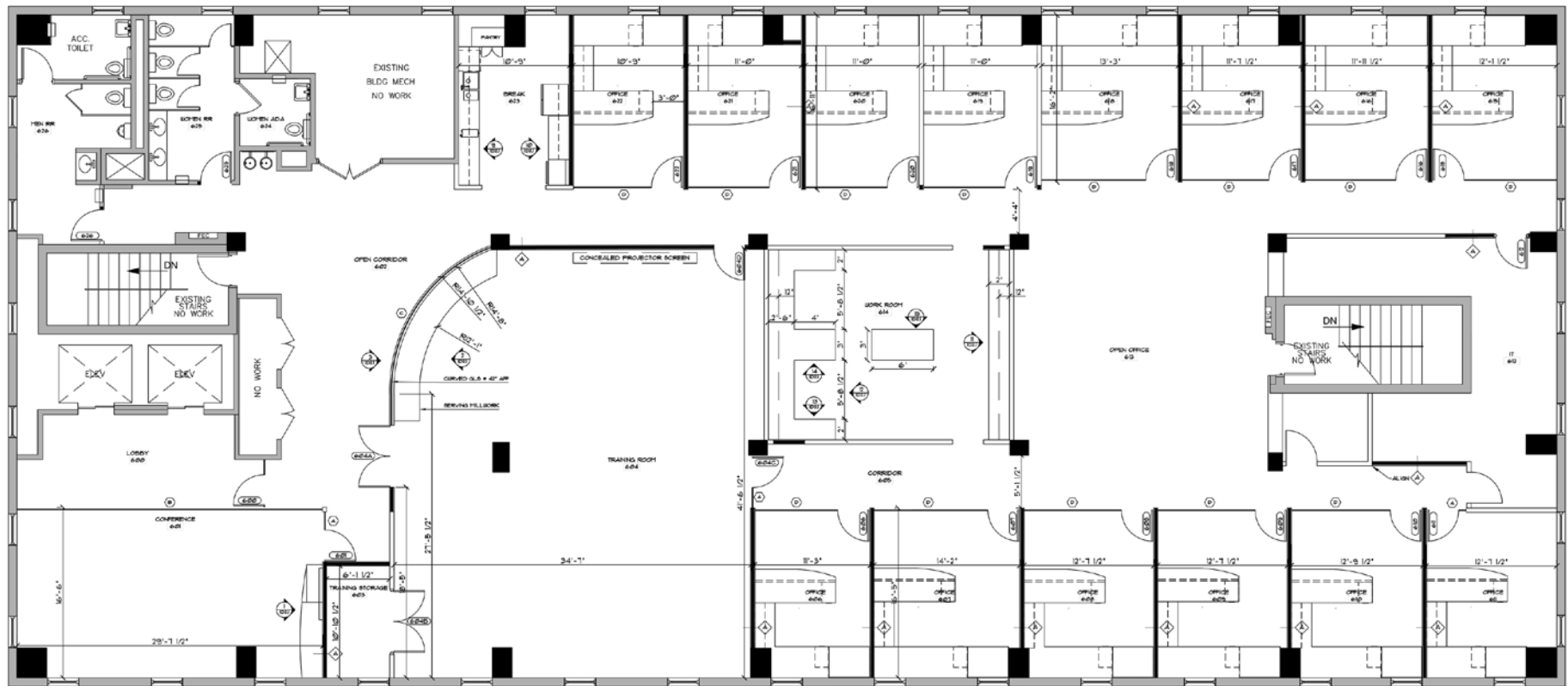
**Suite 550**



**Suite 500**

**Floor Plans:** Floor plans have been revised. Building/floor layout, size and dimensions are approximate. All interested parties are encouraged to conduct their own analysis.

## 6th Floor

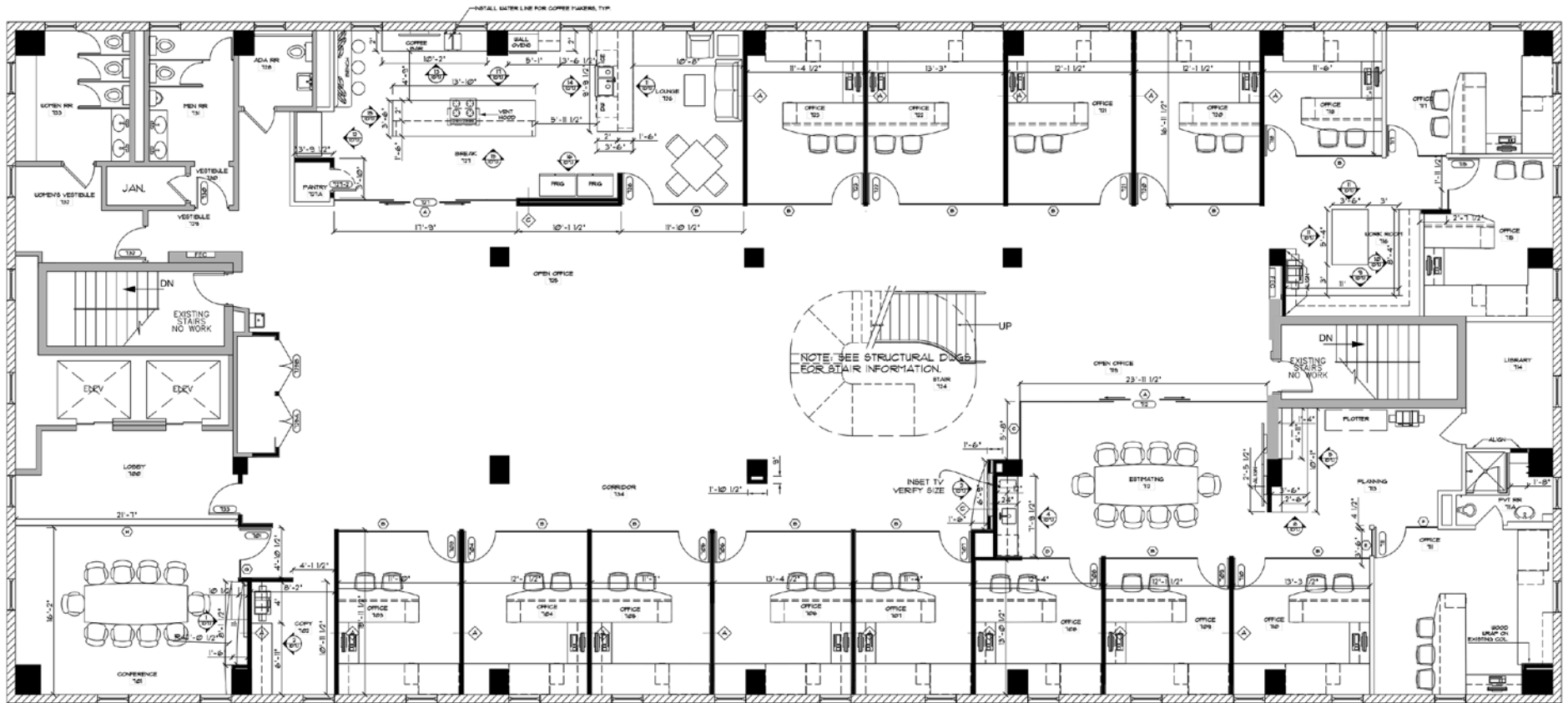


**Floor Plans:** Floor plans have been revised. Building/floor layout, size and dimensions are approximate. All interested parties are encouraged to conduct their own analysis.

1000 Riverside Avenue, Jacksonville, FL 32204 | Offer Summary | Summit Realty Partners, LLC | Scott Nyman, Broker: (904) 610-9832

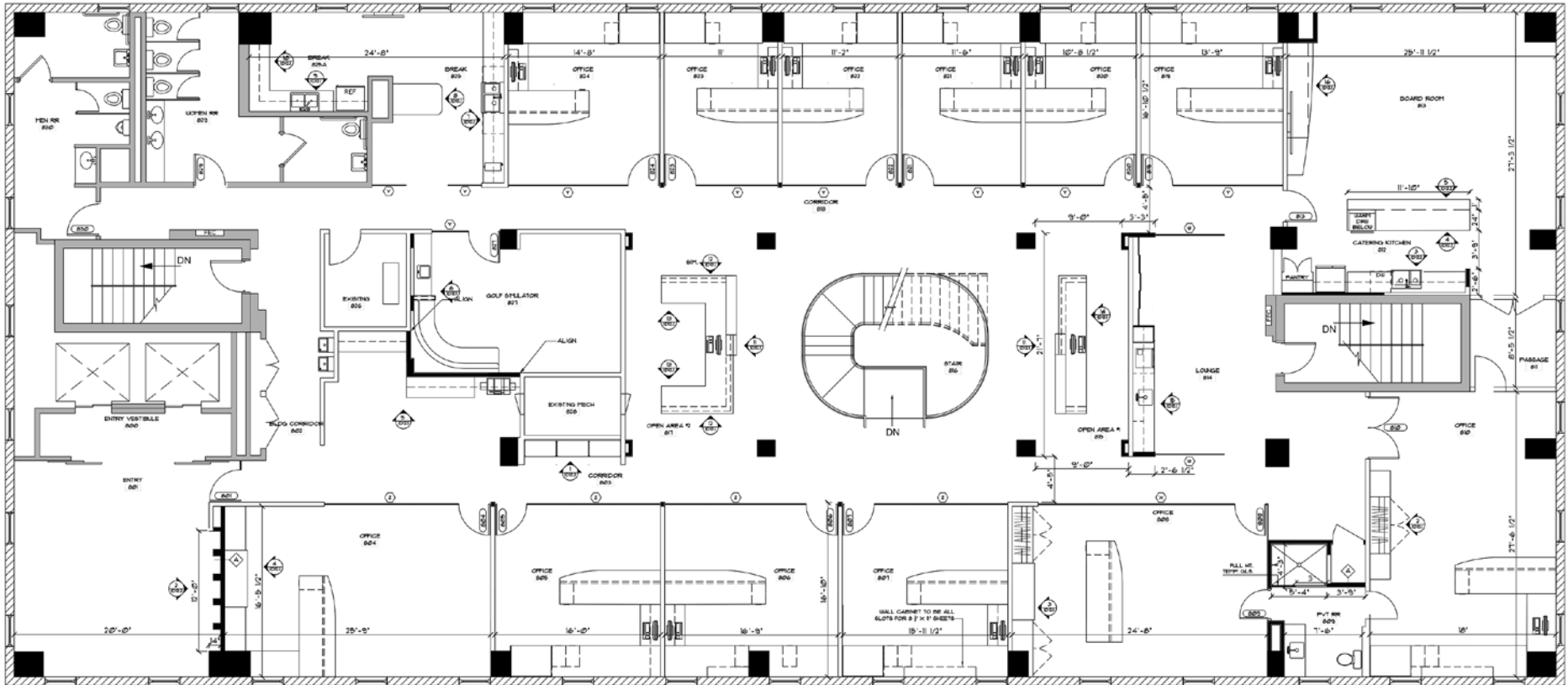


## 7th Floor



**Floor Plans:** Floor plans have been revised. Building/floor layout, size and dimensions are approximate. All interested parties are encouraged to conduct their own analysis.

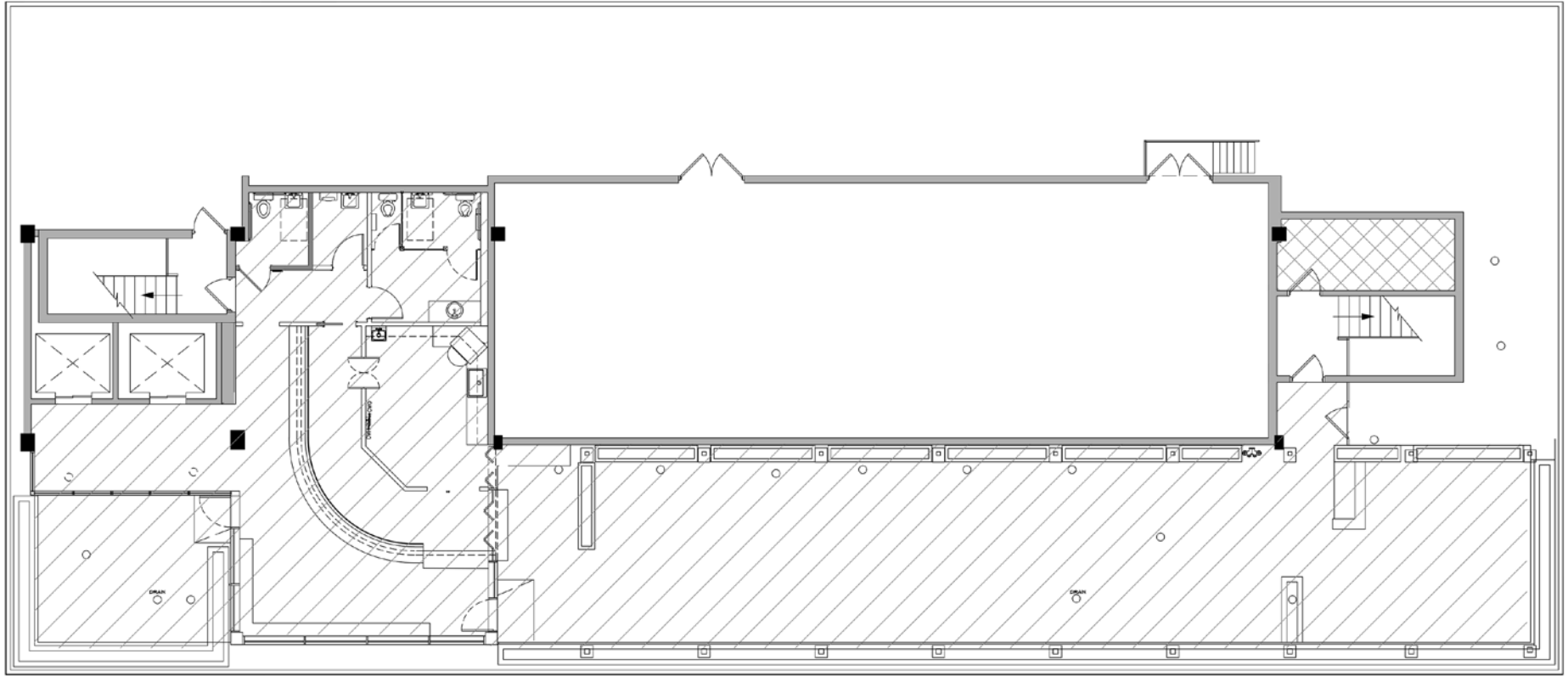
# 8th Floor



**Floor Plans:** Floor plans have been revised. Building/floor layout, size and dimensions are approximate. All interested parties are encouraged to conduct their own analysis.



# 9th Floor / Roof



**Floor Plans:** Floor plans have been revised. Building/floor layout, size and dimensions are approximate. All interested parties are encouraged to conduct their own analysis.

1000  
RIVERSIDE

EXIT

PLEASE DO NOT OPEN  
DOOR TO AVOID INJURY

HYD



Riverside is located southwest of Downtown Jacksonville along the St. Johns River. Listed in the National Registry of Historic Places, Riverside is one of Jacksonville's oldest and coolest neighborhoods. Voted as one of the country's top 10 Great Neighborhoods, Riverside (& Avondale neighborhood) have a unique mix of history, culture, charm, and modern design.

Riverside is considered the 'hip' part of town. The population is young and unpretentious with million dollar waterfront homes and upscale apartment buildings.

Riverside's Five Points area is a bohemian neighborhood with funky coffee shops, outdoor cafés, one-of-a-kind boutique shopping, nightclubs, and antique stores.

## Walkable Destinations

River & Post Restaurant &  
Roof Top Lounge

Publix Supermarket

Grassroots Natural Market

Cummer Museum of Art

Jacksonville Garden Club

Riverside Arts Market

Riverside Presbyterian Day  
School

Wells Fargo Bank

Vystar Bank

Suntrust Bank

Memorial Park

Riverside Park

Five Points Theatre

Starbucks

Smoothie King

Black Sheep Restaurant

Al's Pizza

Einstein Bagels

Hovan Gourmet

Tijuana Flats

Hawkers Asian Street Fare

M Shack

Bread and Board

# Riverside and 5 Points

**Jacksonville, the largest city in area in the continental United States, is a rapidly growing metropolitan city in Northeast Florida.**

Under its strong mayor form of government, residents elect a mayor and a 19-member City Council, with five at-large members and 14 members elected by district. Lenny Curry is Jacksonville's 8th mayor since the consolidation of Duval County and City of Jacksonville governments in 1968.

**Due to its convenient location, mild climate, reasonable cost of living, high quality of life and a business-friendly government, Jacksonville is a popular location for corporate expansions and relocations.**

Its status as an intermodal transportation hub is another incentive, and the city is also a leading distribution center, with a transportation network embracing port and air cargo facilities, rail and trucking routes. Millions of tons of raw materials and manufactured goods move through the city annually.

This momentum continues to boost Jacksonville's stature in the national and international marketplace. In fact, **Jacksonville is consistently rated one of the 'Hottest Cities in America' for business expansions and relocations in an annual poll featured in Expansion Management magazine.** The U.S. Chamber of Commerce released a study ranking Florida's Workforce and Training programs number one in the country (Enterprising States Report- 2011), and Jacksonville was named the nation's third least expensive city to launch a corporate headquarters (BizCosts.com - 2011). Jacksonville has garnered an impressive list of top rankings.

As a rapidly growing municipality, Jacksonville is recognized as a national leader in managing development. A growth management task force in 2005 formed a vision for the next 25 years:

**The overall strategy involves balancing commercial and residential development with transit and infrastructure capacity and the preservation of green space.**

One of Jacksonville's many natural assets is one of the largest urban park systems in the country. The active and passive parks and preservation lands are a key part of Jacksonville's quality of life. So are the miles of beaches and waterways, a major symphony orchestra, a sports and entertainment complex downtown and a myriad of special events that this sports-loving city hosts each year. The home of the NFL's Jacksonville Jaguars, the city welcomed its first Super Bowl in 2005.


SOURCE: City of Jacksonville, Florida, <http://www.coj.net/about-jacksonville.aspx>

# Jacksonville




# Duval County

SOURCE: The Florida Scorecard, May 12, 2019  
<https://thefloridascorecard.org/pillar&c=15&pillar=2>

 **PER CAPITA INCOME**

**\$42,574**  
(Improving)

[View Statewide Heat Map](#)

 **POPULATION**

**937.93**  
Thousand

[View Statewide Heat Map](#)

 **POPULATION ESTIMATE 2030**

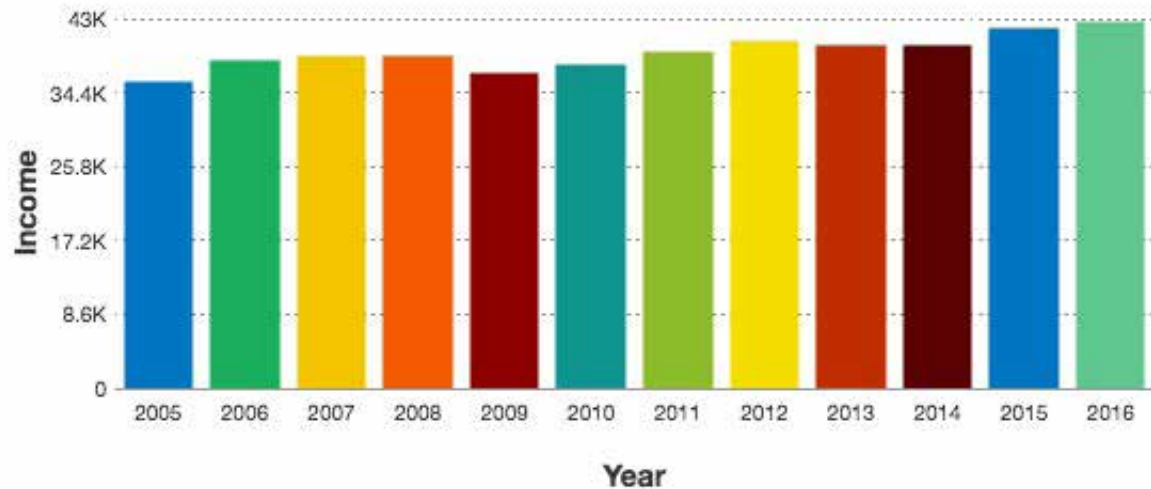
**1,089,300**  
—  
**1,197,400**

[View Statewide Heat Map](#)

 **HOUSING PERMITS**

**2,908**  
Permits (Improving)

## GDP Per Capita

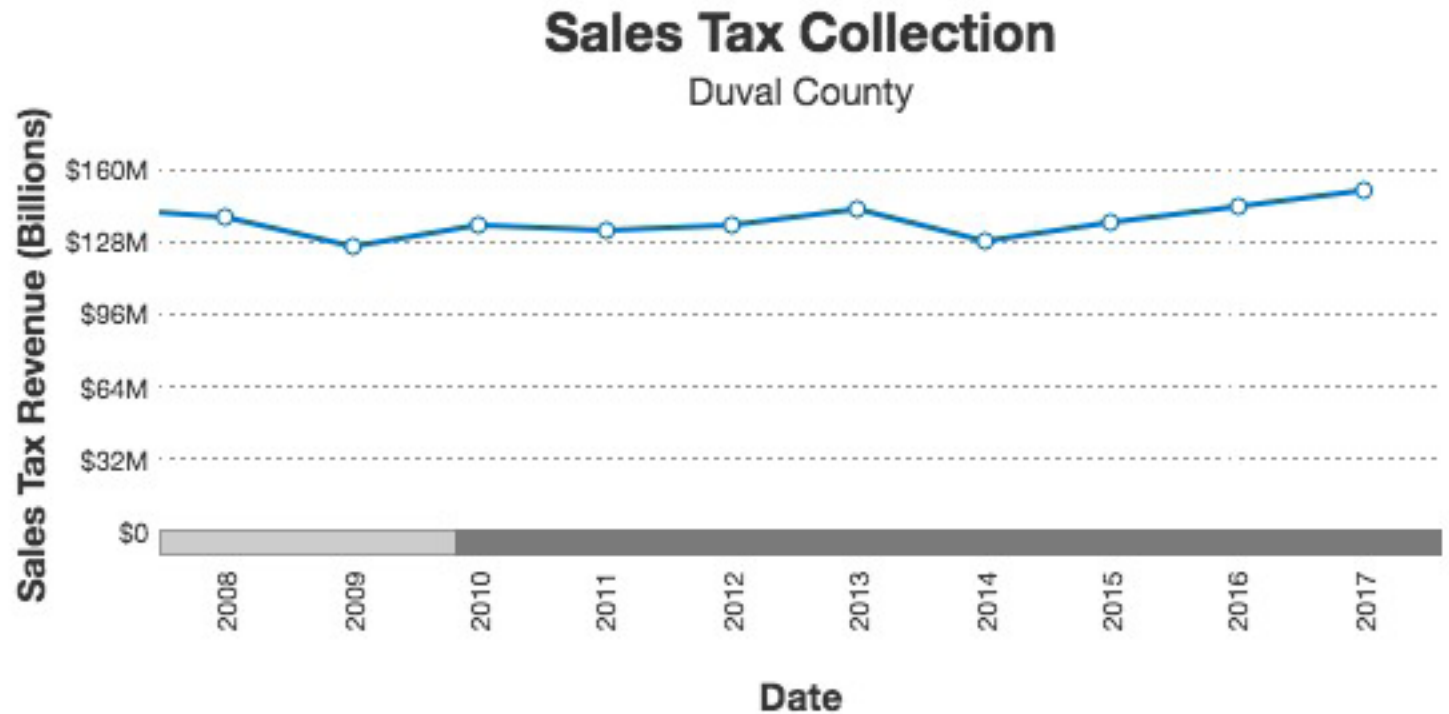


## Duval County FutureCast

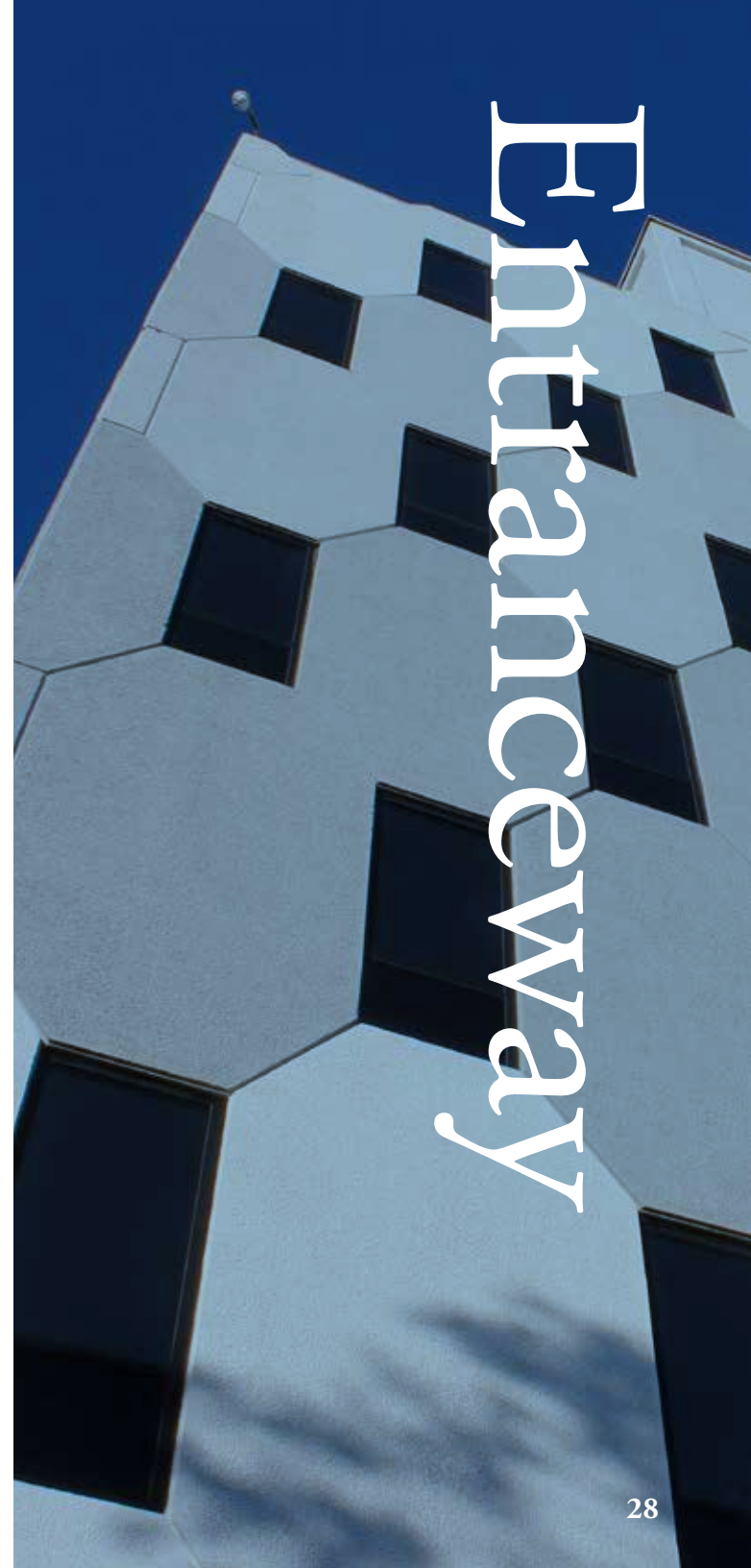
Net New Jobs Needed By 2020	Net New Jobs Needed By 2030
10,371	95,070
Current Population	2030 Population Range
937,934	1,089,300–1,197,400

# Duval County

SOURCE: The Florida Scorecard, May 12, 2019  
<https://thefloridascorecard.org/pillar&c=15&pillar=2>







# Entranceway



# River & Post

Restaurant & Rooftop Lounge

















**Summit Contracting Group is the current anchor tenant of 1000 Riverside, occupying floors six through eight.**

# SUMMIT CONTRACTING GROUP





# More than an office...



The Event Room on the 6th floor is WiFi ready with digital control of the lighting, sound and presentation.





# 1000 Riverside Avenue

*Fully Renovated, Class A, Iconic Building*



For a Tour, Please Contact:

**Scott Nyman**

[snyman@summitrealtyjax.com](mailto:snyman@summitrealtyjax.com)

(904) 610-9832