

GREYSTONE PARK

AT DEERWOOD

10550 Deerwood Park Boulevard



PROPERTY DETAILS

GREYSTONE PARK

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Located at the heart of I-295, Jacksonville's Beltway, and J. Turner Butler Boulevard (SR 202), Greystone Park at Deerwood boasts unparalleled visibility and accessibility from all directions. It serves as a pivotal hub linking the eastern beachside communities to Downtown Jacksonville.



5 **SINGLE STORY OFFICE BUILDINGS** TOTALING 210,000 SQUARE FEET



OFFICE OR FLEX OPTIONS AVAILABLE RANGING FROM 5,000 TO 25,000 SQUARE FEET



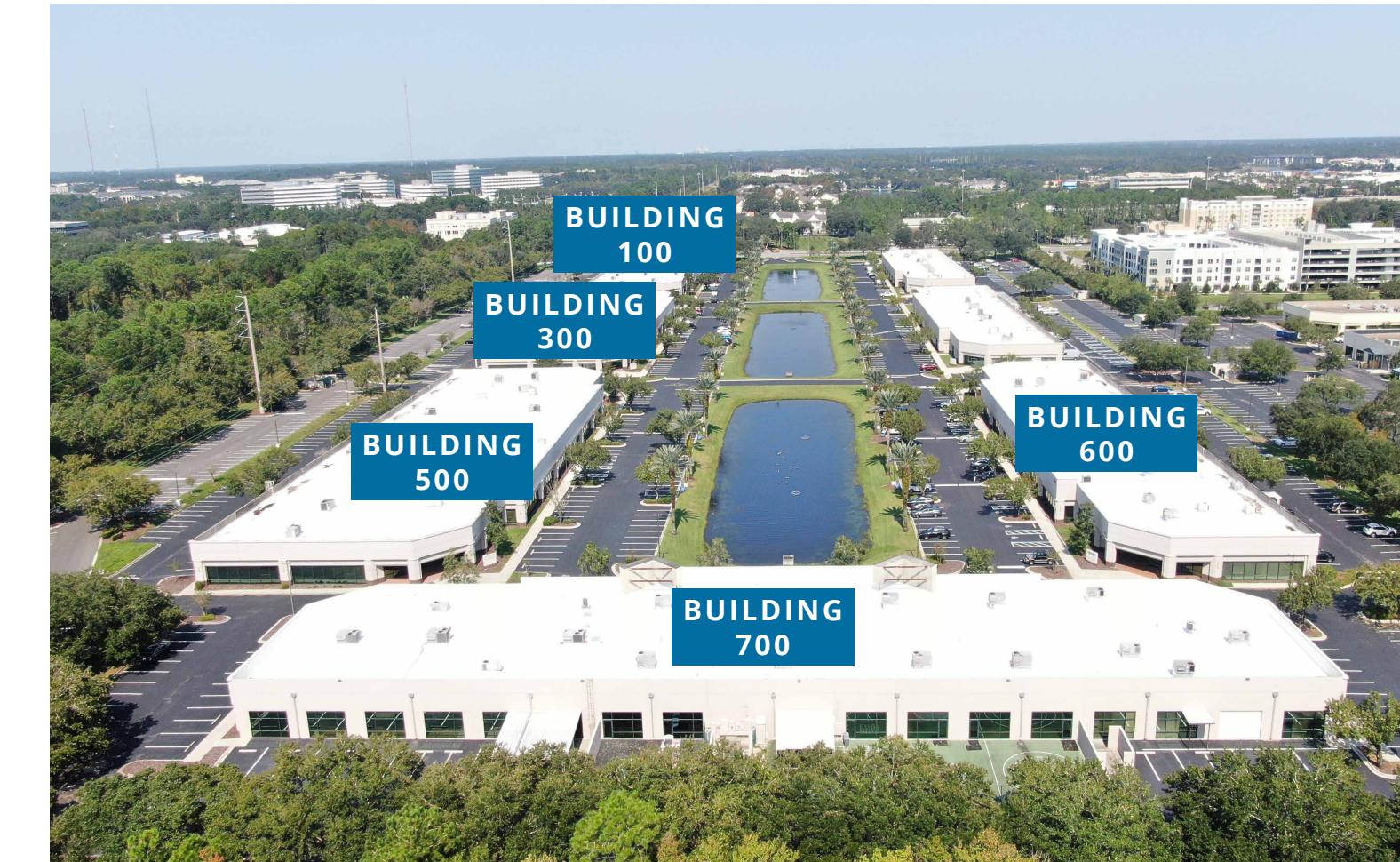
LAKEFRONT CAMPUS SETTING WITH PARK BENCHES



HIGH QUALITY TENANTS SUCH AS CRAWFORD & COMPANY, NEXT SCIENCE R&D, DJ & LINDSEY REAL ESTATE, AND FRONTLINE, AMONG OTHERS



PARKING RATIO 4.5 / 1,000 SF



SITE PLAN

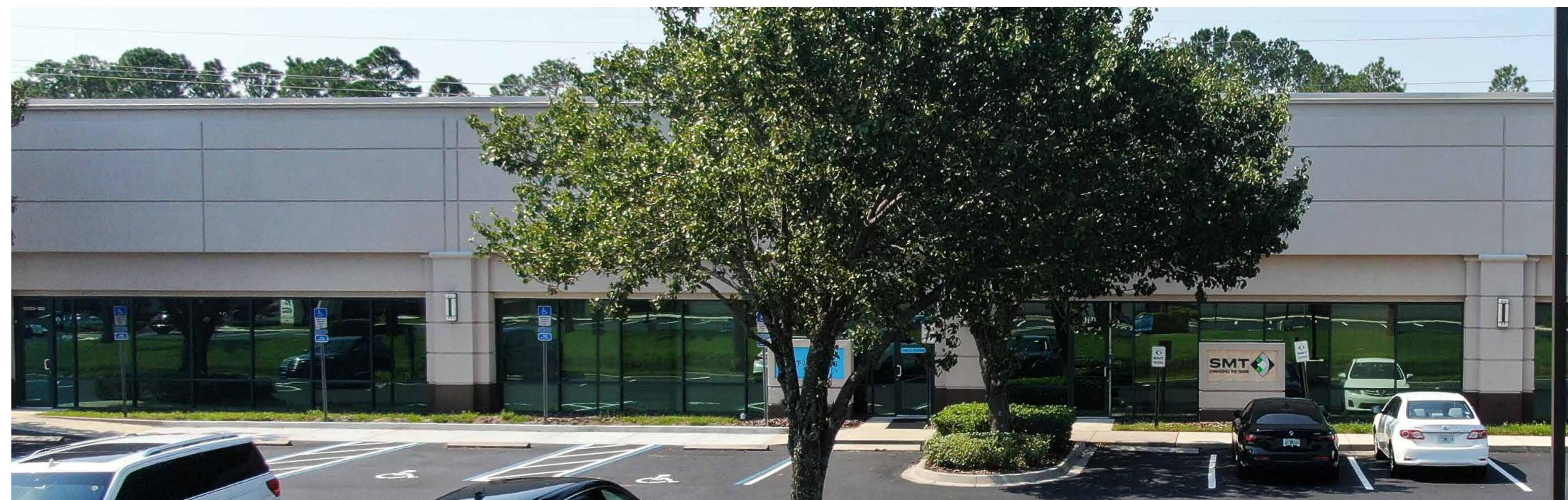
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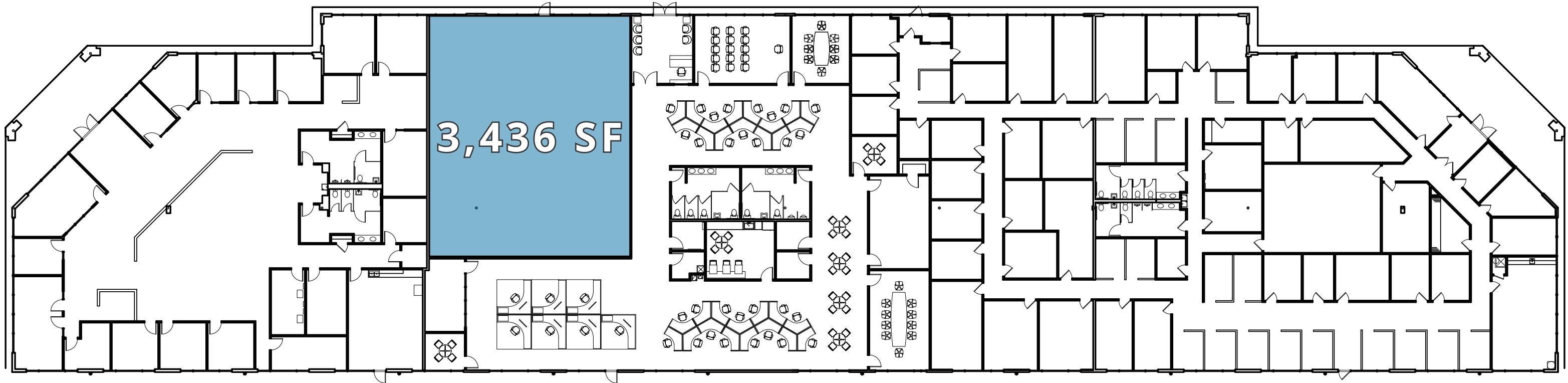
BLDG 300 • SUITE 309 • 14,440 SF

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BLDG 600 • SUITE 604 • 3,436 SF

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DINING

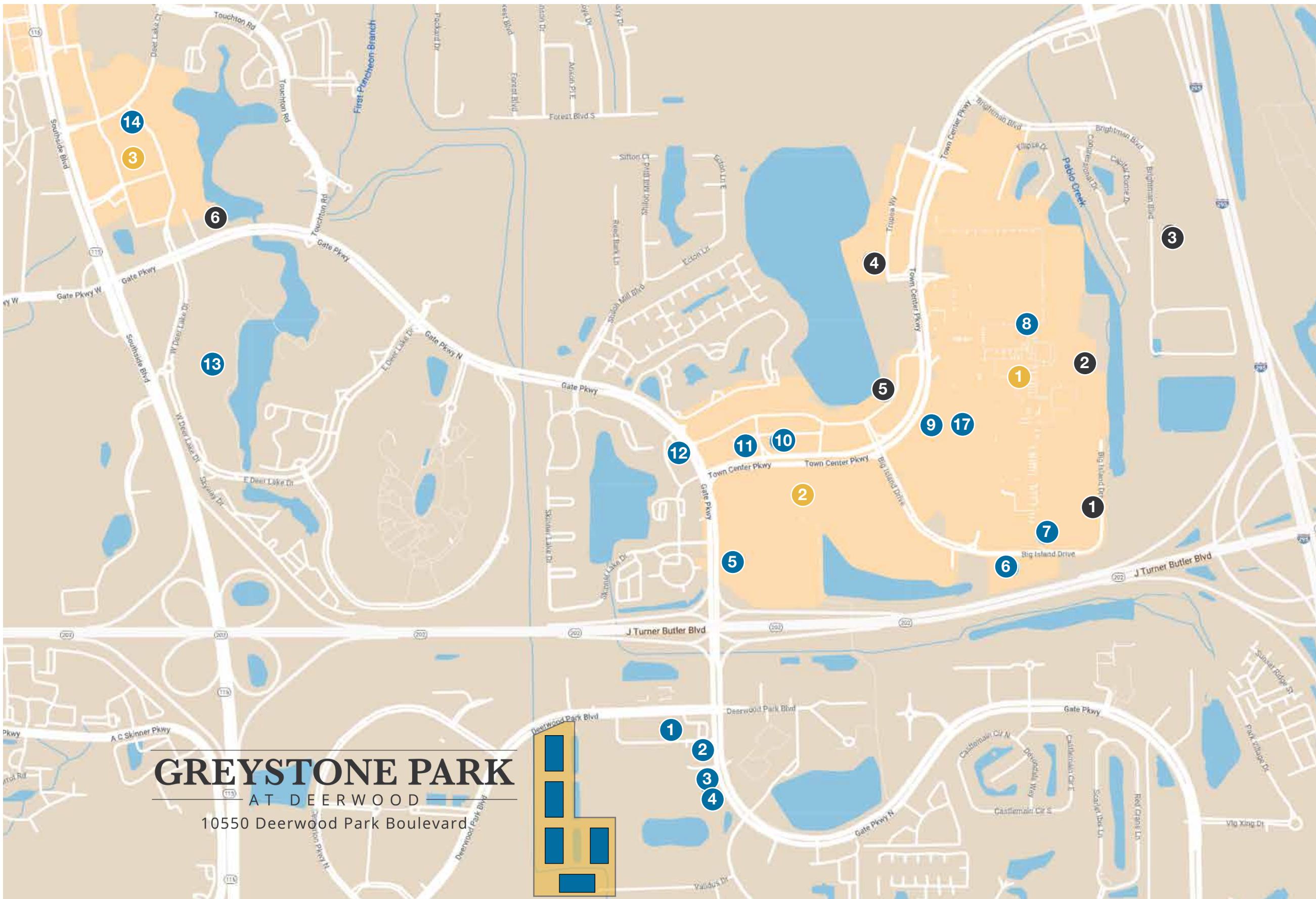
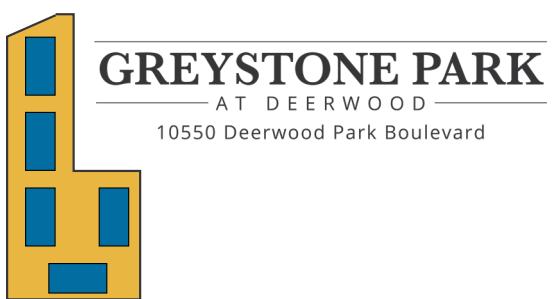
1. Urban Vietnamese
2. Sushi Q
3. Burrito Gallery
4. Midtown Table
5. BJ's Restaurant & Brewhouse
6. Seasons 52
7. J. Alexander's Restaurant
8. Ted's Montana Grill
9. Bahama Breeze
10. Chuy's
11. Cheddar's Scratch Kitchen
12. PDQ Chicken
13. Flame Broiler
14. Culhane's Irish Pub

HOTELS

1. AC Hotel
2. Homewood Suites by Hilton
3. Holiday Inn Express & Suites
4. Tru By Hilton
5. Hyatt Place
6. Hilton Garden Inn

SHOPPING

1. St. John's Town Center
2. The Markets at Town Center
3. Tinseltown



JACKSONVILLE CAPITAL PROJECTS

THE PEARL STREET DISTRICT

- \$500M mixed-use development in the North Core area of Downtown (Phase 1)
- Phase 1 consists of 5 blocks
- Full development could include 20 blocks with a \$2B+ total investment
- 1,121 residential units, 106.5K SF of retail, 690-space parking garages
- Construction to begin October 2024
- Slated to be fully complete October 2027



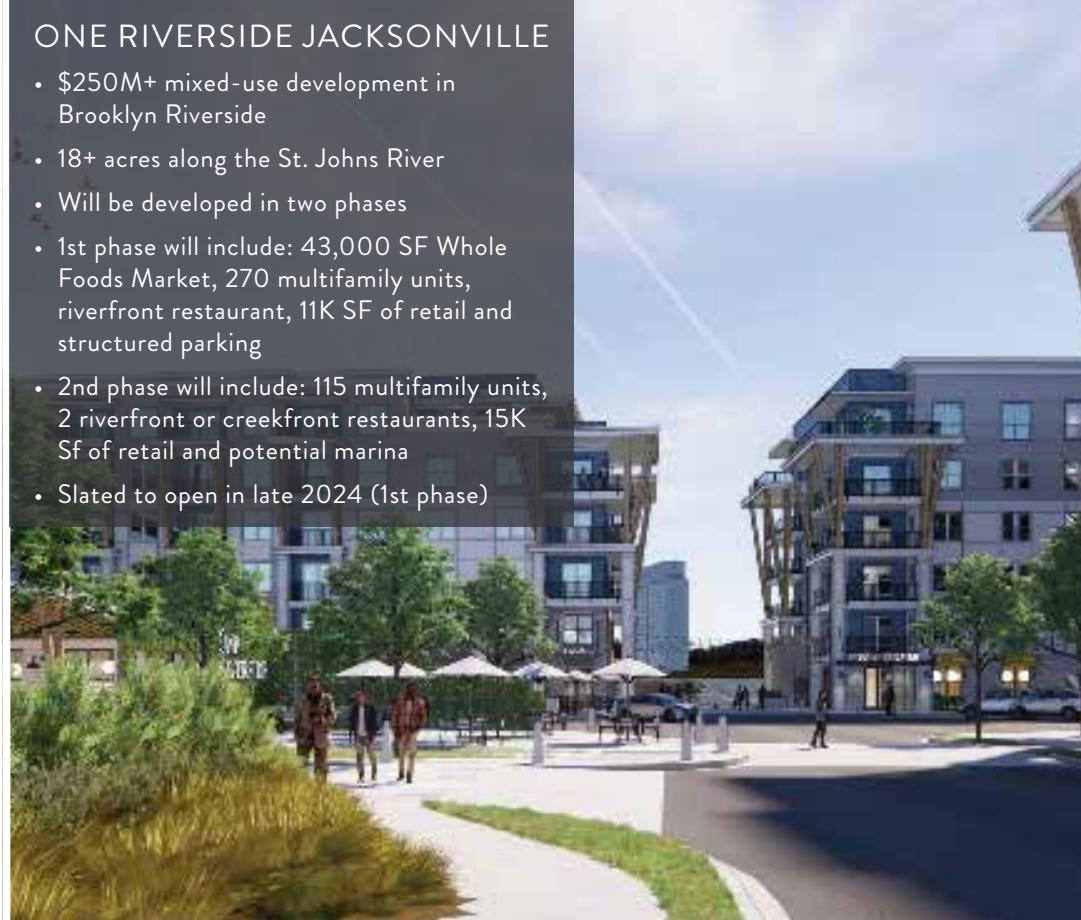
JACKSONVILLE JAGUARS STADIUM

- Construction to begin in 2025
- The seating bowl expansion capabilities can accommodate up to 71,500
- The new stadium design includes a 185-percent increase in main concourse surface area, a 260-percent increase in upper concourse surface area
- Construction will generate thousands of jobs



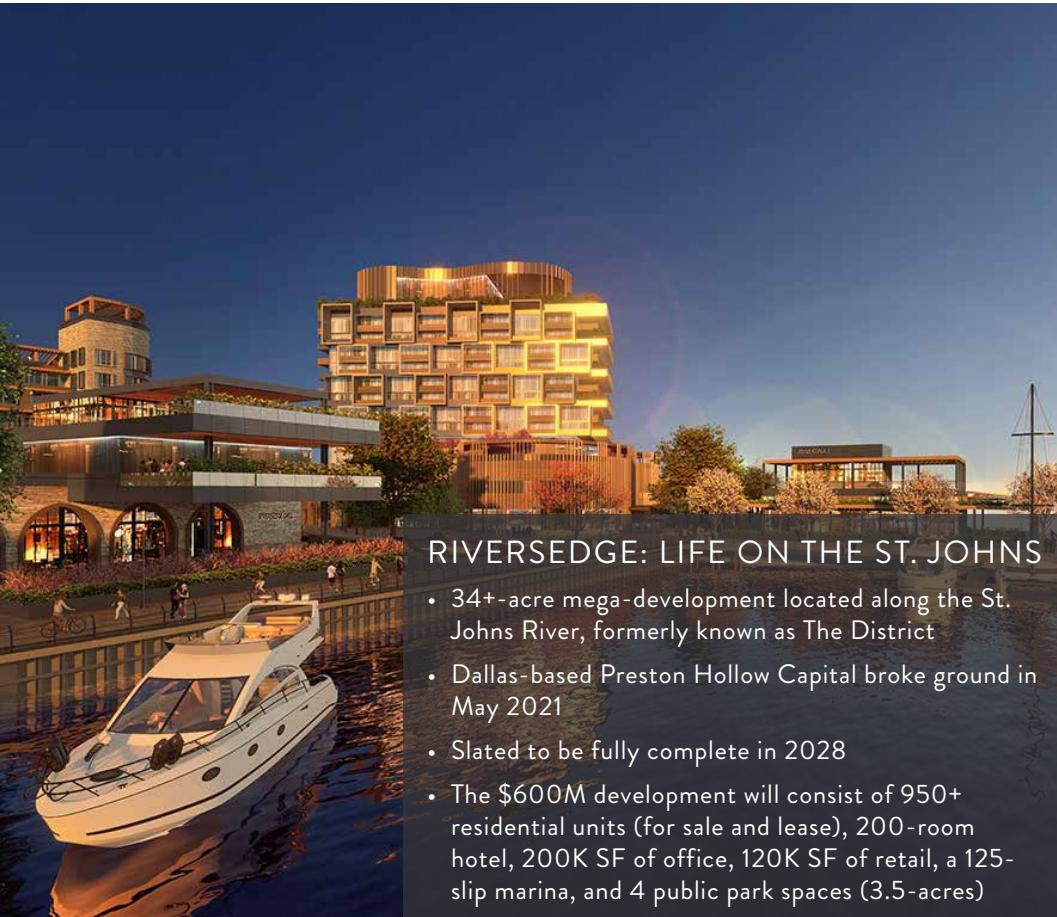
ONE RIVERSIDE JACKSONVILLE

- \$250M+ mixed-use development in Brooklyn Riverside
- 18+ acres along the St. Johns River
- Will be developed in two phases
- 1st phase will include: 43,000 SF Whole Foods Market, 270 multifamily units, riverfront restaurant, 11K SF of retail and structured parking
- 2nd phase will include: 115 multifamily units, 2 riverfront or creekfront restaurants, 15K SF of retail and potential marina
- Slated to open in late 2024 (1st phase)



THE FOUR SEASONS AT THE SHIPYARDS

- Jacksonville Jaguar owner Shad Khan's Iguana Investments announced in May 2021 the revised plans to redevelop the area south of EverBank Stadium & Daily's Place (the Jacksonville Shipyards and Metropolitan Park)
- \$484M Phase I includes a Four Seasons Hotel (176 rooms and 25 residential condos) and 6-story 157K SF Class A office building opening late 2025
- Phase II includes a 42K SF orthopedic sports medicine campus by Baptist Health, 15K SF of street-level retail, parking structure, and possibly a residential component



RIVERSEDGE: LIFE ON THE ST. JOHNS

- 34+-acre mega-development located along the St. Johns River, formerly known as The District
- Dallas-based Preston Hollow Capital broke ground in May 2021
- Slated to be fully complete in 2028
- The \$600M development will consist of 950+ residential units (for sale and lease), 200-room hotel, 200K SF of office, 120K SF of retail, a 125-slip marina, and 4 public park spaces (3.5-acres)



MAYO CLINIC - NORTH CAMPUS

- Mayo Clinic in Florida is adding a 210-acre North Campus, expanding its medical center property to a total of 602 acres
- North Campus will consist of medical, residential, and hotel space
- Mayo Clinic plans to strategically grow for decades



NOW LEASING | 3,436 - 14,440 SF

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TO LEARN MORE, CONTACT THE LEASING REPRESENTATIVE:



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