

# For Lease

Class A Office with Skyline Signage Opportunity

**One Enterprise Center  
225 Water St.  
Jacksonville, FL**

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# One Enterprise Center

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

- 317,577 s.f. tower built in 1985
- Views of the Jacksonville Skyline & St. Johns River
- Largest contiguous space available in Downtown
- Connected to the Omni 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

## Area amenities map



Multi-family Restaurants Points of interest





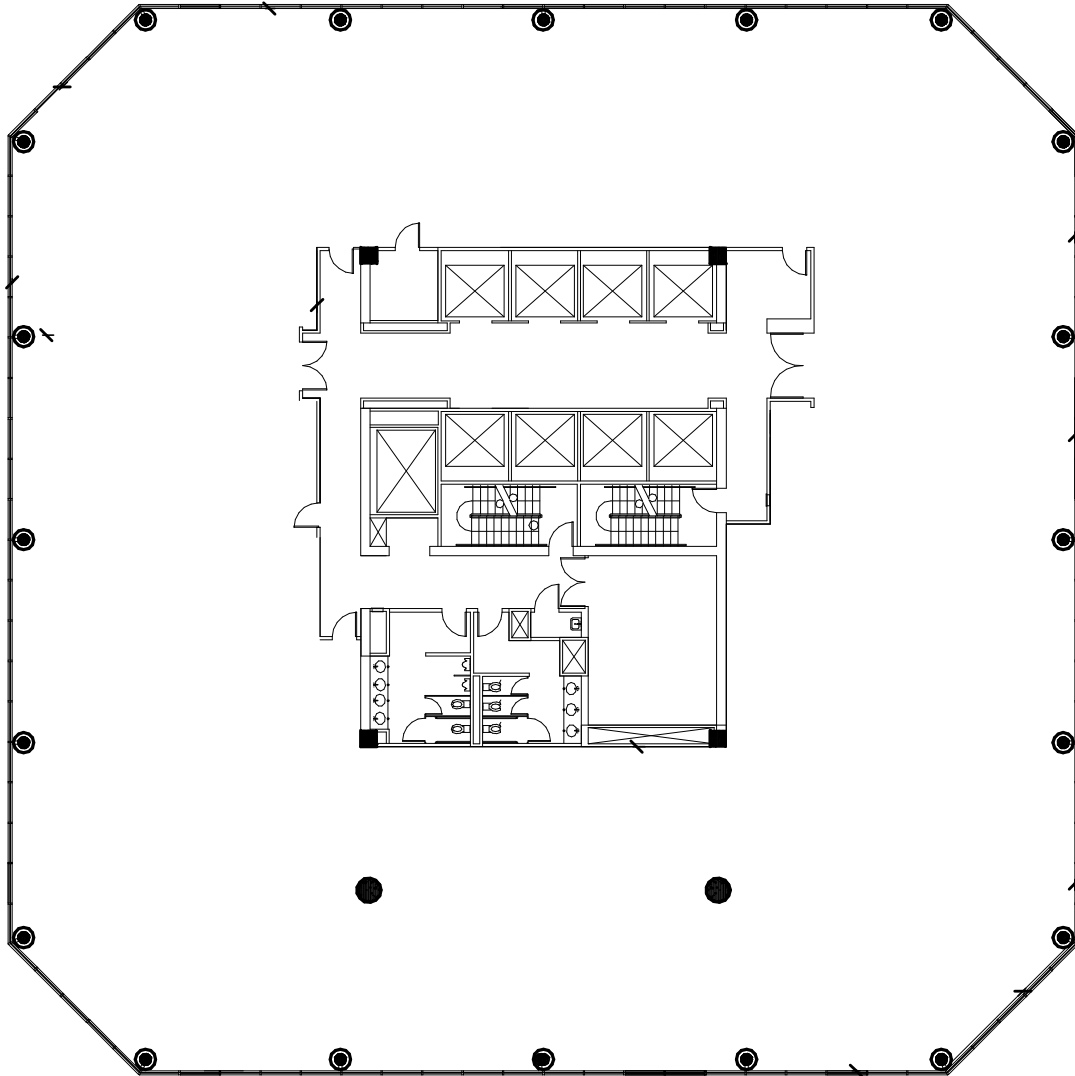
## On-site amenities

- Garage and surface parking available
- Connected to Omni hotel and Juliette's Bistro
- Enterprise Rent-A-Car
- 24-7 security
- Property management
- Concierge
- Tenant lounge
- Sundry shop
- Steps away from the Downtown Food Truck Court



# One Enterprise Center

## Typical floorplate



**16,129 r.s.f.**

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



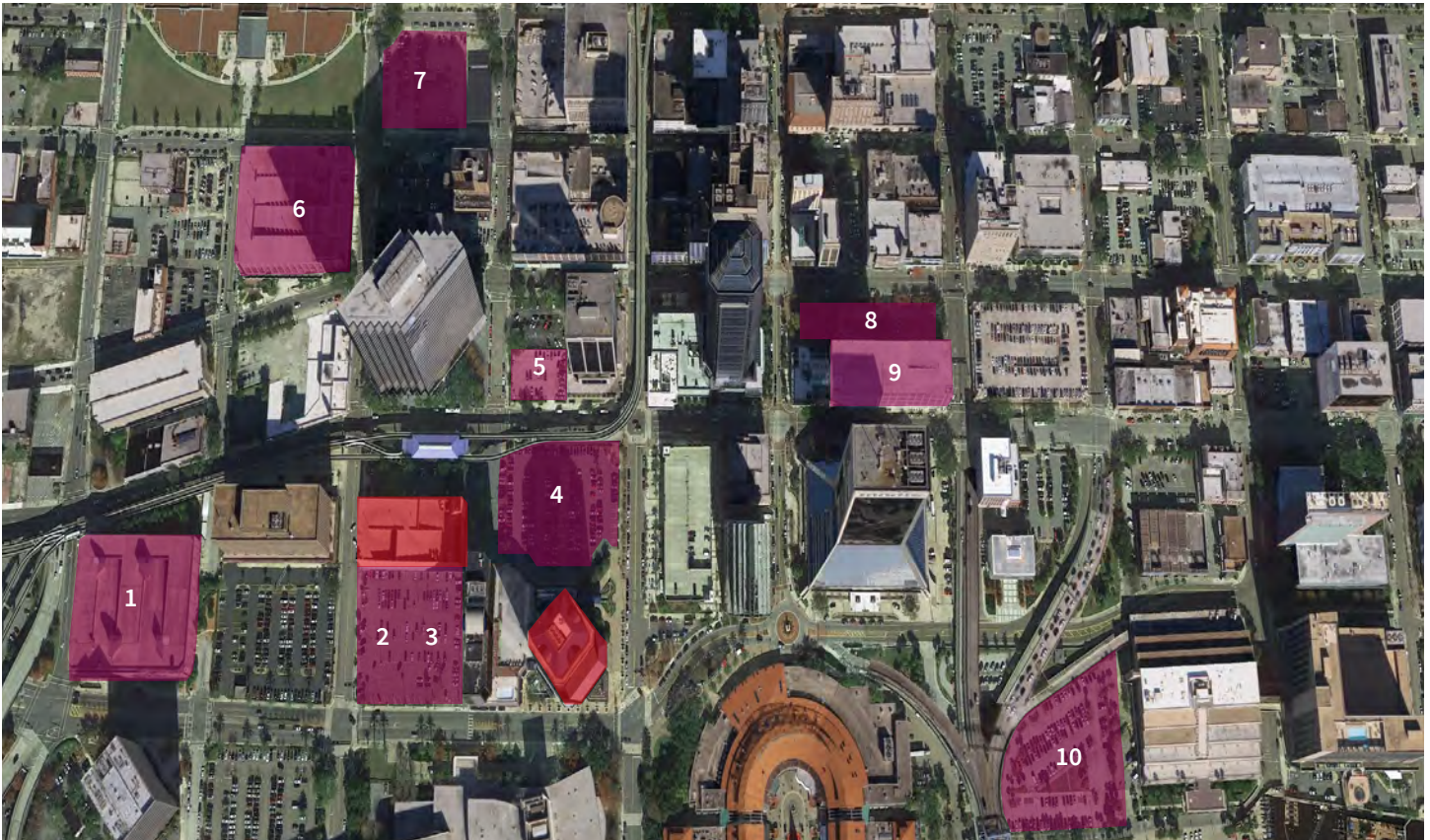
Full floor availabilities





# One Enterprise Center

## Parking options



One Enterprise Center Parking

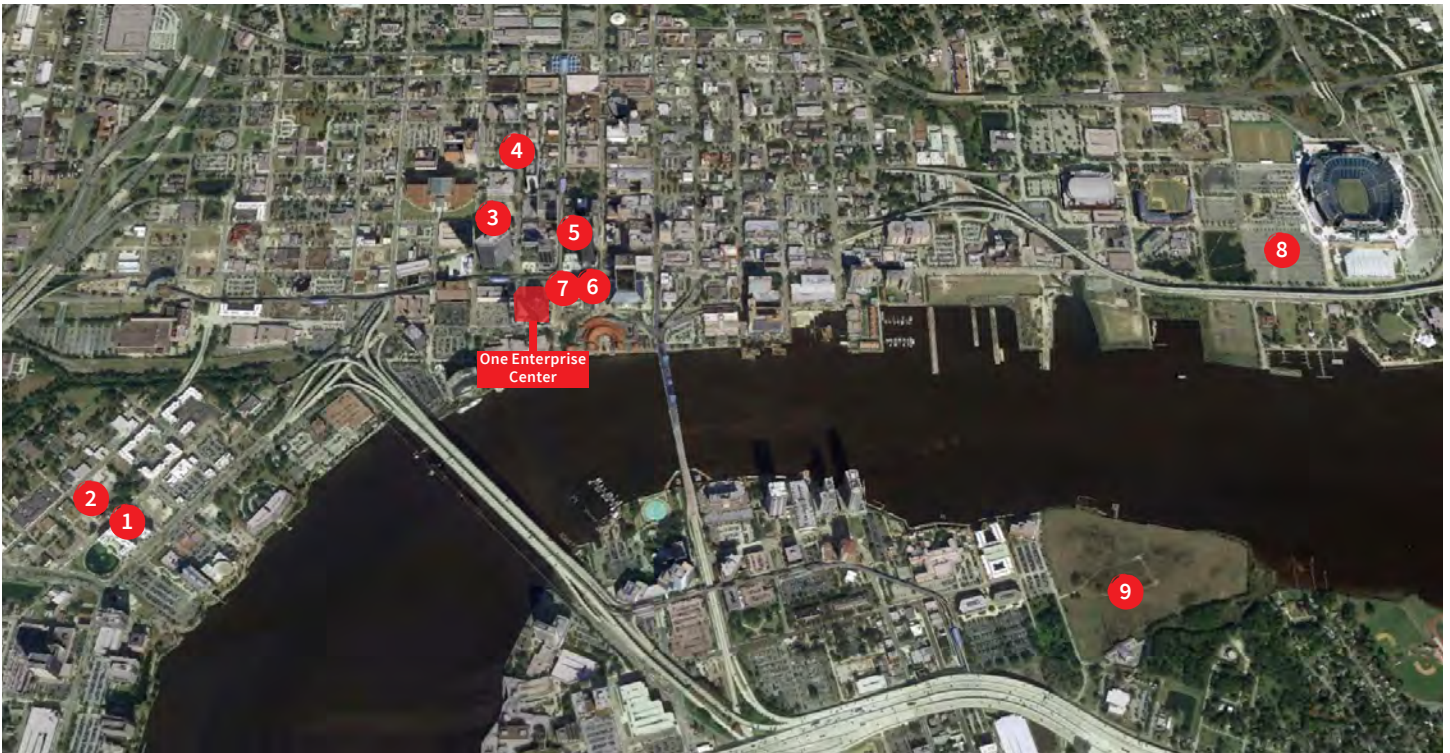


Other parking options

	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



- 1 200 Riverside Ave., 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 to be built adjacent to 220 Riverside in the Brooklyn area.
- 3 New JEA tower** – 325 W. Adams St. will be the home of the Jacksonville Electric Authority. The site was selected for a nine story HQ. Construction to start shortly.
- 4 Ambassador Hotel & The Annex** - La Quinta hotel and rooftop bar/ multifamily development at Ambassador Hotel parcel.
- 5 Barnett Trio** - 112 W. Adams St. – The Barnett, along with the Laura St. Trio and a new 800 space structured parking facility comprise an approximately \$100M adaptive reuse project to include high end dining, retail banking, office space, and 107 high end loft apartments. A major brand hotel is also expected to announce their flag here shortly.
- 6 76 S. Laura St.** – Vystar Credit Union, headquartered in Jacksonville; has recently purchased the 23 story, 369,000 SQ FT office tower, along with the adjacent Profit building, to be the new HQ for their operations. Renovations are underway for occupancy.
- 7 Hyatt Place** – Nine story, 128 room hotel with rooftop event space.
- 8 Lot J/ Arena Live** - Jaguars and Cordish Development have teamed up for a mixed used development to feature multi-family, office and retail nightlife/dining.
- 9 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.





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