



637 Park Street

Jacksonville, Florida 32204

Property Highlights

- Owner will consider seller financing, subject to strength of buyer
- 2 story office available for division w/bathrooms on each floor
- Direct frontage and visibility on Park Street with ample parking
- Prime location with immediate proximity to I-95 and within one mile of the I-95 & I-10 interchange, Acosta Expressway
- Situated in the Brooklyn submarket of Downtown Jacksonville
- Spacious back parking lot presenting a redevelopment opportunity fronting Oak Street

Property Overview

637 Park Street is a 4,182 SF two-story office building in Downtown Jacksonville's Brooklyn submarket. The flexible floor plan supports single or multi-tenant occupancy with separate floor access, restrooms on each level, and a large rear parking lot. The property offers excellent visibility along Park Street with convenient access to I-95, I-10, and the Downtown core.

Offering Summary

Offering Price:	\$1,200,000
Lease Rate:	\$16.50 SF/yr (NNN)
Building Size:	4,182 SF
Lot Size:	0.287 Acres
Year Built:	1958
Duval Co Parcel #:	090372-0010
Zoning:	CCBD

For More Information



Caleb Noble, MSRE

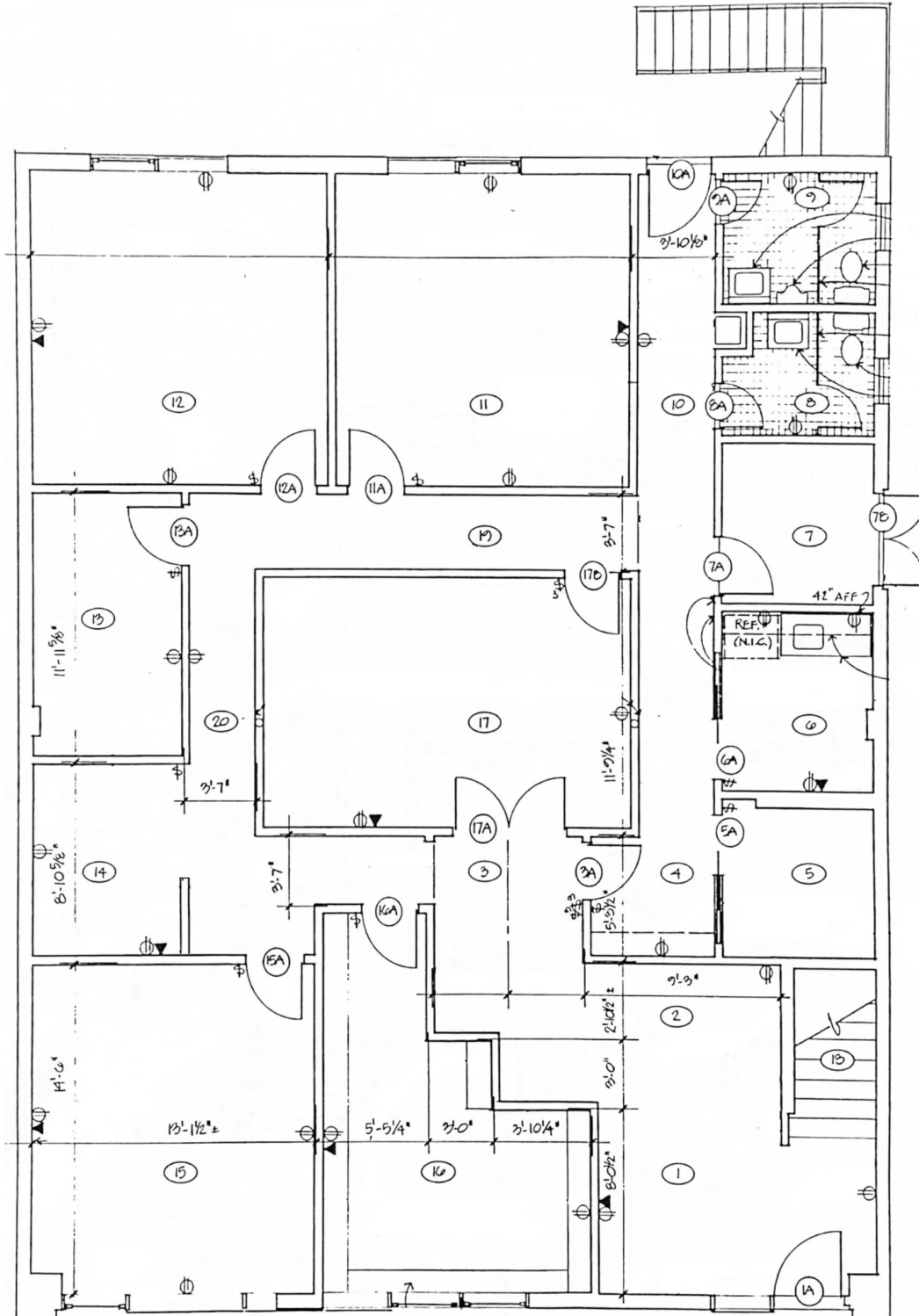
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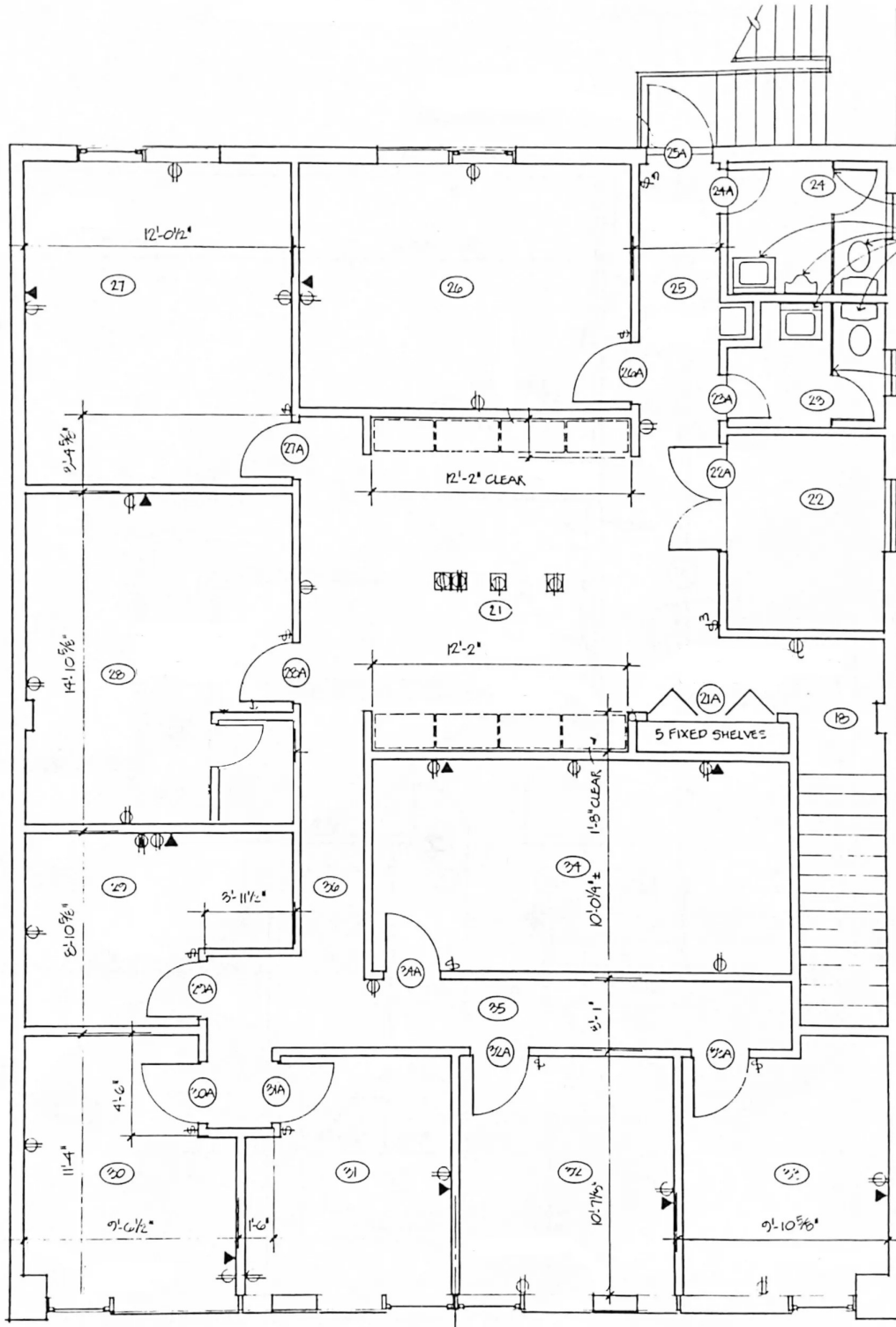
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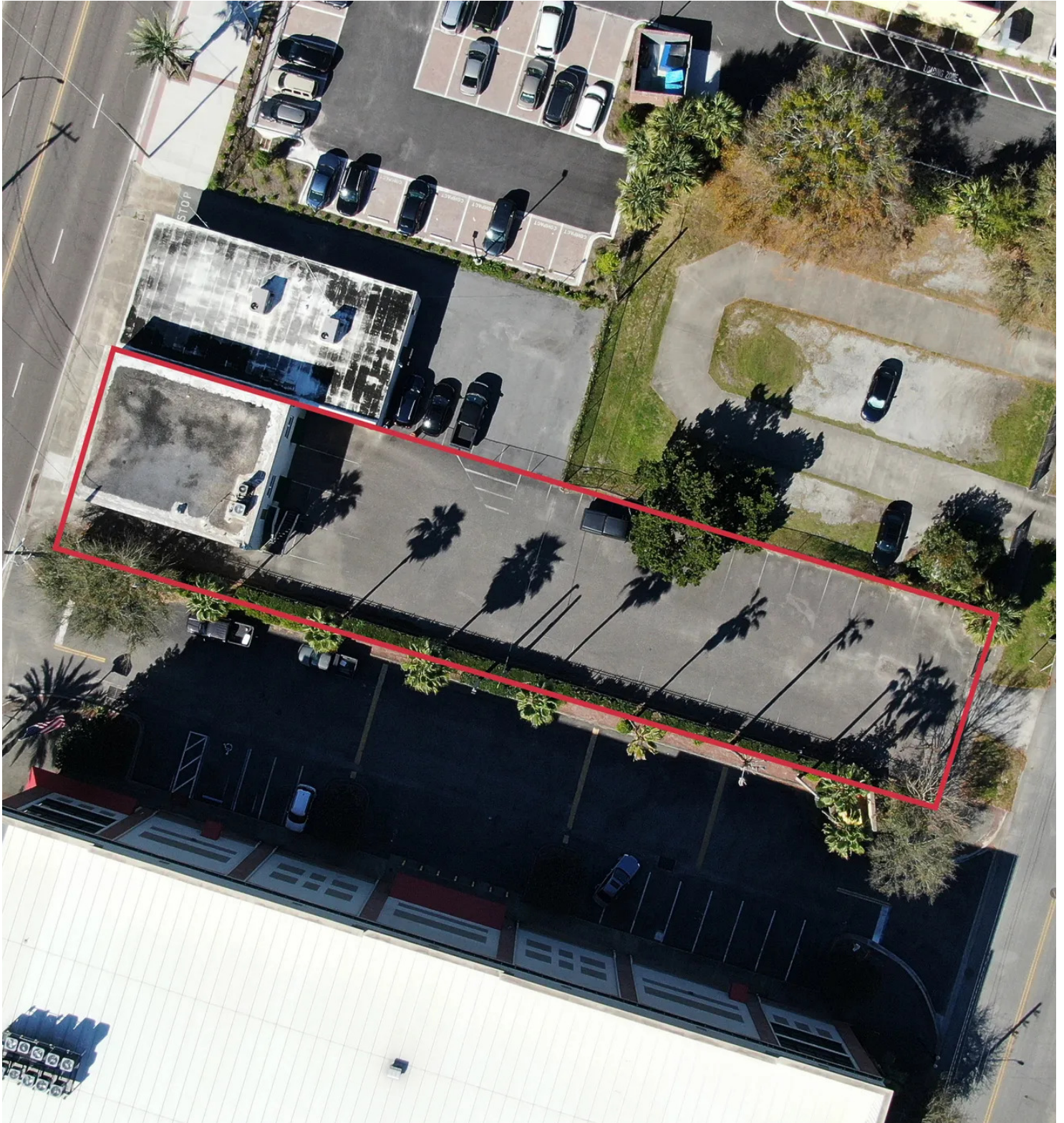




1st Floor



2nd Floor





Downtown at a Glance

3.9 SQUARE MILES OF DOWNTOWN

90 BLOCK BUSINESS IMPROVEMENT DISTRICT

64 BLOCK HISTORIC DISTRICT

8,941 RESIDENTS (up 18%)

5,665 MULTIFAMILY UNITS (up 20%)

25 MULTIFAMILY PROPERTIES

1,766 NEW UNITS (2020–2025)

\$375M IN COMPLETED PROJECTS (SINCE JAN. 2024)

\$2.46B IN UNDER CONSTRUCTION PROJECTS

\$2.5B IN PROPOSED PROJECTS

\$1.15B IN REVIEW

\$6.5B TOTAL PROJECT PIPELINE

3 FORTUNE 500 HEADQUARTERS

8M SQ FT OF OFFICE SPACE

25.5% VACANCY

\$24.50 AVERAGE LEASE RATE/SQ.FT.

46,833 EMPLOYEES

19.4 MILLION VISITS ANNUALLY (2024)

2,596 HOTEL ROOMS (approx. 550 planned)

19 CULTURE AND ENTERTAINMENT VENUES

5 MAJOR SPORTS TEAMS

4 MAJOR MEDICAL FACILITIES

3 COLLEGE CAMPUSES

3 MILES OF RIVERWALK PROMENADE



Downtown Highlighted Developments

Stadium of the Future — Everbank Stadium Renovation

The City of Jacksonville and the Jaguars are executing a \$1.4 billion renovation of EverBank Stadium under a 30-year lease approved by City Council in June 2024. Construction began February 2025; the final and largest permit (\$696.5M) was issued February 27, 2026. Key features include a first-of-its-kind transparent ViewScope canopy, expanded concourses, four grand staircases, and corner scenic overlooks.

Investment: \$1.4 billion



Four Seasons Hotel & Private Residences/One Tower Court

Iguana Investments is developing a 10-story Four Seasons Hotel & Private Residences (170 rooms, 26 residences, spa, three restaurants) and the adjacent six-story One Tower Court office building on the Northbank Shipyards. The project topped off in August 2025, secured \$360M in construction financing in February 2026, and targets hotel completion June 30, 2027. One Tower Court was completed in early 2026, and the Jaguars relocated their team headquarters to floors 2–4 in February 2026. The project also includes a rebuilt 78-slip public marina and Riverwalk extension. City Council approved \$135M+ in incentives.

Investment: ~\$387.6 million



Pearl Square — Gateway Jax Northcore District

Gateway Jax is transforming multiple NorthCore blocks into Pearl Square — a 1.5M+ sq. ft. mixed-use neighborhood with 1,250+ residential units, 200,000 sq. ft. of retail, and new public parks. Two buildings are actively under construction: 515 Pearl St. (205 units, delivering summer 2026) and 425 Beaver St. (286 units, broke ground May 2025). A full-service Publix (31,000 sq. ft.) will anchor Block N7 in a 15-story tower with 250 apartments, with groundbreaking set for summer 2026. Gateway Jax is also partnering with Indigo Road Hospitality Group to restore the historic Ambassador Hotel at 420 N. Julia St.

Investment: \$2 billion (full build-out); Phase 1: \$419 million



University of Florida Graduate Campus & Florida Semiconductor Institute

UF is establishing a graduate campus on 20+ acres in LaVilla surrounding the former Prime Osborn Convention Center. First classes launch fall 2026 in existing buildings; new construction follows. Programs include MBA, engineering, AI/computer science, and law, with projected enrollment of 10,000–20,000 at full build-out. The Florida Semiconductor Institute — one of seven national research sites — will also be located on campus, positioning Jacksonville as a hub for defense, AI, and chip R&D.

Investment: \$300 million+ (\$105M city / \$150M state / \$50M+ private)



Downtown Highlighted Developments

Riverfront Plaza and Music Heritage Garden

Riverfront Plaza Phase 1 (\$32.5M) opened November 2025 on the former Jacksonville Landing site, featuring a playground pavilion, event lawn, improved Riverwalk, and plaza connecting to the JCPA. Phase 2 (\$46M) is underway with a beer garden, rain garden, and a bicycle/pedestrian bridge to the Main Street Bridge (completion ~early 2028). Music Heritage Garden (\$6M) on the Northbank near the Jacksonville Center for Performing Arts is under construction with musical-note walkways, a Walk of Fame, interactive sound features, and a projection space. Completion expected spring 2026.

Investment: \$84.5 million



Riversedge: Life On The St. Johns

RiversEdge is a 32-acre mixed-use redevelopment of the former JEA Southside Generating Plant on the Downtown Southbank, master-developed by Dallas-based Preston Hollow Community Capital. At full build-out: 1,170 residential units, 200 hotel rooms, and 121,400 sq. ft. of retail. Toll Brothers completed the first townhomes in April 2025. Four public parks (4+ acres) opened November 24, 2025, with playgrounds, fitness areas, a yoga lawn, and a marsh boardwalk. A Riverwalk extension connecting Baptist Medical Center to the Fuller Warren Bridge Shared Use Path was also completed in November 2025.

Investment: \$693 million (full build-out); \$97.99M city REV Grant



MOSH Genesis — New Museum Of Science & History

MOSH closed its Southbank location in September 2025, to prepare for a new 105,000-square-foot, three-floor facility on 2.5 Northbank Shipyards acres designed by DLR Group. The St. Johns River-inspired building will offer seven acres of combined indoor-outdoor experiences and is projected to draw 450,000 visitors annually. Over \$95M has been raised including \$10M from CSX and \$50M from the City. Groundbreaking is scheduled for 2026, with reopening in 2028.

Investment: ~\$100 million



Shipyards West Park

A planned 10-acre public waterfront park on the Northbank between Catherine Street and Hogans Creek, designed by Agency Landscape + Planning of Cambridge, MA. Features will include an event lawn, waterfront pavilion, public beach, pier, a permanent home for the USS Orleck, kayaking access, pickleball/bocce courts, and a children's Playscape. A contractor is being selected in early 2026, with first park sections potentially opening later this year.

Investment: \$74.7 million (City of Jacksonville)



Downtown Highlighted Developments

Barnett Building and Laura Street Trio

Indiana-based Becovic Management Group purchased the restored 18-story Barnett Building at 112 W. Adams St. for \$15.63M in December 2025 and has since assumed the mortgage on the adjacent Laura Street Trio (Florida Life Insurance, Bisbee, and Marble Bank buildings). Plans call for adaptive reuse of all three Trio buildings — multifamily, hotel, retail, and restaurant — plus new construction. Becovic is working with local partner Avant Construction Group and has stated its intent to deliver quickly. City Council President and Mayor Deegan have called the development “new hope” for one of Downtown’s most recognized landmarks.

Investment: TBD (Barnett acquisition: \$15.63M; full renovation cost pending)



Bank Of America Tower — Starbucks & Ariete

The 42-story Bank of America Tower at 50 N. Laura St. is activating its ground floor with two notable tenants. A Starbucks (2,225 sq. ft.) received its building permit in December 2025 and is expected to open in 2026 — the first Downtown Starbucks since 2011. Miami-based Ariete Hospitality Group is finalizing plans for 4,500–14,000 sq. ft. of the former Bank of America branch space on the western façade, featuring multiple custom restaurant and bar concepts targeting a summer/fall 2026 opening.

Investment: TBD (Starbucks build-out: ~\$469K; DIA incentives: \$133.2K)



The Jewel At 21 West — Former Jea Headquarters

Live Oak Contracting was selected to purchase and redevelop the former JEA campus at 21 W. Church St. The JEA board approved the \$1M sale in February 2026. Plans convert the 19-story Universal-Marion Tower into ~180 residential units with rooftop amenities, restaurants, and retail. The Customer Service Center will become a food, wellness, and creative office hub. The buildings are contributing properties in the Downtown Jacksonville Historic District on the National Register of Historic Places.

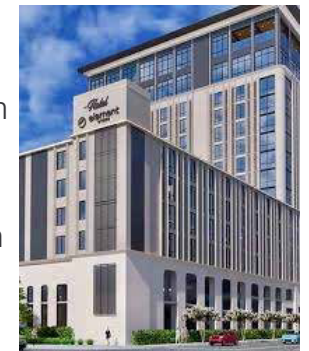
Investment: \$65–\$78 million+ estimated renovation; \$1M purchase price



Proposed Dual-Brand Marriott Hotel-Baptist Health Southbank

Baptist Health is planning a 15-story, 226-room dual-brand hotel at 1051 Palm Ave. — a 134-room Tribute Portfolio boutique hotel (first in Duval County) and 92-room Element by Westin extended-stay. Amenities include 5,200 sq. ft. of conference space, a 5,000-sq.-ft. rooftop restaurant with river views, a ground-floor café, and 113 parking spaces. Groundbreaking is targeted by end of 2026.

Investment: \$109.7 million (self-funded by Baptist Health)



Downtown Highlighted Developments

RISE: Doro

The RISE: Doro luxury apartment complex at 960 East Adams St just steps from VyStar Arena and EverBank Stadium, was destroyed by fire on January 28, 2024, just five days before its scheduled opening. After securing insurance proceeds and a \$15.45M City Council incentives package (September 2024), reconstruction began in January 2025. The rebuilt 247-unit community includes 7,400 sq. ft. of retail, a rooftop pool, and a 284-space garage. Leasing began in late 2025; first move-ins are available March 30, 2026.



Investment: ~\$80 million (rebuilt)

One Riverside — Apartments, Whole Foods & Retail

A mixed-use development at 1 Riverside Ave. in Brooklyn on the 18.8-acre former Florida Times-Union campus. TriBridge Residential completed the apartments; Fuqua Development is completing the retail buildings. Whole Foods Market (38,300 sq. ft.) is completing its \$7.5M build-out and is expected to open in 2026. An adjacent retail building is fully leased and includes tenants Solidcore fitness (opened February 2026), The Salty doughnut shop, Demma Aesthetics medical spa, and a nail salon. A proposed Phase 2 would add ~125 apartments and additional retail.



Investment: ~\$250 million

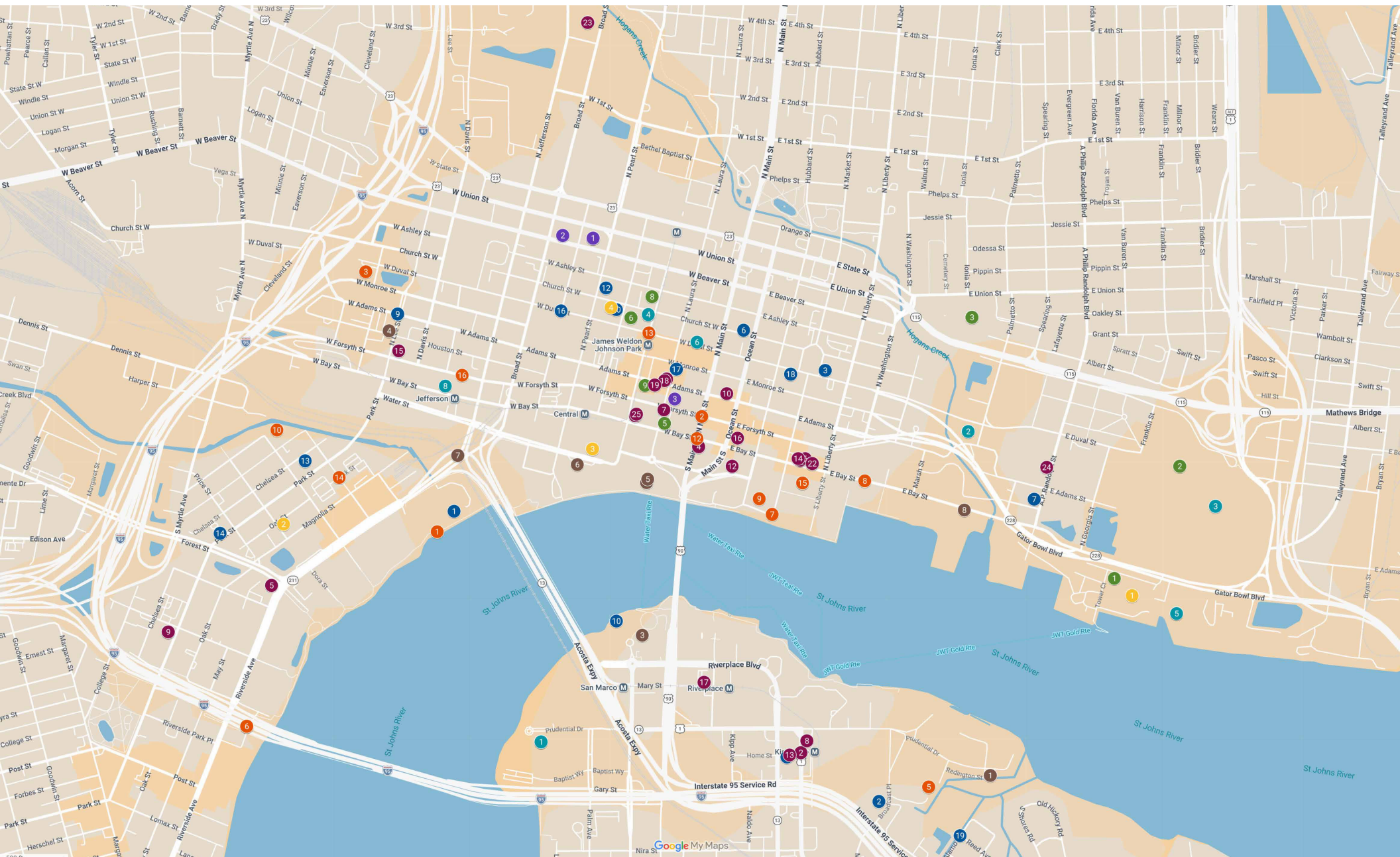
South Bank Residences — The Related Group

Miami-based The Related Group is planning a luxury residential development at 835 Museum Circle on the Downtown Southbank — the former site of River City Brewing Co., which closed and was demolished. Plans call for a 25-story tower with no fewer than 390 luxury units (studios and 1-, 2-, and 3-bedroom apartments), a river-facing restaurant, and a ship store, plus an adjacent eight-story building and attached parking garage. The project also includes Riverwalk improvements and dedication of a 4,200-square-foot parcel to expand St. Johns River Park.



Investment: \$202.75 million (minimum per development agreement); \$58.79M in city incentives

Downtown Notable Developments



Downtown Notable Developments

RESIDENTIAL

Recently Completed

1	One Riverside.....	\$250M
2	Artea at Southbank.....	\$96.9M
3	Lofts at Cathedral.....	\$26M
4	Home2 Suites by Hilton.....	\$24M
5	Federal Reserve Building Reuse.....	\$9.6M

Under Construction

6	RiversEdge: Life on the St. Johns.....	\$693M
7	RISE Doro (25-story mixed-use).....	\$200M
8	Pearl Square Block N4.....	\$110M
9	Johnson Commons Townhomes (91).....	\$23M
10	Icon Southbank Residences.....	\$18M
11	1039 Hendricks Ave (The Huguenot).....	N/A
12	Pearl Square Block (205 apts + retail).....	N/A

Approved

13	Block 9 Mixed-Use.....	\$100M
14	Lennox on Park.....	\$100M
15	Lofts at Southbank.....	\$38.8M
16	Cathedral Commons.....	N/A
17	Juliette Balcony Apartments.....	N/A

In Review

18	Cathedral District Apartment Project.....	N/A
19	Trailview Townhomes.....	N/A

Proposed

20	Ambassador Hotel & Annex.....	N/A
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MIXED USE

Under Construction

1	Pearl Square (full district-5+ blocks).....	\$750M+
2	LaVilla Place (Former Pratt Funeral).....	\$4.98M

Proposed

3	Laura Street Trio (historic adaptive reuse).....	TBD
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OFFICE

Recently Completed

1	One Tower Court—Jaguars HQ.....	\$260M
2	Miller Electric Center (Jaguars practice facility + offices).....	\$120M
3	Union Terminal Warehouse (mixed-income housing + offices).....	\$73M
4	The Greenleaf Renovations.....	\$16.88M
5	Regions Bank Headquarters.....	N/A

Under Construction

6	Independent Life Building.....	\$30M+
7	Baptist Emergency Room Tower.....	N/A

Approved

8	Jones on Hogan.....	\$40M
9	Furchgott's Building Adaptive Reuse.....	\$18M

RETAIL & RESTAURANT

Recently Completed

1	Keane's Tavern.....	\$418K
2	Salon on the Southbank.....	\$225K
3	HiReformance Institute Downtown.....	\$125K
4	Jacksonville Coffee Company.....	\$63K
5	The Hub Brooklyn.....	\$7.3M
6	Decca Live Music & Dance Venue.....	\$3.3M
7	Pour Taproom and Pizza Dynamo.....	\$3M
8	The Cady Club.....	\$1.3M
9	Players Grille.....	\$1.2M
10	Dorothy's Downtown.....	N/A
11	Lettuce Eat.....	N/A
12	Birdies Coffee.....	N/A

Under Construction

13	Tavola Trattoria San Marco.....	\$600K
14	Besa Bakery & Tea Room Speakeasy.....	\$550K
15	Koto Listening Bar.....	\$400K
16	Dapper D's Cigars.....	\$188K
17	Flamingo Wine and Coffee Bar.....	\$158K
18	Oak Steakhouse Jacksonville.....	N/A
19	Obscura Ramen.....	N/A
20	Asado Life.....	N/A

Approved

21	Starbucks.....	\$469K
22	Breezy's House of Jazz.....	\$133K
23	Daily's Dash & Bold City Brewery.....	N/A
24	That Bar at the Arena Expansion.....	N/A

Downtown Notable Developments

Proposed

25 Ariete.....N/A

HOTELS

Under Construction

1 Four Seasons Hotel & Residences.....\$374M

Approved

2 AC Hotel Brooklyn.....\$32M

3 Marriott Jacksonville Downtown.....\$8.4M

4 Ambassador Hotel Parking Garage.....N/A

PARKS

Recently Completed

1 RiversEdge Public Parks, Southbank.....\$35M

2 Riverfront Plaza Phase 1 Park.....\$32.5M

3 St. Johns Park & Friendship Fountain.....\$8M

4 Lift Ev'ry Voice and Sing Parkv\$2.5M

Under Construction

5 Riverfront Plaza Phase 2
(beer garden + bike bridge).....\$46M

6 Music Heritage Garden.....\$6M

In Review

7 McCoys Creek Park at One Riverside.....N/A

8 Shipyards West Park (10 acres).....N/A

CIVIC, EDS & ENTERTAINMENT

Recently Completed

1 Wolfson Children's Critical Care.....\$187M

2 Jacksonville History Center.....\$3.2M

Under Construction

3 Stadium of the Future renovation.....\$1.4B

4 The June Social Club.....\$6.4M

5 Marina Support Building.....\$5.6M

6 Northbank Bulkheads.....N/A

7 Northbank Central Marina.....N/A

Approved

8 University of Florida Campus.....\$350M+

INFRASTRUCTURE & TRANSPORTATION

Recently Completed

1 McCoys Creek Restoration
& St. Johns Reconnection.....\$107.6M

2 VyStar Parking Garage.....\$22M

3 Emerald Trail LaVilla Link.....\$8.9M

4 Artist Walk Skate Park.....\$8.8M

5 Jackson Street Dock.....\$1M

6 Forest Street / Alfred duPont Place.....N/A

7 Northbank Floating Dock.....N/A

Under Construction

8 Bay Street Innovation Corridor & NAVI
(U2C Autonomous Transit).....\$65M

9 Northbank Riverwalk.....N/A

10 Brooklyn Park.....N/A

11 Emerald Trail Tier 1.....
Hogan Street Cycle Track.....N/A

Approved

12 301 W. Bay Garage Expansion.....N/A

13 Emerald Trail, Hogans Street Cycle Track.....N/A

14 Emerald Trail, LaVilla Link.....N/A

15 Hans Tanzler Marina.....\$12M

16 Two-Way Street Restoration
(Adams & Forsyth).....\$4.6M