

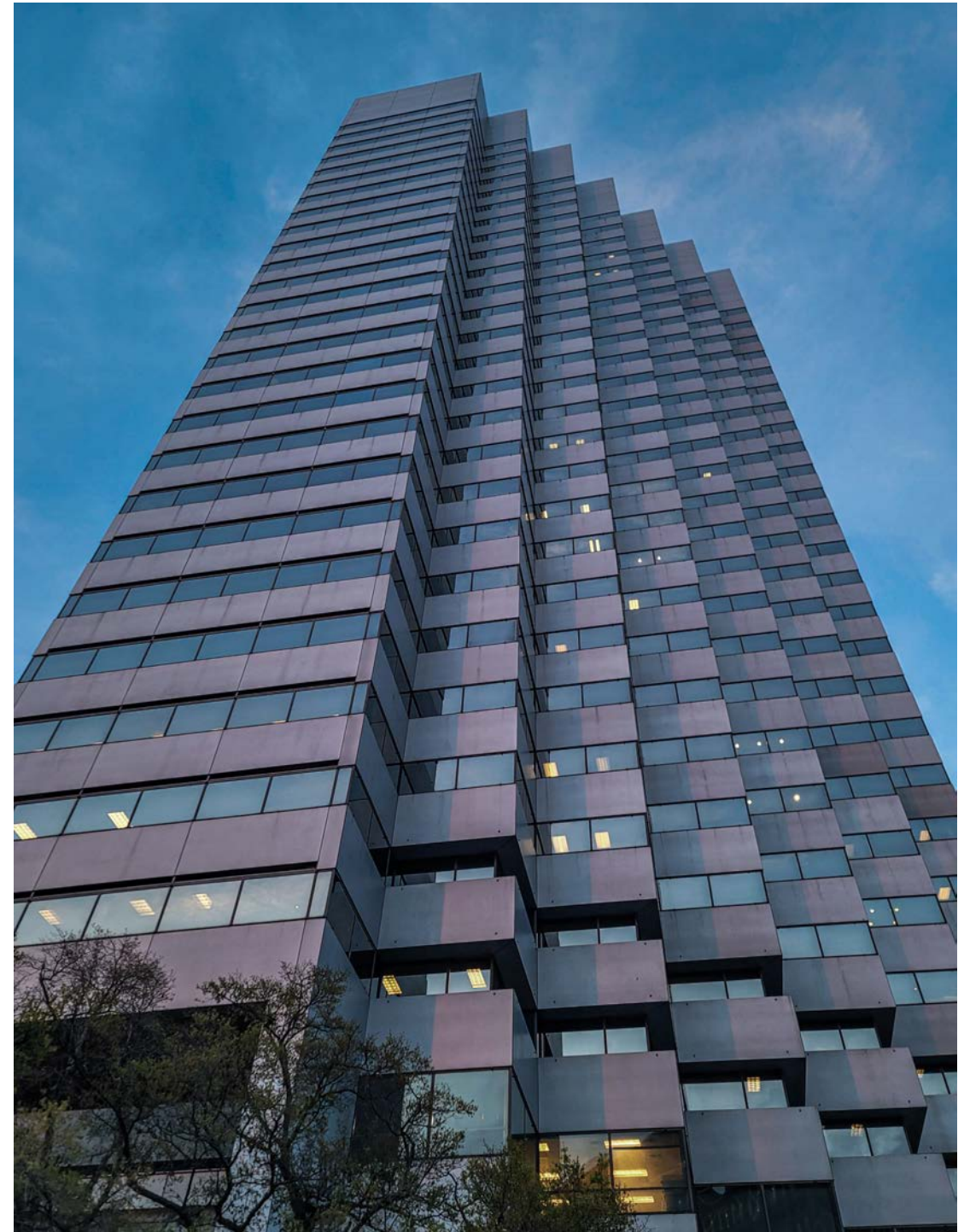


301 WEST BAY

# Built For Purpose

Designed with a distinctive and sophisticated configuration, 301 W Bay allows corporate users to design space with both executives and essential workers in mind. Executives benefit from the over 34,000 square foot floor plates allowing for 16 private, corner offices. The balance of the space provides an abundance of natural light via oversize 24 square foot windows that line the perimeter.

At 962,000 square feet, 301 W Bay is the largest office tower in Jacksonville and the second largest office tower in the state of Florida.

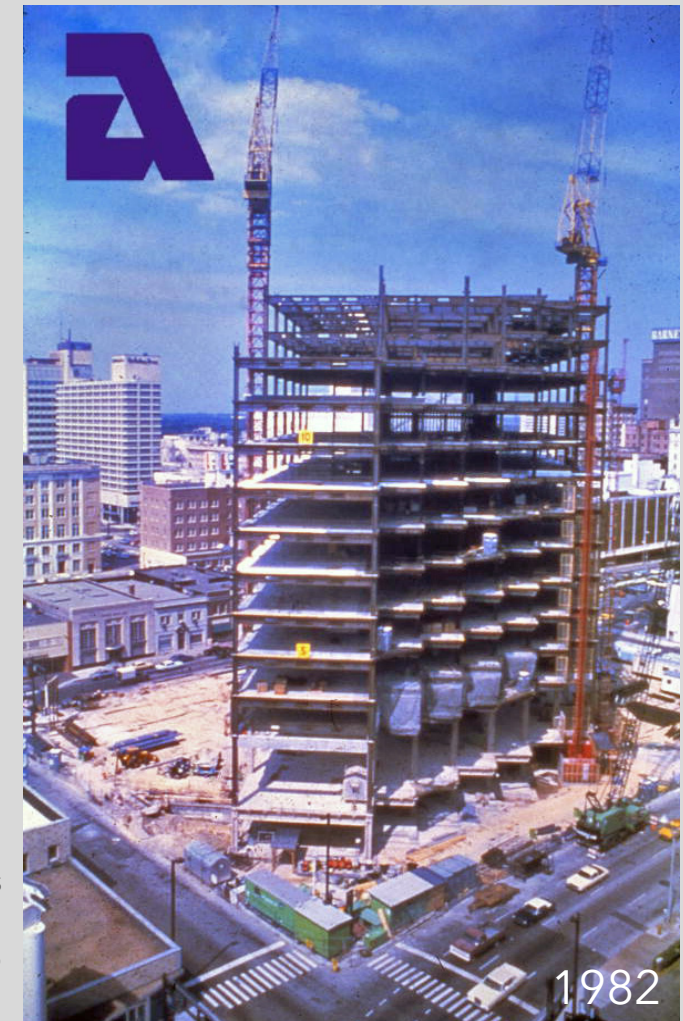


# Built For Purpose



The 200 room, Mayflower Hotel at 301 W Bay is demolished after sitting vacant for seven years and is the first building implosion in downtown Jacksonville.

Designed by KBJ Architects which designed the majority of downtown Jacksonville's skyline and built by Wilbur Glass , Sr. of the Auchter Company.



301 W Bay was built for Southern Bell Telephone Company and delivered in 1983. Rising 30 stories and 435 feet the modernist building is known for each floor having 16 corner offices.



# Uncommon Common Areas



A 3,250 square foot, 249 seat auditorium is located on the second floor and is available for tenant use. Outfitted with multiple projectors, stage lighting, and A/V equipment, it is the ideal location for presentations to large audiences.



The fourth floor has over 8,600 square feet dedicated to shared conference rooms.

Tenants have access to the four conference/training rooms as well as common area catering kitchens and break-out areas.

# Uncommon Common Areas

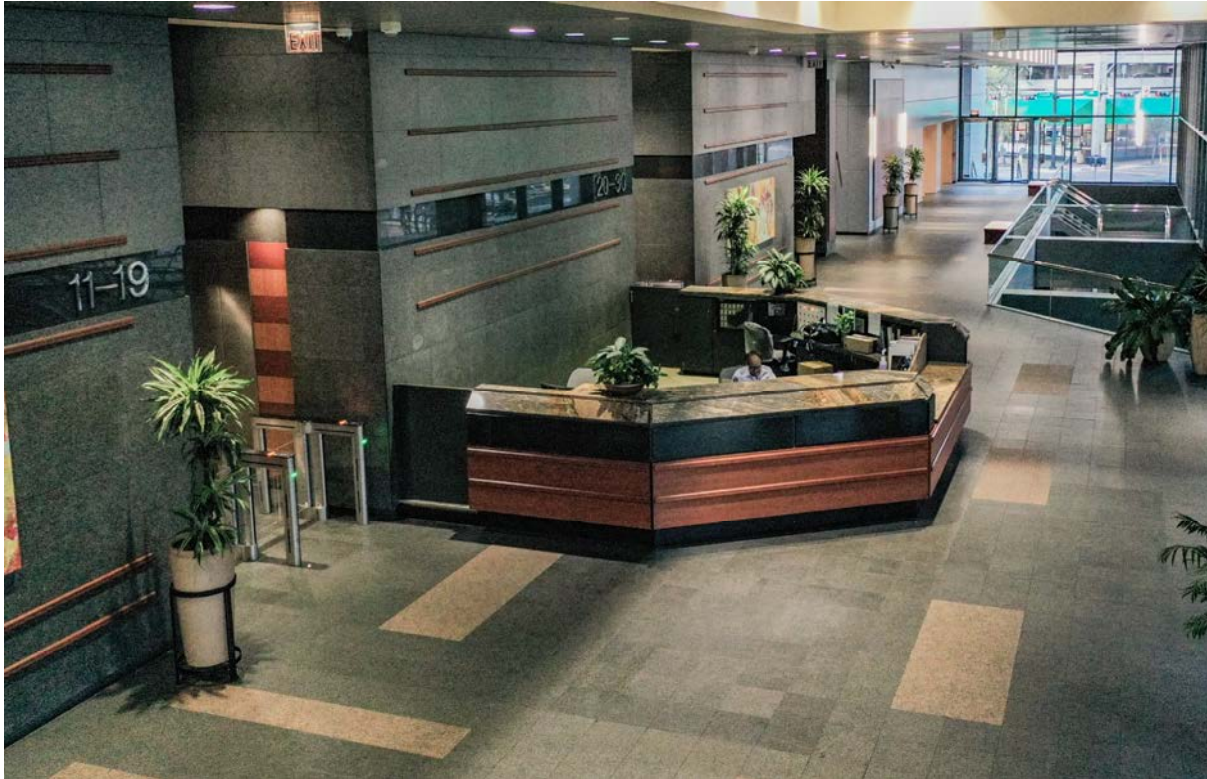
301 W Bay features a 4,050 square foot exercise facility with Spirit cardio equipment including six treadmills, five elliptical machines, two recumbent bikes and two spin bikes.

Free weights and a plethora of standard gym equipment is also available.

Men's and women's locker rooms each with three showers, lockers and restrooms have recently been renovated.



# Uncommon Common Areas



Tenants of 301 W Bay benefit from 24 hour a day, on site professional security personnel.

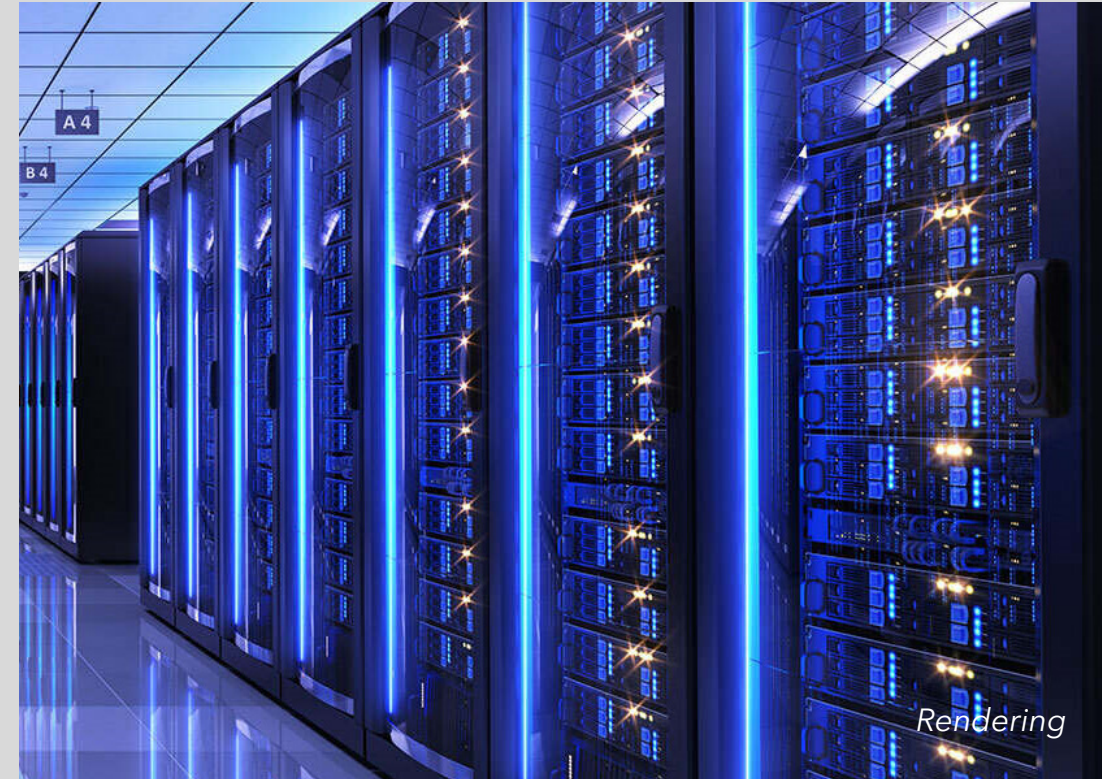


Three elevator banks with security access turnstiles and touchless entry allow tenants ease of access.

# Uncommon Common Areas



301 W Bay is one of only a few office buildings designed with corporate data needs in mind. The top two floors of the building house ~65,000 square feet of data/server room or lab capabilities complete with raised flooring, dual JEA power feeds, and upgraded fire suppression systems.





# Uncommon Common Areas

Tenants of 301 W Bay and their guests will enjoy on-site dining options as well as a 25,000 square foot dining atrium on the second floor. For off-site options there are over 30 restaurants within a 10-minute walk.





Food trucks daily a block away

# Parking Simplified

The Building Parking is comprised of over 3,000 surface and structured parking stalls, resulting in a 3/1,000 building parking ratio. Additional parking may be available contiguous to the Building or the Building parking facilities adding additional 3,000 parking stalls as needed.





# At Your Service

Tenants of 301 W Bay benefit from having a full time, around the clock staff of property managers, building engineers, maintenance technicians and multiple security details.





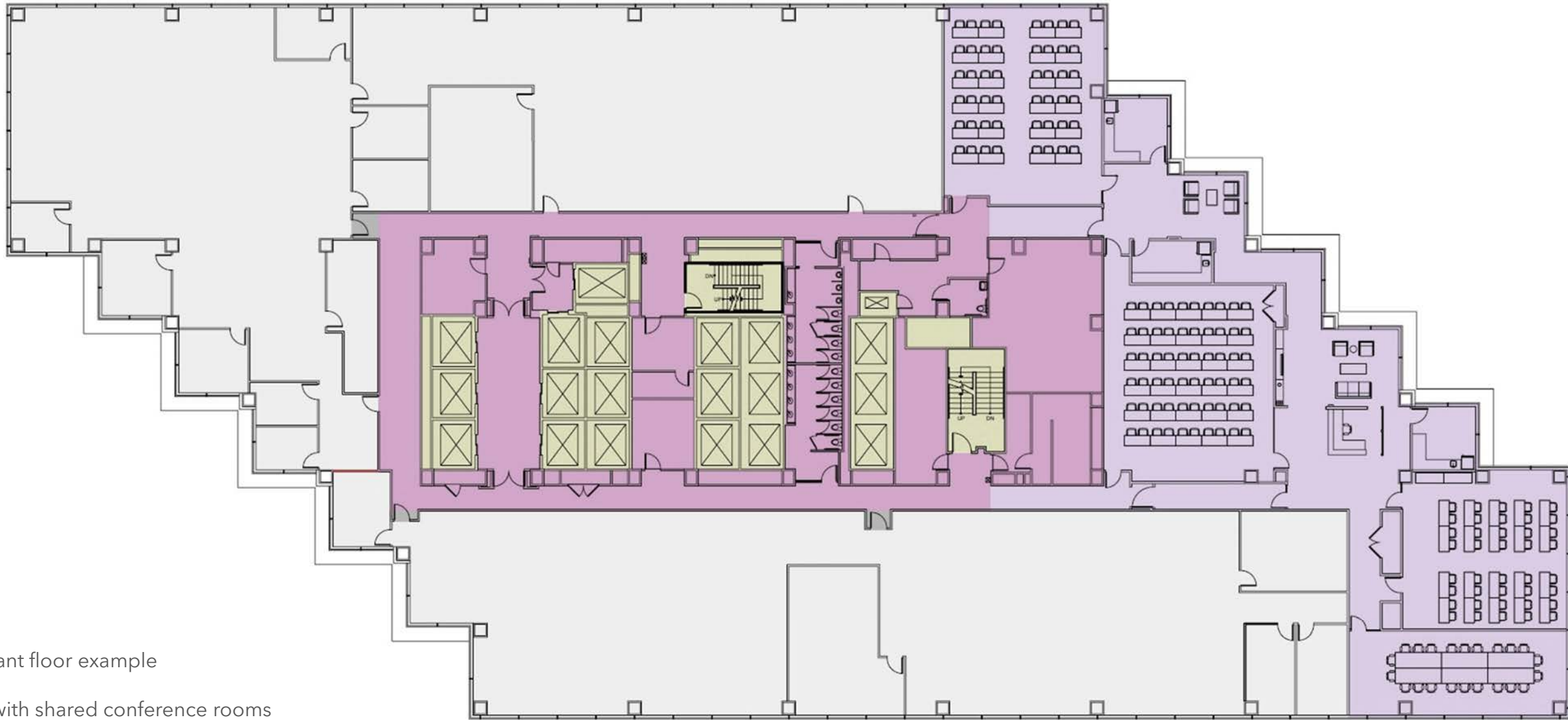
# Floorplates



Single tenant floor example

9<sup>th</sup> floor | 34,000 square feet

# Floorplates



Multi tenant floor example

4<sup>th</sup> floor with shared conference rooms



# Partial Floor Opportunities

301 W Bay has multiple options available for corporate users with sizes from 1,700 square feet to over 360,000 square feet (full 34,000 square foot floors)

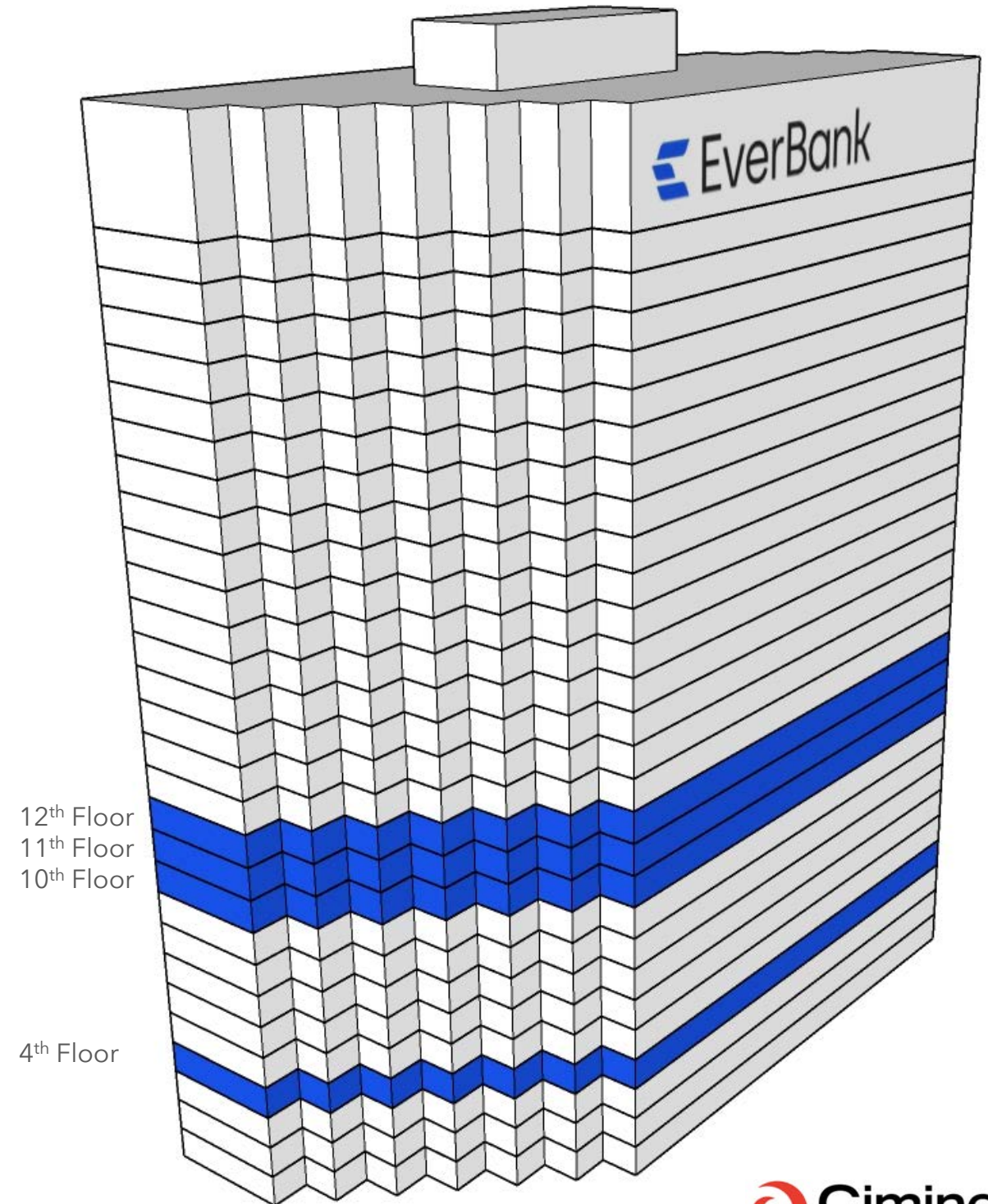
Partial floor options that are currently available include the following suites:

410 | 10,200 square feet  
420 | 13,250 square feet } Can combine for 23,450 square feet

1025 | 1,700 square feet  
1030 | 6,650 square feet  
1040 | 5,650 square feet  
1070 | 3,800 square feet } Can combine for 19,500 square feet

1120 | 5,300 square feet  
1199 | 15,250 square feet } Can combine for 20,550 square feet

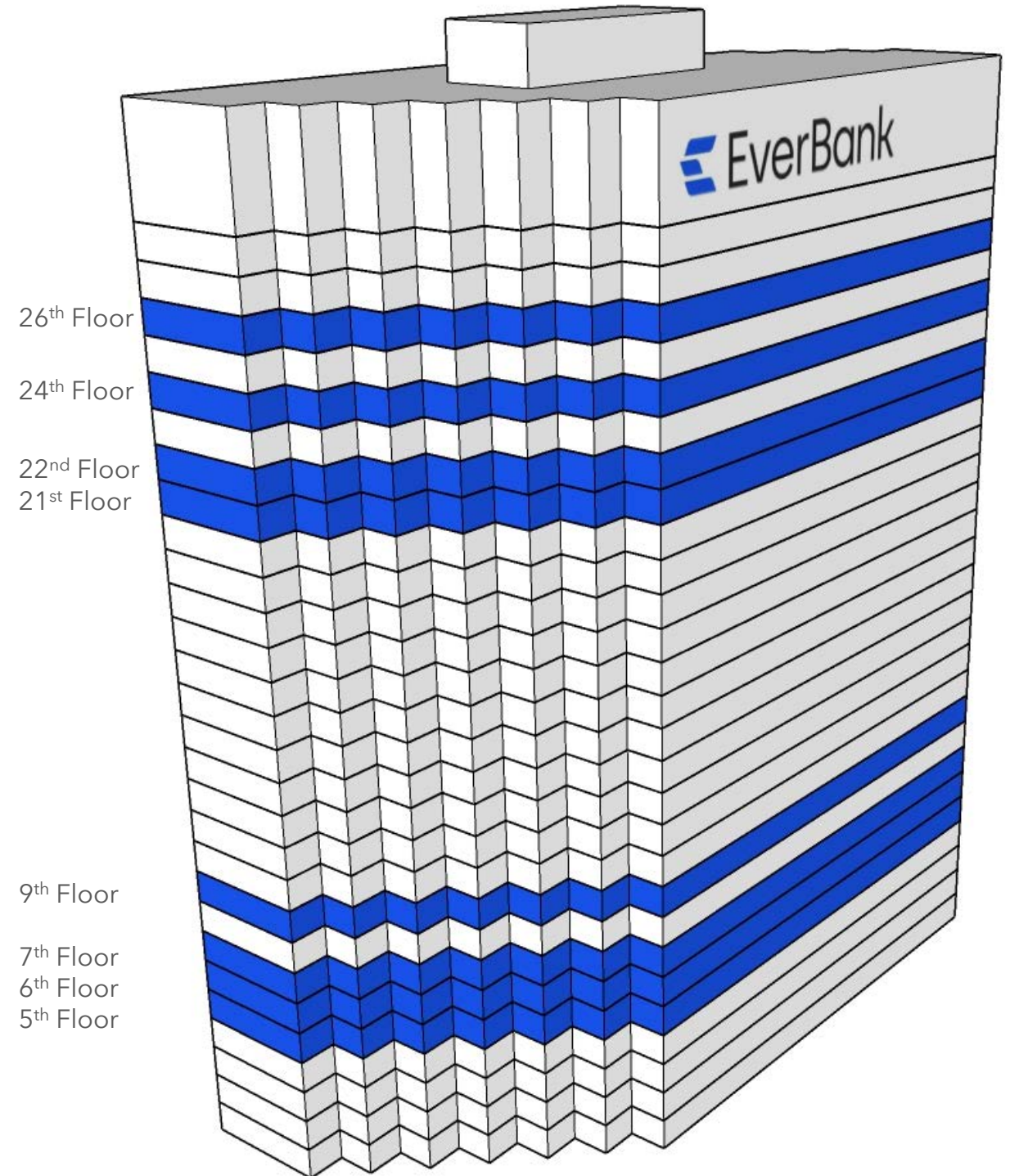
1220 | 11,500 square feet  
1290 | 15,200 square feet } Can combine for 26,700 square feet



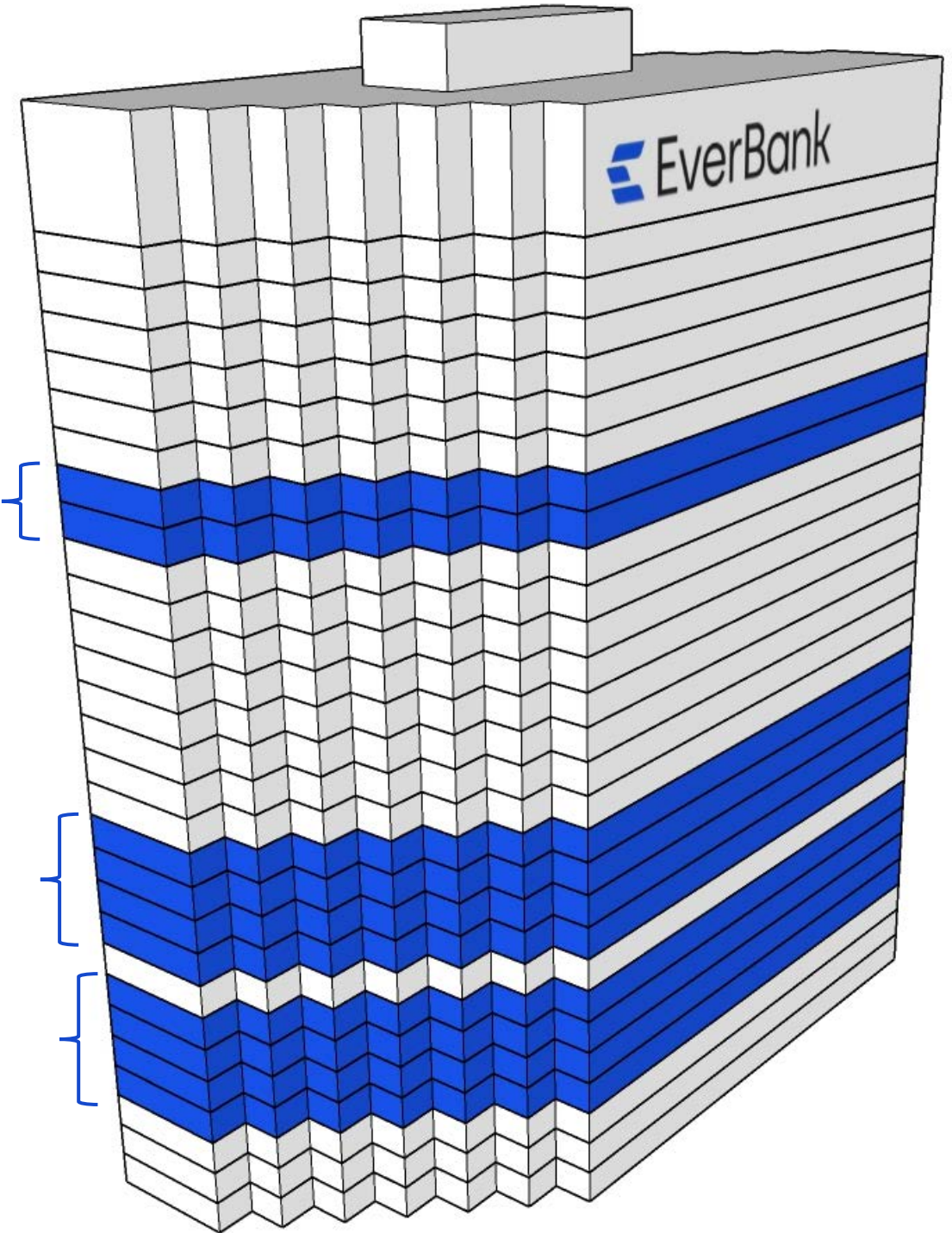
# Full Floor Opportunities

Multiple options are available for corporations seeking full floor availability which total between **34,000 and 35,000 square feet.**

Several of the floors are built out and include furniture providing for an ultra quick occupancy. Other floors can be designed to the specifications of the user.



# Multi-Floor Opportunities



Floors 21 and 22 can be combined for **68,000 square feet**

Floors 9, portions of 10, and 11-12 can be combined for just over **100,000 square feet**

Portions of the 4<sup>th</sup> floor, as well as floors 5-7 are 301 W Bay's largest contiguous block of space totaling nearly **125,000 square feet**

# Building Intelligence

## Specifications

Stories: 30  
Rentable SF: 962,000 (ANSI BOMA Z65.1 2017)  
Average Floorplate: 34,000 SF  
Built: 1983  
Slab to slab: 12'  
Window to interior core: 45' (single-tenant floors)  
Window to interior core: 39' 8" (multi-tenant floors)  
Window Size: 7' 6" wide (mullion on center) x 5' 3" tall

## Operations

Ownership: Amkin West Bay, LLC  
Management: 5 Full time, on site dedicated staff of property managers and support personnel  
Facilities: 8 engineers staffed 24 hours a day, 365 days a year

## Structure

Steel & concrete, concrete floor decks, aluminum and reflective glass exterior  
Designed to withstand the forces associated with winds reaching speeds of up to 150 MPH  
3-Ply modified bitumen membrane roof designed to resist up to 990 lbs/sf of uplift pressure

## Vertical Transportation

17 x 4,000 lb. capacity Otis high-speed elevonic passenger elevators separated into 3 banks servicing floors 3-11, 12-19 and 20-30  
1 Otis hydraulic elevator servicing the basement, first and second floors  
2 Otis high-speed elevonic secured freight elevators with 4,500 lb. capacity each  
2 Otis escalators transporting patrons between floors 1 and 2  
All elevators equipped with security cameras and card access capability

## Air Conditioning

2,750-ton capacity  
Energy efficient chillers installed in 2019  
Automated Logic DDC Controls and Energy Management System  
Variable air volume distribution with perimeter fan coil unit heating system on each floor  
100% outside air capability  
Air handling units serviced monthly with quarterly filter exchanges

## Access | Security

24/7 manned security  
Building hours: M-F 6:00 AM - 7:00 PM  
Secure hours access granted through proximity card access located at 2 doors on the main level  
Multiple security cameras monitoring and recording various access points and other common areas including elevators

## Electrical

Distribution throughout building divided between essential (emergency) and non-essential  
Two (2) JEA feeds of 13,200  
Two (2) electrical closets per floor  
Power distributed via Q-deck under floor duct system which also accommodates voice and data

## Loading Dock

Six (6) Bay loading dock  
Three (3) levelers  
Overhead chain hoist  
Can accommodate 53' trailer  
2 over-size roll-up access doors | one on Forsyth Street & one on Pearl Street  
Serviced by 2 freight elevators (4,500 lb. capacity each)  
Manned security

## Emergency Power

Building is served with 4,000 Kw into four (4) x 1,000 KW generators that power fire & life safety, critical building systems and various critical tenant data centers  
Two (2) x 12,000-gallon diesel tanks

## Fire | Life Safety

Siemens addressable fire alarm system with voice evacuation  
Two (2) pressurized exit stairwells and digital phones on each landing  
Combination smoke & heat detectors  
Smoke purge system  
Fully sprinklered

## Amenities

249 seat auditorium  
Conference facility with 4 rooms  
State of the art fitness center  
On-site dining options  
ATM  
On-site management  
24/7 on-site engineering  
Data center capabilities (floors 29 & 30)

# Come Discover

## 301 WEST BAY

To schedule a tour of this iconic property, please contact:

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