

# One Enterprise Center

225 Water Street  
Jacksonville, Florida 32202

## Property Highlights

- Prestigious Riverfront Address in Jacksonville's City Center district
- Skyline Icon beside Wells Fargo and VyStar Towers
- Direct Hotel Connection to the Marriott Downtown via dramatic glass atrium
- Unmatched Connectivity with I-95/I-10 access, Skyway terminal, and First Coast Flyer stop at your door
- Steps from Civic & Dining Hubs including courthouses, City Hall, and Urban Food Court
- Exclusive Parking Rights to 719 spaces in an adjoining 10-story garage
- Elevated Tenant Experience with lounges, Juliette's Bistro, 24/7 security, and on-site management
- Vibrant Surroundings across from Riverfront Plaza's new park and future Emerald Trail link

## For More Information



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### Property Description

The tower is directly linked to the Marriott Downtown Hotel via a striking four-story glass atrium, creating a vibrant, shared space with upscale dining at Juliette's Bistro, multiple first-floor tenant lounges, and 24/7 on-site security. On-site property management and engineering ensure an exceptional tenant experience. The property is located just two blocks from federal and local courthouses, City Hall, and the Urban Food Court at Hogan Street. Across the street, Riverfront Plaza is undergoing transformation into a dynamic waterfront park—complete with a planned beer garden—while the developing Emerald Trail will soon connect tenants to downtown parks, neighborhoods, and schools.

An adjoining 10-story parking garage offers 1,000 spaces, of which One Enterprise Center holds exclusive perpetual easement rights to 719. Purpose-built for expansion, the garage allows for future growth through an abutting structure.

### Location Description

Situated in the heart of Jacksonville's City Center district, One Enterprise Center is a defining landmark of the Downtown skyline, prominently positioned along the St. Johns River beside the Wells Fargo and VyStar Towers. This prestigious address offers unparalleled connectivity, with immediate access to I-95 and I-10, adjacency to a Skyway terminal, and a dedicated First Coast Flyer stop.

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## Lease Information

<b>Lease Type:</b>	Full Service	<b>Lease Term:</b>	Negotiable
<b>Total Space:</b>	914 - 17,309 SF	<b>Lease Rate:</b>	Negotiable

## Available Spaces

Suite	Tenant	Size (SF)
■ 110	Available	9,564 SF
■ 200	Available	17,309 SF
■ 300	Available	17,239 SF
■ 400	Available	16,479 SF
■ 500	Available	16,486 SF
■ 600	Available	16,487 SF
■ 700	Available	10,407 SF
■ 800	Available	12,529 SF
■ 830	Available	914 SF
■ 850	Available	2,185 SF
■ 900	Available	16,487 SF
■ 1000	Available	16,487 SF
■ 1100	Available	16,487 SF
■ 1250	Available	3,652 SF

22	LEASED			
21	21st Floor - 11,338 SF			
20	20th Floor - 11,224 SF			
19	19th Floor - 16,758 SF			
18	18th Floor - 16,758 SF			
17	LEASED			
16	LEASED	#1610 - 10,064 SF		
15	LEASED	LEASED	LEASED	#1585 - 2,592
14	LEASED	#1425 - 7,325 SF	#1450 - 4,019 SF	
12	LEASED	#1250 - 3,652	LEASED	LEASED
11	11th Floor - 16,487 SF			
10	10th Floor - 16,487 SF			
9	9th Floor - 16,487 SF			
8	#850 - 2,185 SF	#800 - 12,529 SF	#830 - 914 SF	LEASED
7	#700 - 10,407 SF	LEASED		LEASED
6	6th Floor - 16,487 SF			
5	5th Floor - 16,486 SF			
4	4th Floor - 16,479 SF			
3	3rd Floor - 17,239 SF			
2	2nd Floor - 17,309 SF			
1	Gift Shop / Coffee / Bank	Security / Lobby	#110 - 9,564 SF	
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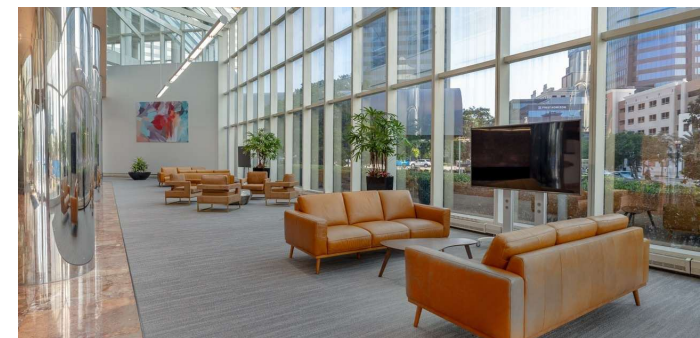
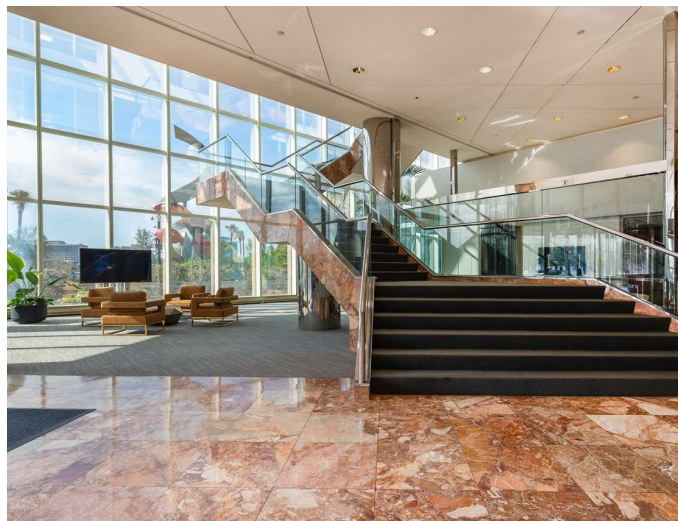
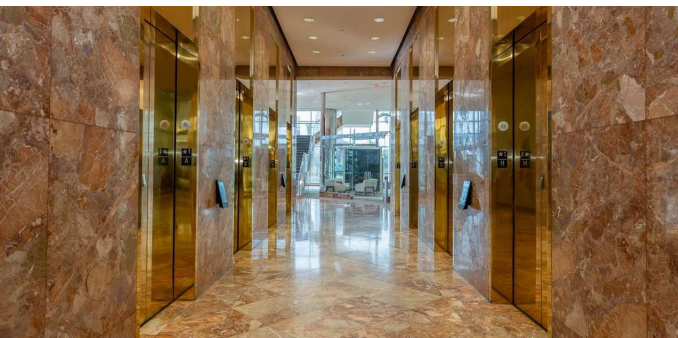
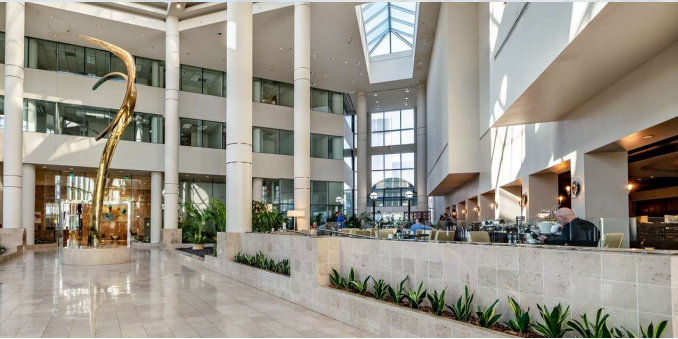
Suite	Tenant	Size (SF)
■ 1425	Available	7,325 SF
■ 1450	Available	4,019 SF
■ 1585	Available	2,592 SF
■ 1610	Available	10,064 SF
■ 1800	Available	16,758 SF
■ 1900	Available	16,758 SF
■ 2000	Available	11,224 SF
■ 2100	Available	11,338 SF

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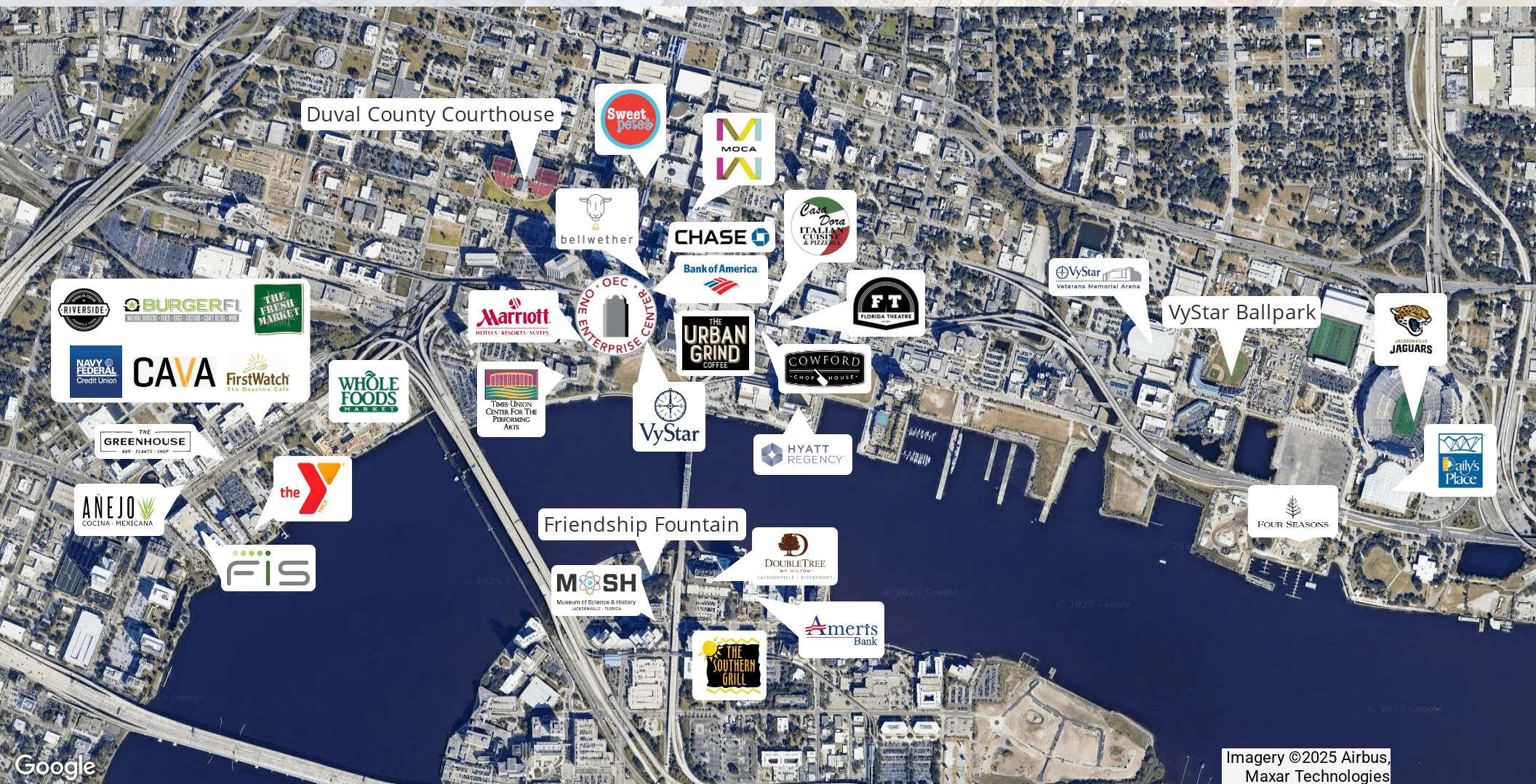




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