FOR LEASE

2320 N Liberty St
Jacksonville, FL

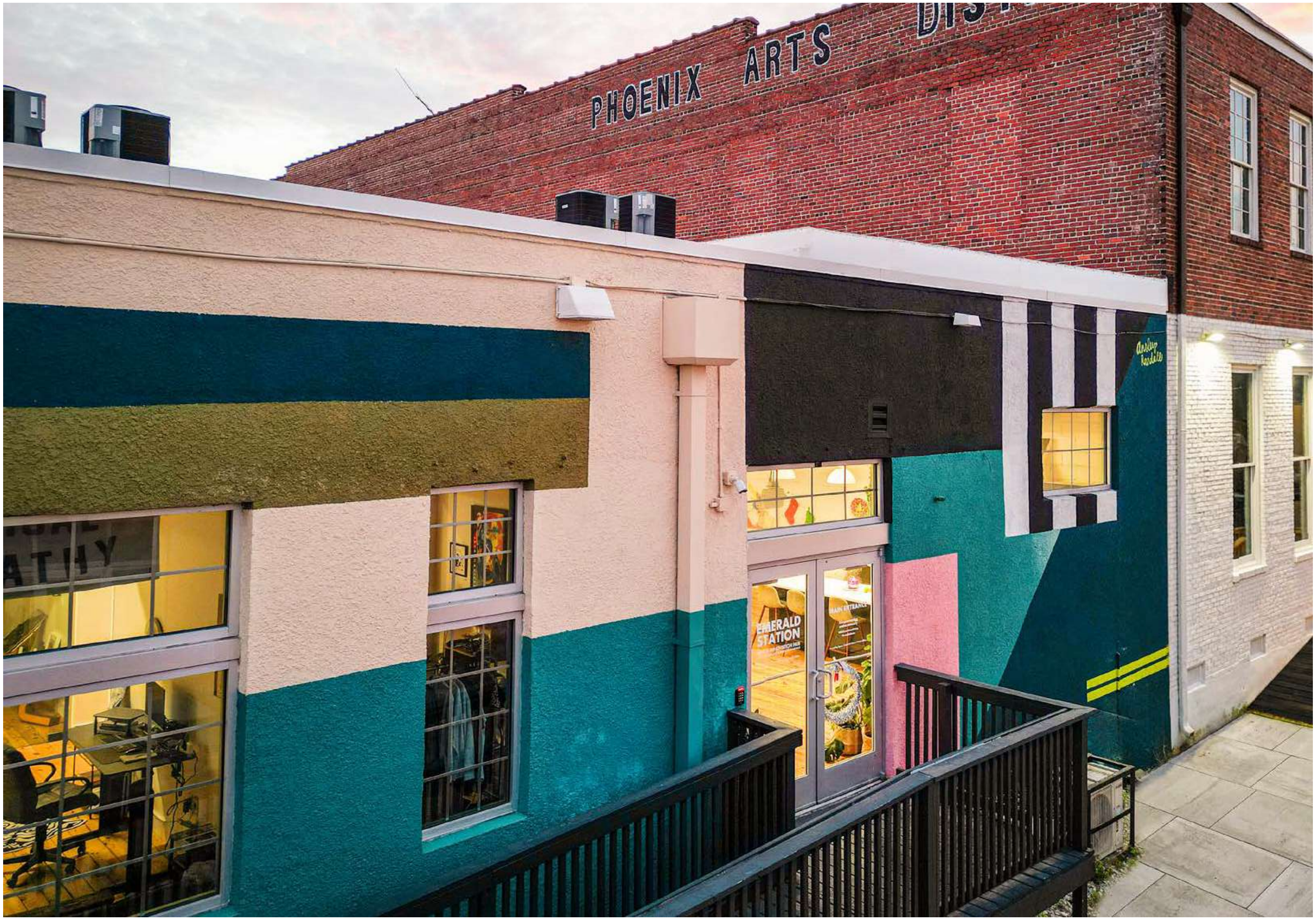
Upon Request
Asking Price

80 - 7,000 SF
Space Available

Office,
Co-working
Desired Uses:

METRO1

ARTS + INNOVATION DISTRICT
PHXJAX.COM



Executive Summary

Create.
Collaborate.
Scale.

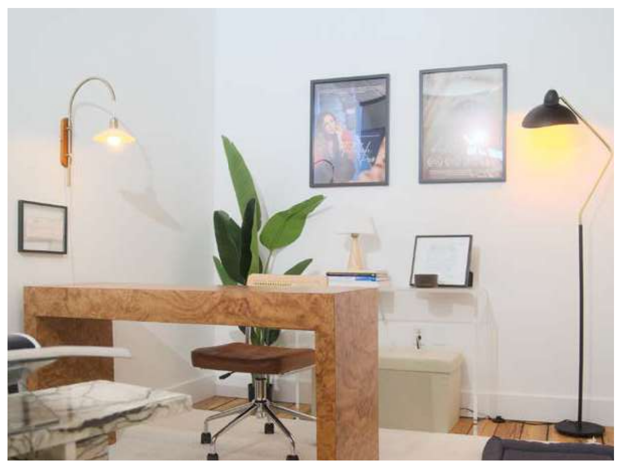
Metro 1 is proud to present Creative & Co-Working Office Spaces at Emerald Station North, located in the Phoenix Arts & Innovation District, Jacksonville, FL.

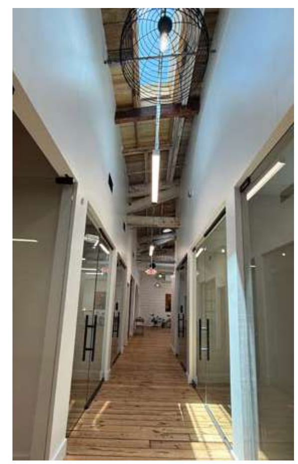
Featuring up to 7,000 SF of flexible creative office and collaborative workspace in the heart of PHX-JAX, Jacksonville's next-generation innovation district. The Emerald Station is being reimagined as a dynamic destination for creative office tenants, co-working groups, and community-driven entrepreneurs. With flexible floor plans, high ceilings, and an inspiring industrial-chic aesthetic, this space is designed for those who create, collaborate, and scale.

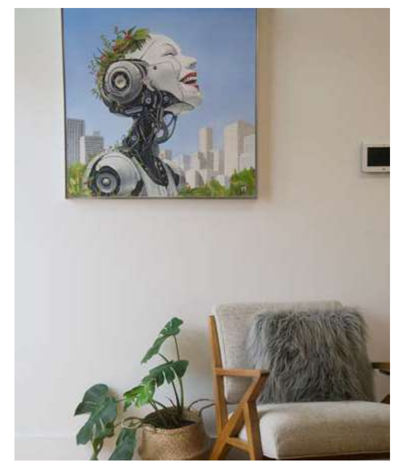
Available spaces are ideal for startups, design studios, co-working operators, nonprofit organizations, and mission-aligned businesses seeking a vibrant, walkable, and art-forward environment. The property's adaptable layout accommodates a range of office configurations—from private suites to open collaborative areas—allowing tenants to customize their workspace to match their vision and operational needs.

Located in the Phoenix Arts & Innovation District, an emerging center for creative entrepreneurship, regenerative placemaking, and cultural programming on Jacksonville's Eastside. The district represents the intersection of art, innovation, and community—attracting forward-thinking businesses, artists, and changemakers who are shaping the future of the neighborhood. Emerald Station North positions tenants at the epicenter of this transformation, surrounded by galleries, maker spaces, independent restaurants, and a growing network of creative professionals.

This leasing opportunity offers immediate occupancy with an exclusive move-in incentive: one month free rent for tenants who sign a 12-month lease. Join Jacksonville's most dynamic creative community and become part of a district where collaboration, innovation, and purpose-driven business converge.







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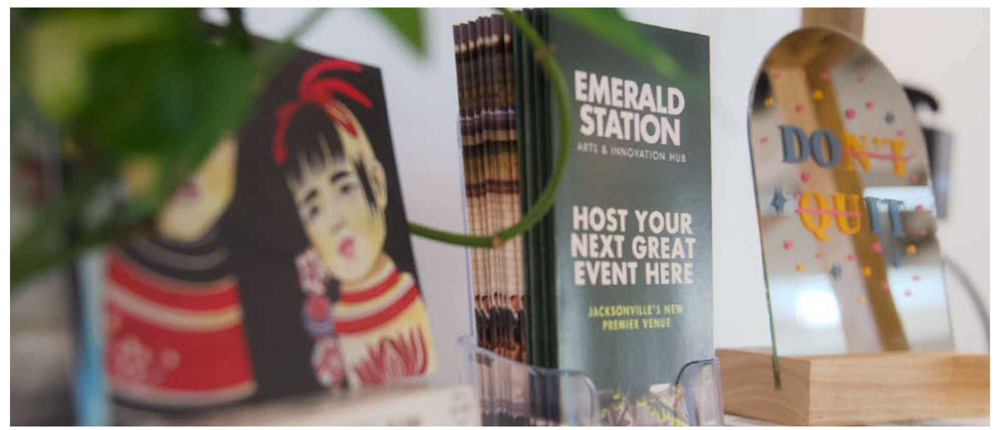
Interior Photos



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Floor Plan

SHARED OFFICE

PRIVATE OFFICES

CONFERENCE ROOM 3

CONFERENCE ROOM 1

CO-WORKING AREA

COMMUNAL KITCHEN

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Tenants | Phoenix Jax

The Phoenix Arts & Innovation District (PHX JAX) is an 8.5-acre creative district and collaborative campus transforming Jacksonville's North Springfield neighborhood through regenerative placemaking and inclusive development. We are co-creating a destination designed for artists, makers, and mission-driven entrepreneurs—a hub for production, innovation, and small business growth by day that transforms into a vibrant neighborhood destination for live music, local markets, festivals, and immersive cultural experiences by night and weekends.

Our district features adaptively reused historic warehouses reimagined as dynamic commercial spaces: Emerald Station North for co-working and office spaces, Emerald Station South offering 11,000 SF of creative flex space, and The Liberty Building providing mixed-use retail with direct access to Jacksonville's Emerald Trail. With over 830 residential units, 137K SF of retail, 145K SF of commercial space, and 3.5 acres of green space on the horizon, we're building a walkable, art-forward ecosystem that positions Jacksonville at the forefront of urban innovation.

PHX JAX represents the intersection of art, entrepreneurship, and community—where collaboration, culture, and purpose-driven business converge to create a more interconnected, resilient, and life-affirming future for Jacksonville's Eastside.

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Tenants | JSEB

The Jacksonville Small and Emerging Business (JSEB) Program exists to maximize procurement opportunities for certified small and emerging businesses as suppliers, prime contractors, and subcontractors of superior products and services to the citizens of Duval County. We champion economic development by connecting local businesses with government contracts, offering technical and educational assistance, and fostering cooperative relationships between JSEBs, the private sector, and local government. Our mission is clear: ensure that 20% of contracts that can be performed by JSEB businesses are awarded to JSEB businesses.

We provide comprehensive support to help small businesses navigate government contracting. From certification assistance and access to capital programs to bidding opportunities and supplier portal guidance, JSEB serves as a bridge between ambitious entrepreneurs and meaningful contracts. Our services include educational workshops, veteran grant programs, and a robust directory connecting JSEBs with potential partners across all council districts and commodity codes. We're dedicated to fostering diversity, providing a collaborative space where business owners from varying backgrounds can share experiences and gain insights. Led by a team committed to transparency and results, the JSEB Program represents Jacksonville's investment in its economic future—building a stronger, more inclusive economy one contract at a time.

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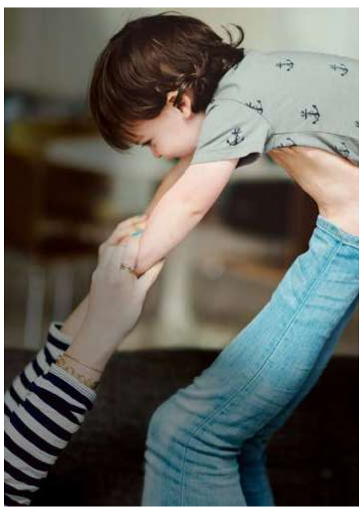
Tenants | Brittany Nazario

Brittany Nazario

Brittany Nazario is a community-focused digital strategist dedicated to empowering nonprofit organizations and cultural institutions through strategic communication and user experience design. Combining a background in cultural anthropology with certifications from the Digital Marketing Institute and Google, she helps mission-driven organizations amplify their impact and strengthen community connections through thoughtful, effective digital marketing.

Specializing in digital strategy, user experience design, and creative placemaking, Brittany works with nonprofits, museums, community development corporations, and cultural organizations across Jacksonville. Her approach is rooted in the belief that effective communication drives positive change and fosters understanding within communities. She delivers best practices tailored to the unique needs of organizations working to uplift their neighborhoods and create lasting impact.

Her work spans partnerships with leading institutions including the Cummer Museum, Historic Eastside CDC, and the Phoenix Arts and Innovation District. Recognized by Jacksonville Business Journal's 40 under 40, she's committed to sparking conversations that matter and helping organizations tell their stories with authenticity, strategy, and purpose—because good marketing creates good neighbors.



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Tenants | Consolidated Analytics

Consolidated Analytics is a leading mortgage and real estate finance services provider delivering operational excellence across the full loan lifecycle. Our comprehensive platform combines due diligence, valuation services, real estate asset management, business process solutions, and strategic consulting to help mortgage lenders, servicers, investors, and financial institutions perform, thrive, and transform.

Our Operational Excellence team focuses on achieving tangible results through quality, efficiency, and performance. As a nationally licensed Appraisal Management Company (AMC) approved by all major rating agencies, we reduce transaction risk while maintaining the highest compliance standards. Our services span mortgage origination and servicing, secondary market delivery, default management, title services, and property management—all supported by an extensive nationwide partner network and multi-tier quality control program.

We hire industry experts for their experience, knowledge, and innovative mindset, embracing emerging trends like automation, AI, and advanced analytics. Our team employs a disciplined approach to project planning, bridging the gap between strategy and execution to drive continuous improvement at every level of mortgage operations.

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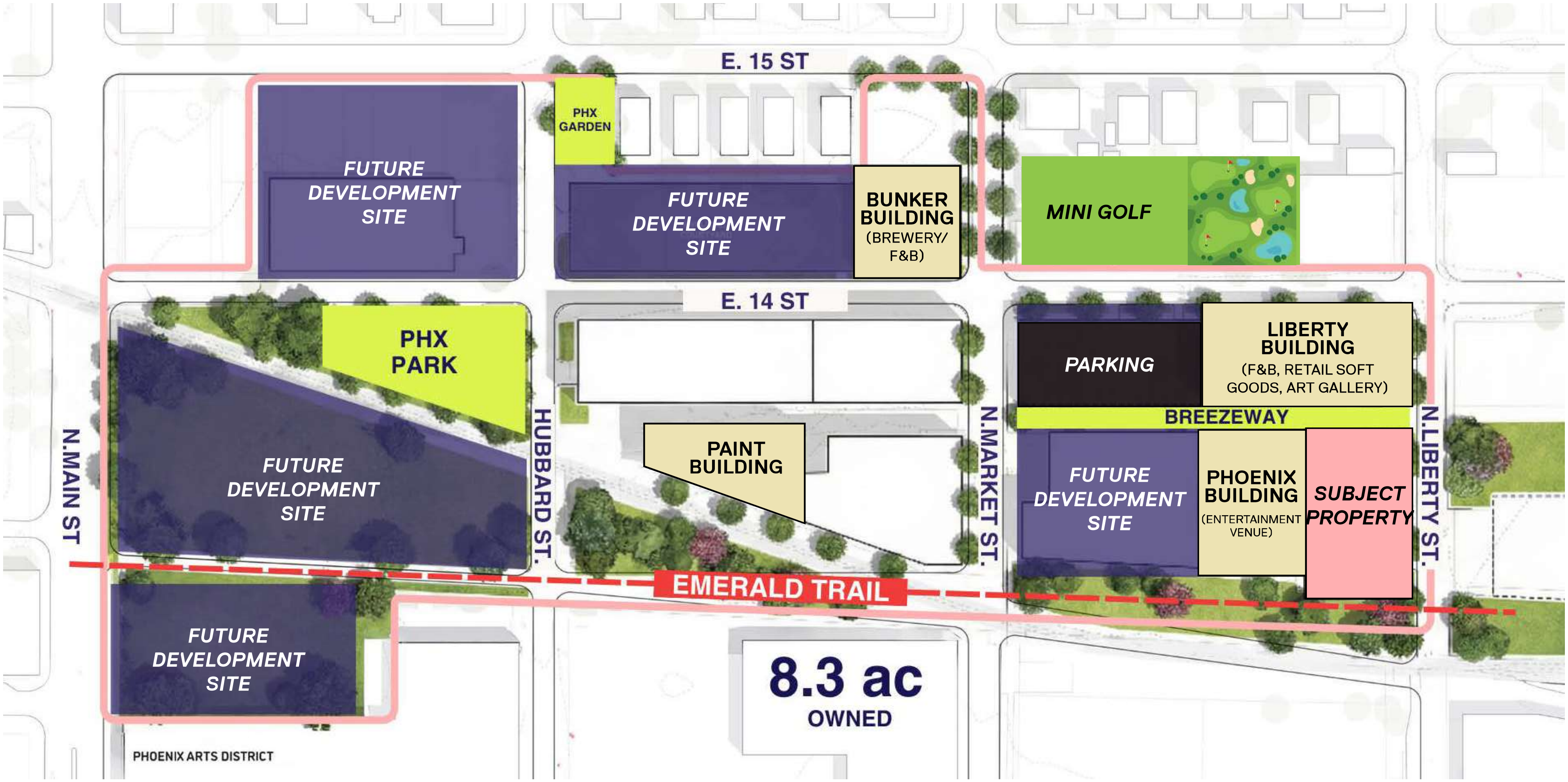
Phoenix Arts & Innovation District



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PHX JAX
ARTS + INNOVATION DISTRICT

Our Vision

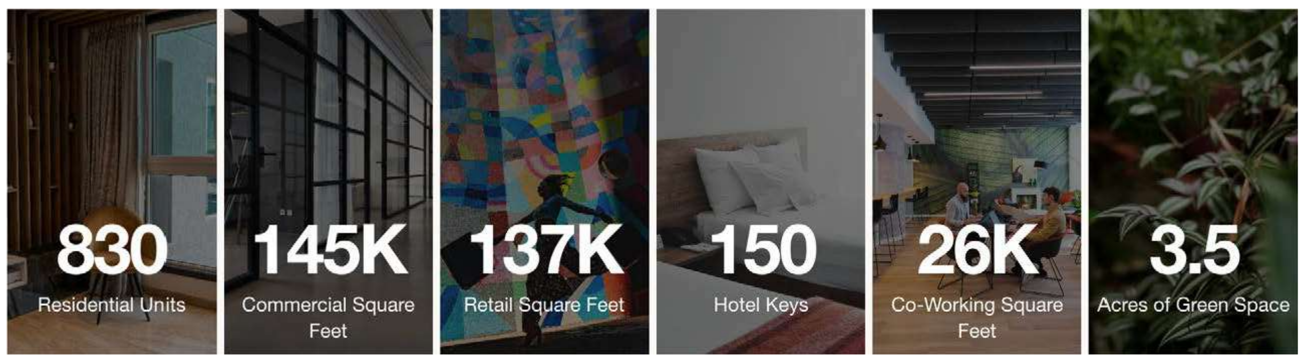
The Phoenix Arts & Innovation District is more than a revitalization effort. It is a reimagining of what urban districts can become when art, enterprise, and innovation converge in service of community.

Our vision for this district is to create a catalytic, mixed-use ecosystem in the heart of Jacksonville's North Springfield neighborhood—one that honors local heritage while designing for regenerative growth, inclusive prosperity, and cultural vibrancy. We believe this future will be built at the intersection of creativity & community-driven development.

We build with community, not just for it.

Our approach starts with listening—working hand-in-hand with local residents to shape spaces that reflect shared values and neighborhood identity. This community-first mindset is guided by global expertise in sustainable design, creating places that are vibrant, inclusive, and built to last. We call it Regenerative Placemaking.

Rooted in regenerative placemaking and community-led development, the Phoenix Arts & Innovation District brings together artisans & visionaries across design, architecture, urban planning, gastronomy, and the arts—cultivating a dynamic ecosystem for the next generation of culture, commerce, and creativity.



PHX ARTS + INNOVATION JACKSONVILLE
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Jacksonville, Florida

A Top-10 U.S. City With Powerful Long-Term Tailwinds

Jacksonville is experiencing an unprecedented $8 billion project pipeline transforming its urban core, signaling a generational shift for Florida's largest city. Major developments include the $1.7 billion Stadium of the Future for the Jacksonville Jaguars, the new University of Florida Downtown Innovation Campus bringing over 2,000 students, and the Four Seasons Hotel & Residences adding luxury waterfront accommodations. This wave of institutional investment reflects Jacksonville's emergence as a top-10 U.S. growth market.

The city's momentum is fueled by powerful fundamentals: over 16,000 new residents arrived in a single year, attracted by zero state income tax and a cost of living 15-30% lower than Miami, Orlando, or Atlanta. With four Fortune 500 headquarters and the #2 hottest job market according to the Wall Street Journal, Jacksonville is capturing corporate relocations and talent migration at an accelerating pace. This creates a severe housing supply shortage, with over 5,200 units absorbed versus only 2,700 under construction—a gap that PHXJAX is positioned to help address.

~53% POPULATION GROWTH SINCE 2001 (US CENSUS)

TOP 10 FASTEST GROWING CITY (US CENSUS)

0% STATE INCOME TAX

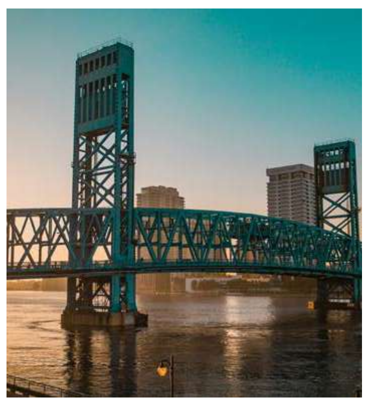
22 MILES BEACHES + RIVERFRONT ACCESS

36.4 MEDIAN AGE YOUNG WORKFORCE (US CENSUS)

#2 HOTTEST JOB MARKET (WSJ 2024)

4 FORTUNE 500 HEADQUARTERS (FIS, CSX, FNF, LANDSTAR)

15-30% LOWER COST OF LIVING VS. MIAMI, ORLANDO, ATLANTA TOP FEEDER CITIES (BESTPLACES.NET)



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The Future of Regenerative Living in Jacksonville

The Phoenix Arts & Innovation District reimagines Jacksonville's fastest-growing corridor into a vibrant, walkable mixed-use community. Anchored by historic warehouse buildings along the Emerald Trail, PHXJAX creates a neighborhood where arts, culture, and innovation converge. This fully entitled district will evolve into a complete urban ecosystem featuring residential living, lifestyle hospitality, creative offices, and community spaces reflecting Jacksonville's identity as a major growth market.

PHXJAX is a people-first neighborhood celebrating local creativity and fostering authentic connections. The district activates spaces for working artists, small businesses, and cultural programming bringing residents together through markets, events, and public art. With youth programs focused on arts, agriculture, and entrepreneurship, PHXJAX invests in the next generation while creating gathering spaces serving the community for decades to come.

This vision creates a legacy district spanning multiple development phases over coming decades. PHXJAX delivers the walkable, amenity-rich urban environment Jacksonville has been waiting for—where nature, culture, and innovation intersect. As major institutional projects and Fortune companies invest in Jacksonville's urban core, PHXJAX stands ready to become the cultural and community anchor of the city's downtown transformation.

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Market Drivers | The Emerald Trail

In March 2024, Jacksonville received a $147 million federal grant for the Emerald Trail, the largest one-time federal grant the city has ever received. Jacksonville ranked sixth-highest out of 132 recipients from nearly 700 applicants. Combined with $36.65 million from the Local Option Gas Tax, the funding will design and construct five remaining segments: Southwest, S-Line, Westside, Northwest, and Eastside connectors. The accelerated timeline replaces what would have been a 30-year funding period under the original gas tax allocation alone.

The LaVilla Link, the first segment of the 30-mile trail system, opened in May 2024. As of March 2024, 40% of the trail was complete, under construction, or in design. Mayor Donna Deegan called the grant a “milestone moment,” emphasizing it addresses health, economic development, and infrastructure by reconnecting neighborhoods cut off decades ago. Once completed, the trail will connect 21 parks, 16 schools, 14 urban neighborhoods, three hospitals, two colleges, and the JTA Regional Transportation Center.

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Market Drivers | Gateway Phase 1

Gateway Jax broke ground in October 2024 on Pearl Square, the first phase of a $2 billion-plus downtown revitalization project. The $419 million Pearl Street District spans five blocks in Downtown's NorthCore area. The mixed-use development will deliver more than 1,000 residential units, 100,000 square feet of leasable retail space, and new public spaces including widened sidewalks, park spaces, and a curbless festival street on Pearl Street with outdoor dining. At full build-out, the project is expected to create about 2,700 permanent jobs.

The first building, Block N11 at 515 Pearl Street, is a seven-story structure comprising 205 apartment units and 24,086 square feet of retail, commercial and storage space. Publix announced it will open a 31,000-square-foot full-service store with a pharmacy in Block N7, a planned 15-story residential tower with about 250 apartments. Block N8 will be a 21-story building with at least 508 residential units and about 30,000 square feet of ground floor retail. Jacksonville City Council approved a $98.58 million incentive package in August 2024.

Gateway Jax is a partnership between lead developer Bryan Moll, JWB Real Estate Capital, and DLP Capital. The development team has acquired holdings spanning 28 city blocks across 22 acres of downtown Jacksonville. The full project could reach more than $2 billion in investment over the next decade, marking one of the largest urban-core revitalizations in the U.S. by geographic span. Once complete, the project is expected to produce more than $750 million in annual economic impact.

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Market Drivers | Four Seasons Hotel & Residences

FOUR SEASONS
PRIVATE RESIDENCES
JACKSONVILLE
IGUANA INVESTMENTS
A KHAN FAMILY COMPANY

Four Seasons Hotel and Residences Jacksonville is a luxury waterfront development in the Sports & Entertainment District overlooking the St. Johns River. Set to debut in 2027, it features 170 hotel rooms and 26 private residences. Construction cost is approximately $215 million.

The residences are designed by renowned Italian firm Pininfarina, combining modern sophistication with nautical inspiration. Interior spaces were conceived by Shanna Khan in collaboration with design firm ODA. Features include expansive terraces framing river views, private elevator access, European white oak flooring, gas fireplaces, and sculptural Waterworks bathtubs. Residents enjoy exclusive amenities including a private lounge with interactive multi-sport simulator and separate fitness center entrance.

The property will feature four dining venues, including a signature rooftop restaurant with modern Japanese cuisine and panoramic views, plus an Italian osteria serving house-made pastas and wood-fired dishes. A dedicated Director of Residences and on-site team will provide personalized Four Seasons service, including property management, maintenance, security, and housekeeping. The development is part of the Jacksonville Shipyards project, which includes a modernized public marina and restored Met Park.

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Market Drivers | Stadium of the Future (Jacksonville Jaguars)

The Stadium of the Future is a $1.4 billion renovation of EverBank Stadium, home of the Jacksonville Jaguars. NFL owners unanimously approved the project in October 2024. The stadium is scheduled to open in August 2028 with a 30-year lease ensuring the Jaguars remain in Jacksonville.

The project features a 50-50 funding split, with each side contributing $625 million to the $1.25 billion build, plus Jacksonville adding $150 million for deferred maintenance. The Jaguars agreed to take on all construction cost overruns and assume day-to-day operations. The proposed 63,000-seat open-air stadium includes a translucent covering that lowers temperatures by 15 degrees, with capacity expandable to 71,500 for major events like the Florida-Georgia rivalry, Gator Bowl, or College Football Playoff games.

Designed by HOK, the stadium draws inspiration from Jacksonville's lush landscapes, with fans entering through a subtropical Floridian park. The main concourse is elevated 30 feet above ground, offering expansive city and river views. The energy-efficient facade features first-of-its-kind mirrored material reflecting Jacksonville's waterfront. The new shade canopy reduces heat retention by 70 percent and enables passive cooling throughout the venue. The Jaguars will play at home during 2025-26 and 2026-27 seasons, relocating only for 2027.

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Market Drivers | Mosh Genesis

The Museum of Science & History is relocating from its longtime Southbank location to a new state-of-the-art facility on Jacksonville's Northbank riverfront. The current museum closed its doors on September 1, 2025, to allow the organization to focus on building its new home at Lot X in the Jacksonville Shipyards district. The existing 77,000-square-foot facility has been outgrown, and the new 130,000-square-foot museum will significantly expand capacity to serve approximately 58,000 students and 469,000 visitors annually.

The project has received over $95 million in funding from both public and private sources. Jacksonville committed $50 million as part of its capital improvement plan, with an additional $10 million donated by CSX as title sponsor. The state of Florida has contributed multiple appropriations, including $5 million and an additional $2.5 million. Construction is expected to start in 2025, with the new museum scheduled to open in 2027.

The museum's design centers around the St. Johns River as its core spatial feature, with visitors entering through a dramatic two-story water feature representing the river's 27-foot drop from source to sea. The facility will feature three main ecosystems: Natural, showcasing live animals and ecology; Cultural, highlighting diverse perspectives and local history; and Innovation, offering spaces for visitors to design, build, and experiment. DLR Group leads the architectural design, partnering with kasper architects and SCAPE landscape architecture.

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