



ONE TOWER COURT

Jacksonville, Florida
Delivering Feb. 2026

ONE TOWER COURT

137,000 SF Class A+ Office Building



THE SPORTS & ENTERTAINMENT DISTRICT

The Khan Family, owners of the Jacksonville Jaguars, are deeply engaged in the development of the Sports & Entertainment District, a key component of a major redevelopment effort transforming Downtown Jacksonville. The early phase of the emerging Sports & Entertainment District, which includes a restored Metropolitan Park, will deliver a downtown experience that blends urban design with waterfront entertainment. A modernized public marina with restaurant, a landmark Four Seasons™ Hotel and Residences, and a six-story office building will be the focal point for The Shipyards and the rebirth of the adjacent \$1.4 billion Stadium of the Future redevelopment.



This rendering is conceptual only and is for illustrative purposes, and should not be relied upon as a representation, express or implied.



JACKSONVILLE
JAGUARS



STADIUM OF THE FUTURE

A reimagined stadium with an environmentally friendly structure that showcases state-of-the-art innovation. Ensuring the continuation of the annual traditions of the Florida-Georgia Football Classic and TaxSlayer Gator Bowl while also opening opportunities for future Super Bowls, Final Four tournaments, college football playoffs, marquee concerts and more.

► 2028 Stadium Completion

71,500 Seating Capacity

► \$1.4B Stadium of the Future

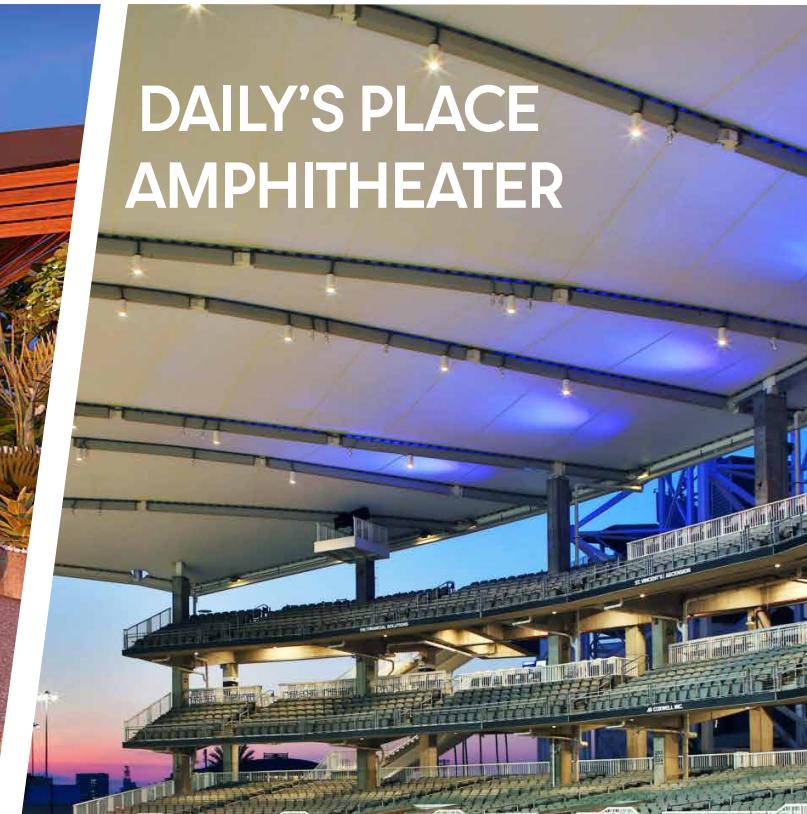
✓ 2024 Jax City Council Approval

► 2025 Stadium Construction Begins

FOUR SEASONS



DAILY'S PLACE AMPHITHEATER



MUSEUM OF SCIENCE & HISTORY



MILLER ELECTRIC CENTER



The Community

ONE TOWER COURT

4,383 SF RESTAURANT

Ground Floor of One Tower Court

INTUITION ALE WORKS & MANIFEST DISTILLING

Brewery, Distillery & Restaurant - 1 Block West

ONE
TOWER
COURT

CASUAL DINING

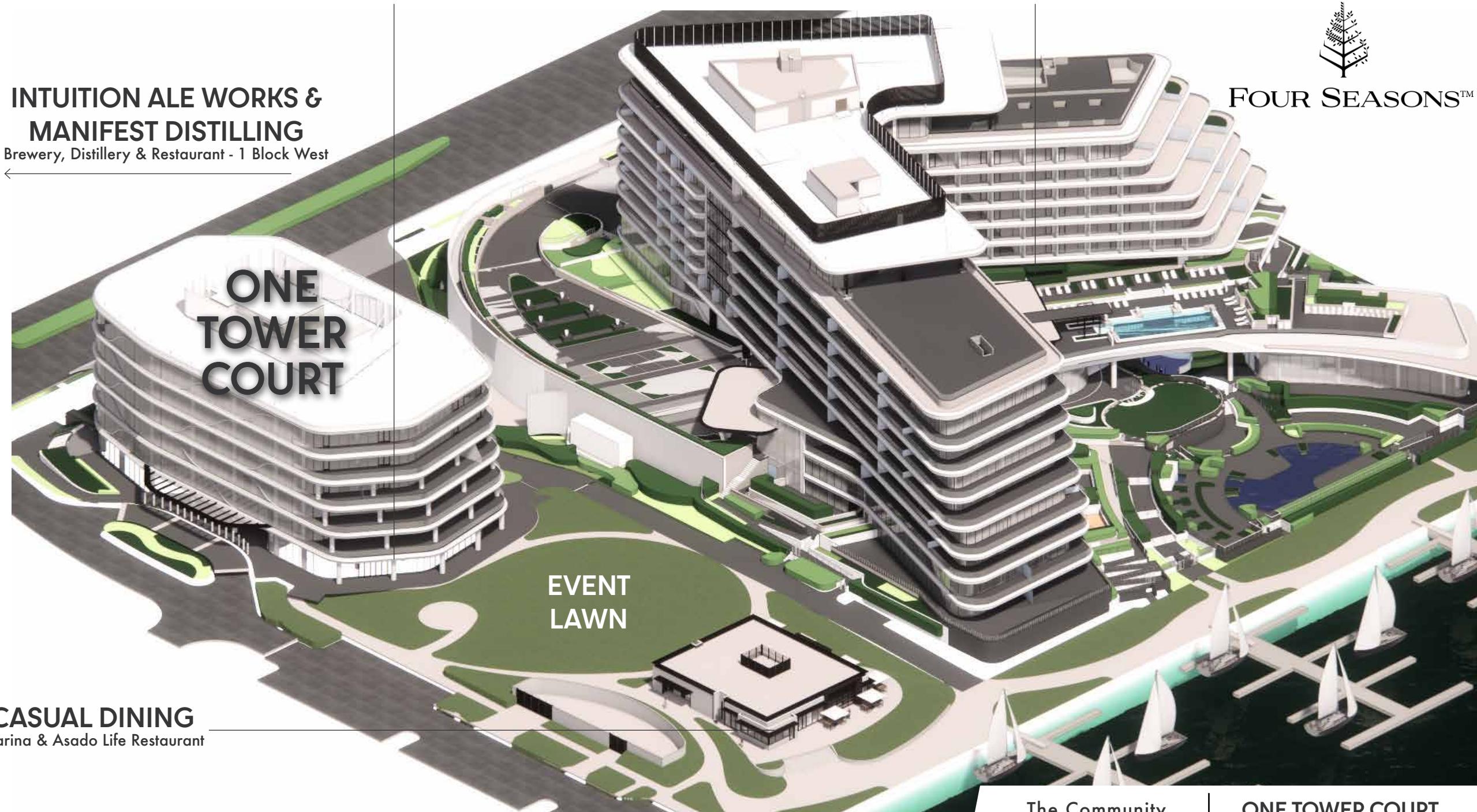
Marina & Asado Life Restaurant

2 UNIQUE RESTAURANTS

Including a Michelin Star Chef Dining Option



FOUR SEASONS™





FOUR SEASONS™



The Community

ONE TOWER COURT

STACKING PLAN

6TH FLOOR

25,064 SF Office including 926 SF of Private Terraces

5TH FLOOR

25,064 SF Office including 1,388 SF of Private Terraces

2ND - 4TH FLOORS

Jacksonville Jaguars Headquarters

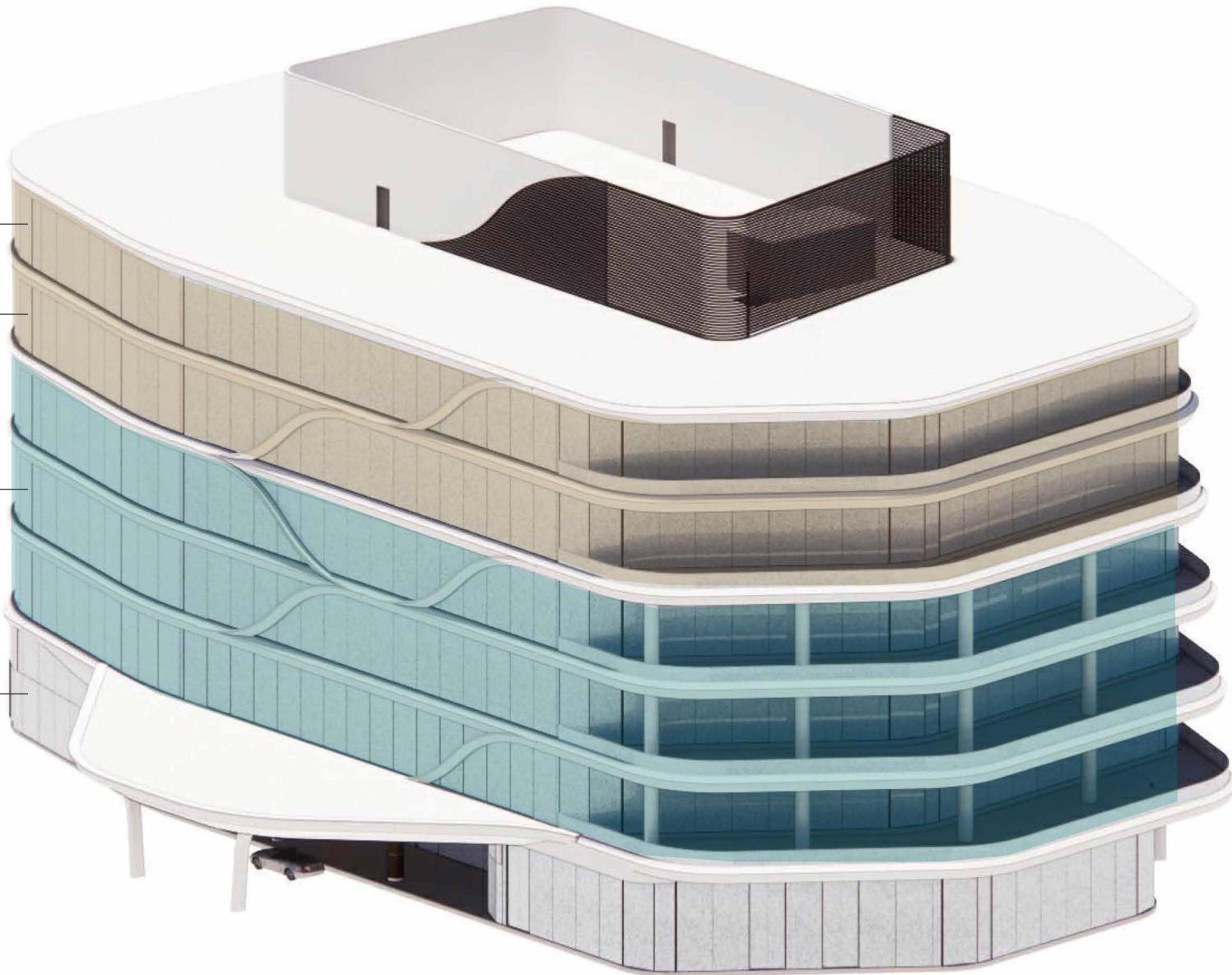
GROUND FLOOR

Covered Valet/Rideshare Drop-Off

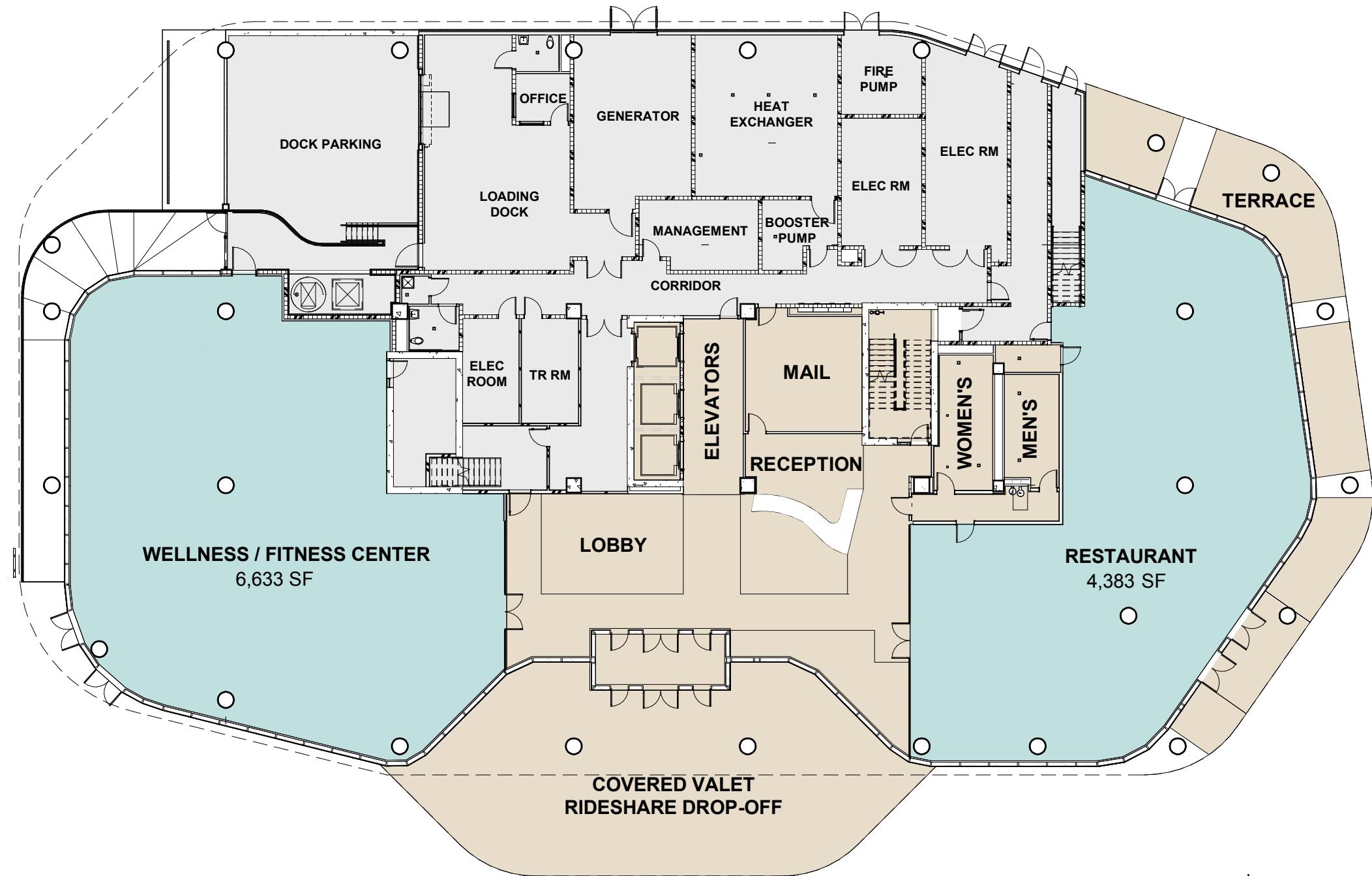
Lobby/Common Area

6,633 SF Wellness/Fitness Center

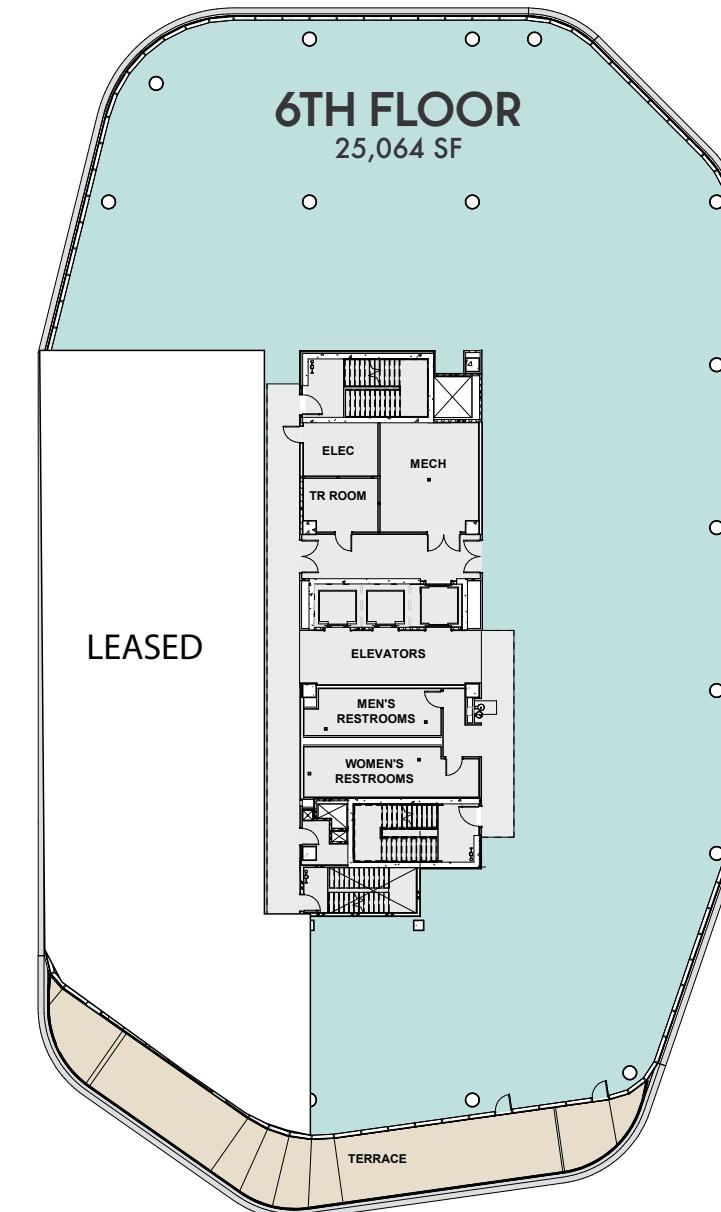
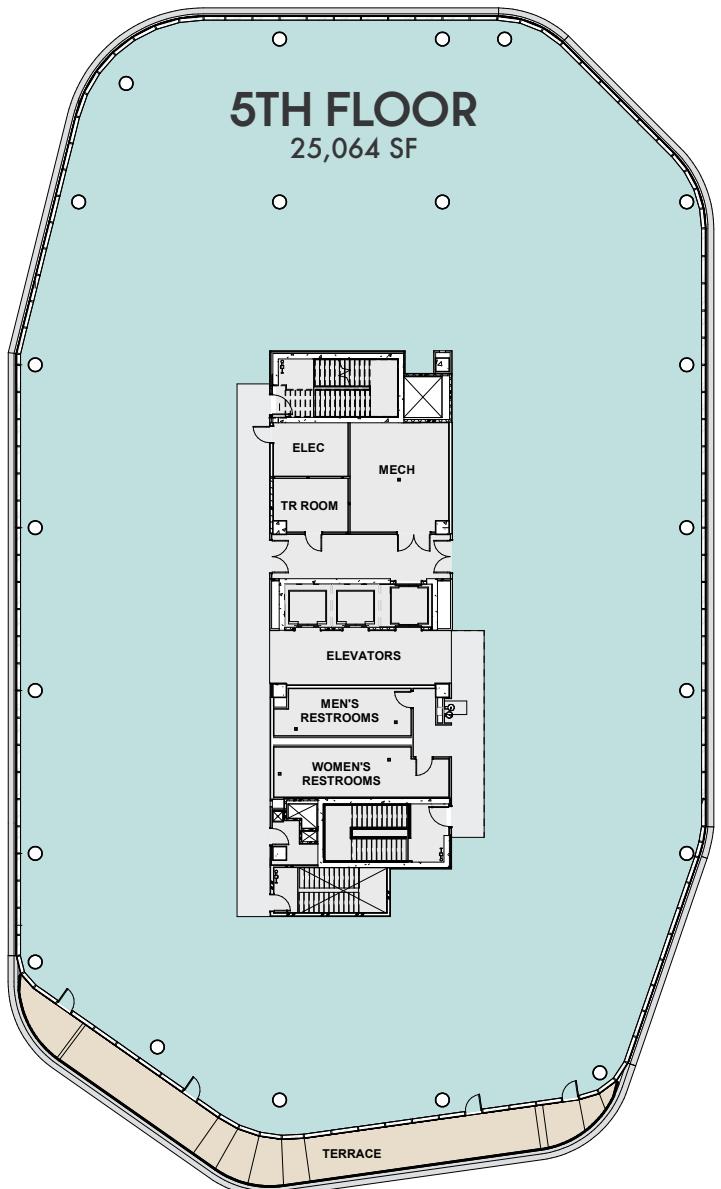
4,383 SF Restaurant



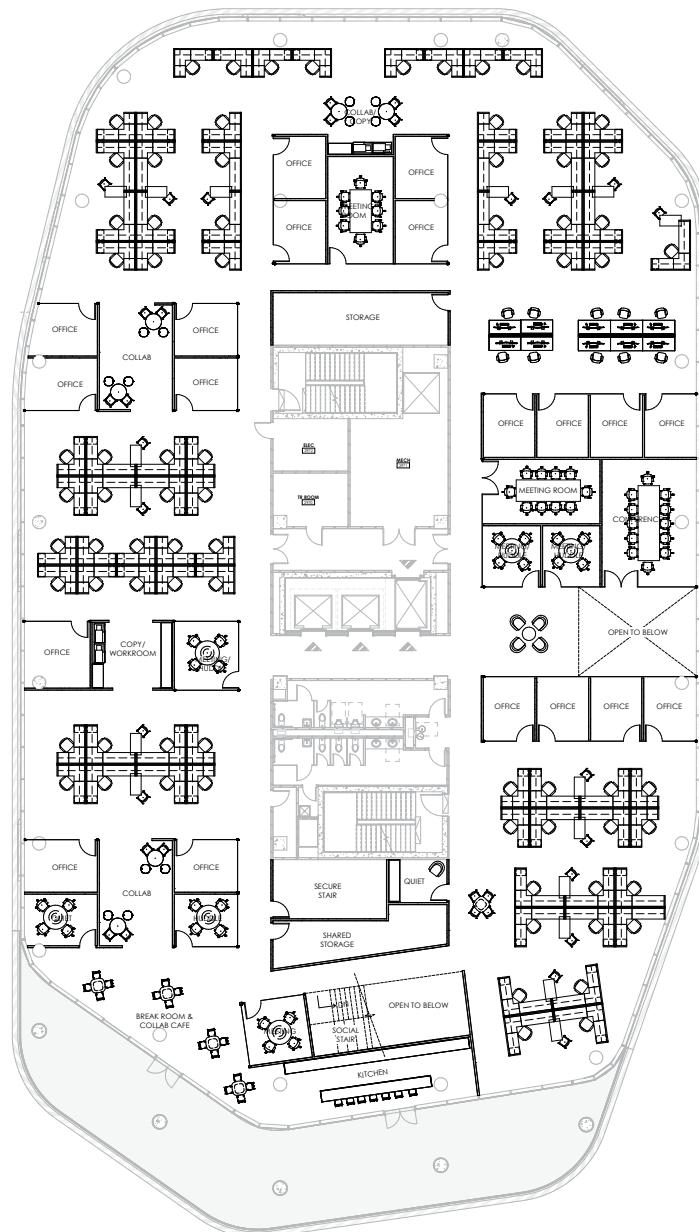
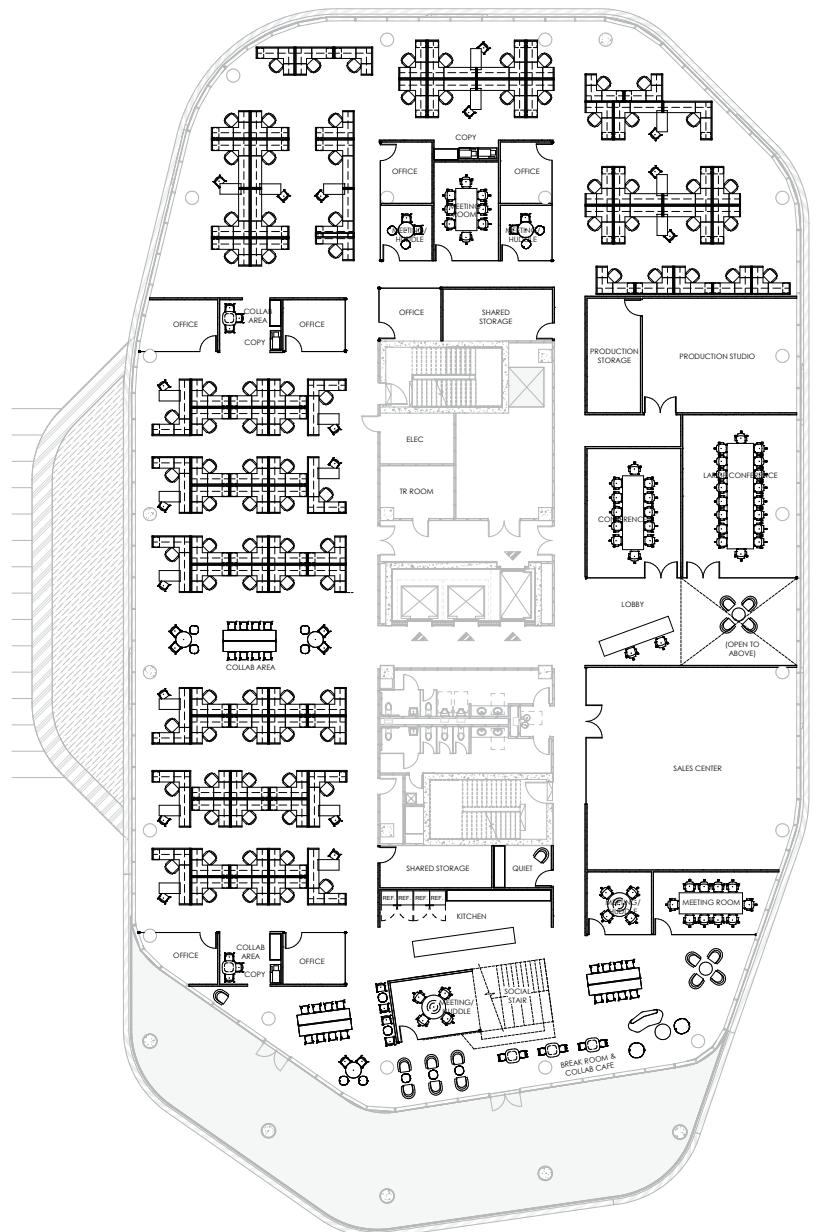
GROUND FLOOR MASTER PLAN



5TH & 6TH FLOOR PLANS



CONCEPT PLANS



OFFICE LOBBY



JAGUARS HEADQUARTERS



The Building

ONE TOWER COURT

ONE TOWER COURT

iguana INVESTMENTS
FLORIDA

HKS



For Leasing Information:

NAI Hallmark

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