

The pulse
of building
design and
function;
in the heart
of downtown
Jacksonville.



RIVERPLACE TOWER





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EXECUTIVE SUMMARY

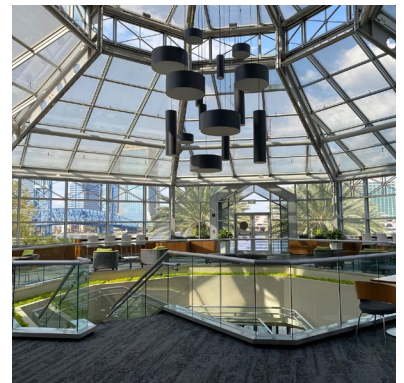
The Riverplace Tower offers 441,000 square feet of Class A office space. It was completely renovated in 2010 to include advanced operations systems, contemporary fixtures, and a modern, high-end interior design. Home to a plethora of Jacksonville corporations of all sizes - from small businesses to corporate headquarters - Riverplace Tower offers flexible floor plans that were designed to complement any office environment. Its prestigious location directly on the St. Johns River is in the heart of the downtown submarket of Southbank. This ideal location provides both customers and employees with direct access to a wide variety of upscale amenities including hotels, restaurants, retail, and professional services.

In addition to being exceptionally convenient to the Northbank Business District, San Marco, and Jacksonville's outlying suburban submarkets, Riverplace Tower is only minutes from North Florida's major thoroughfares - Interstate 95, Interstate 10, and US Highway 1. This provides convenient access to all points within Florida and the Southeast Region of the United States.

UNIQUE DESIGN

Riverplace Tower embodies a forward thinking approach to office building design and construction. The structural support consists of a central core and two exterior columns per side. An extraordinary design that showcases the Tower's floor-to-ceiling glass walls and magnificent panoramic views.

The most unique aspect of the Tower's design are the two recessed lower levels which span the full width of the structure and create a dramatic entryway. The base floors of the Tower showcase a glass enclosed lobby, podium level lobby and pedestrian concourse featuring dining and retail space. From the higher floors, tenants are able to enjoy a picturesque view featuring the Downtown Jacksonville skyline, St. Johns River, and Mayport Naval Base.







SECTION 01:

Riverplace Tower

Building Overview

Building History

Completed in 1967, Riverplace Tower was originally constructed to house the corporate headquarters for Gulf Life Insurance Company. At the time of its completion, the Gulf Life Tower was the tallest building in Jacksonville and the world's tallest precast, post-tensioned concrete structure.

Gulf Life Tower was the focal point of the 12 acre Gulf Life Center, and the first building that was spotted by motorists on almost any highway approaching Downtown Jacksonville. The iconic structure dominated the Jacksonville skyline and encompassed the economic development and prosperity of the era.





Building Amenities

- Riverplace Tower was completely renovated in 2010 to include advanced operations systems, contemporary fixtures, and modern high-end interior finishes.
- This is the only property in Downtown Jacksonville to feature abundant outdoor space with lush landscaping, common area seating, and a park-like setting facing the St. Johns River.
- Tenants of Riverplace Tower have access to an on-site childcare facility, top of the line fitness center, tenant lounge, banking and retail services.
- The building is connected to the five-story, 1,000 vehicle parking structure via a covered pedestrian walkway.







SECTION 02:

The Neighborhood

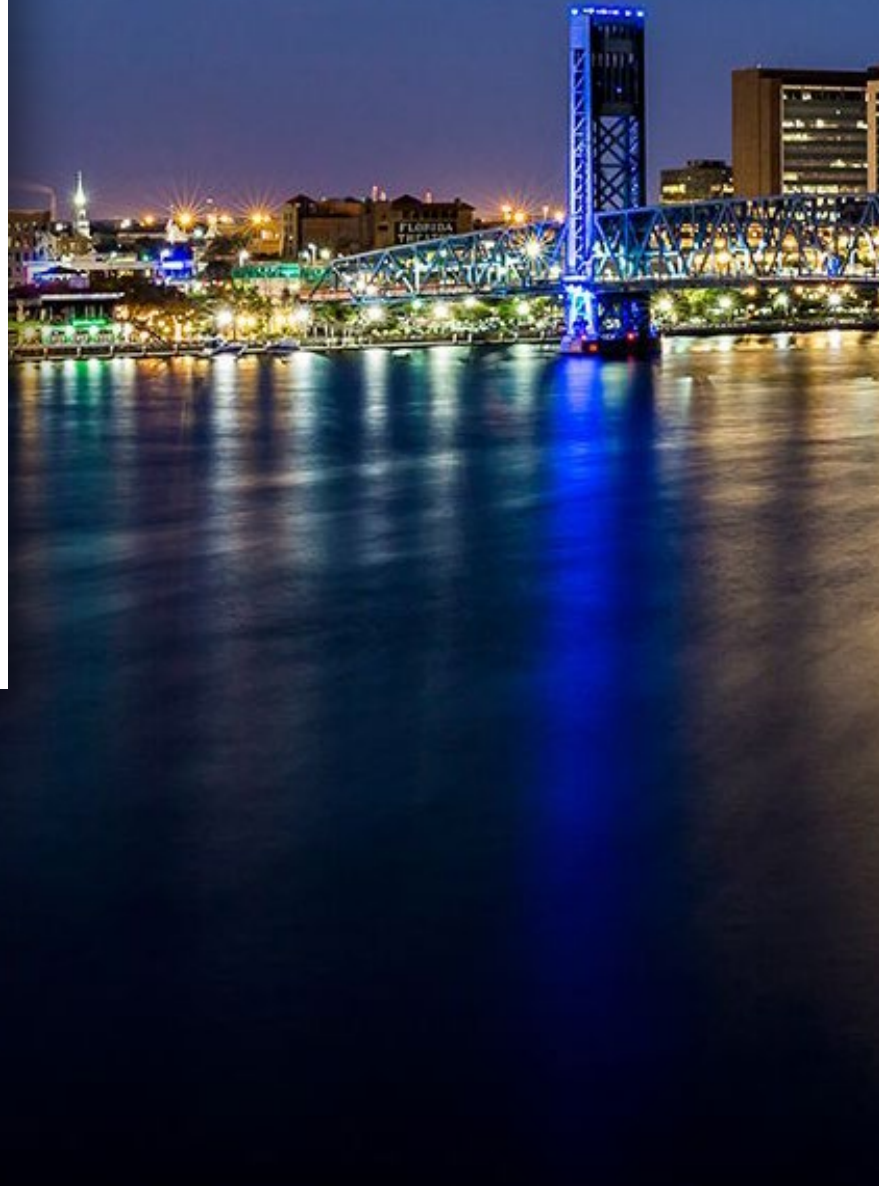
Southbank Overview



About Southbank

Nestled between skyscrapers and the St. Johns River, Downtown Jacksonville's Southbank neighborhood has an urban vibe and a cool atmosphere. Fortune 500 companies call the city's core home. During the week, thousands of professionals and visitors fill the streets enjoying unique lunch and dining destinations, world-class museums, and a variety of nightlife options, from casual bars to upscale lounges.

The area boasts more than 5 miles of beautiful riverfront, including 3 miles of riverwalk that are perfect for a stroll or jog along the St. Johns and taking in the majestic scenery tht the area has to offer.





San Marco

Located just minutes away from Downtown's Southbank is the historic neighborhood of San Marco. Take a stroll along San Marco Square and you'll discover incredible dining, upscale boutiques, and quaint art galleries.

San Marco Square is the neighborhood's historic commercial district. The square is a true reflection of the district's Mediterranean heritage and is home to the San Marco Fountain of Lions and two of the oldest community theatres in the nation. San Marco's rich history and quaint feel make it the perfect destination for living, working and playing!





Area Attractions

This area is home to a many of Jacksonville's most desirable attractions, including:

- Southbank Riverwalk
- Friendship Fountain & Friendship Park
- Museum of Science & History
- San Marco dining district
- San Marco Theatre
- Theatre Jacksonville
- Riverfront Park
- Historic San Marco Square
- The Fountain of Lions



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SECTION 03:

Getting Around

Transportation Overview

First Coast Flyer

Completed in December of 2015, the First Coast Flyer is JTA's new, premium bus rapid transit service. The Flyer offers customers a frequent, limited-stop, easy and reliable way to get around town.

Covering 57 miles of destination travel, the Flyer will be the largest transit system of its kind in the Southeast. The Flyer will connect customers to jobs, businesses and attractions with features as unique as the region it serves. It's time to go with the flow; it's time to get hooked on the Flyer.

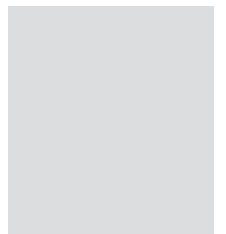




The Skyway

Gliding above the St. Johns River and downtown city streets, the JTA Skyway serves points of interest on both sides of the river. The Skyway provides riders with easy access to their workplace, hotels, restaurants and entertainment venues.

The JTA Skyway is an automated system offering low cost and convenient service to downtown patrons and employees. The trains depart the stations approximately every three minutes during peak periods and about every six minutes all other times.



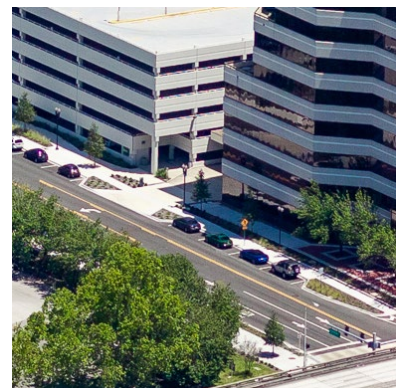
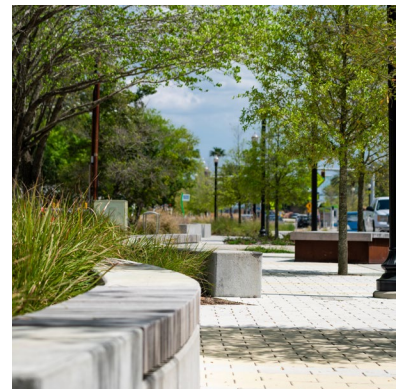


Pedestrian Improvements

In an effort to create a more pedestrian and bicycle friendly atmosphere, the City of Jacksonville will be putting Riverplace Blvd on a "Road Diet". This plan will focus on "walkability" and the Downtown Investment Authority is hoping that the renovations will encourage residents and visitors to spend more time exploring the area.

Here is a list of the proposed improvements that have been made:

- Tightened roadway and driveways
- Disciplined curve
- Clearly marked pedestrian crossing areas
- Protected bicycle lanes
- Clearly marked on-street parking
- Increased landscaping and tree canopy
- Clearly marked on-street parking
- Improved "Live, Work, Play" feel



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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.