



CYPRESS POINT

B U S I N E S S P A R K





PROPERTY DETAILS

Centrally located within Jacksonville adjacent to the I-95 and J. Turner Butler Blvd interchange, Cypress Point Business Park features 8 modern office and flex buildings totaling 344,000 SF. It is situated on a 44-acre master-planned, well-landscaped park surrounding 5 and 10-acre lakes that include lakefront pavilions and a walking/jogging trail. There are several points of ingress/egress within the southeast quadrant of J. Turner Butler Boulevard (48,000 VPD) and Philips Highway/US 1 (39,000 VPD).



8 **MODERN OFFICE** BUILDINGS TOTALING 344,000 SF



OFFICE, FLEX, OR DOCK-HIGH **WAREHOUSE OPTIONS** AVAILABLE RANGING FROM 3,000 TO 36,000 SQUARE FEET



LAKEFRONT CAMPUS SETTING WITH WALKING AND JOGGING TRAIL INCLUDING A .75 MILE, .5 MILE, AND .25 MILE LOOP



HIGH QUALITY TENANTS SUCH AS FANATICS, CITY FACILITIES, AND US ASSURE AMONG OTHERS



SEVERAL POINTS OF **INGRESS/EGRESS** AND ACCESS WITHIN THE SOUTHEAST QUADRANT OF J TURNER BUTLER BOULEVARD (48,000 VPD) AND PHILIPS HIGHWAY/US 1 (39,000 VPD).



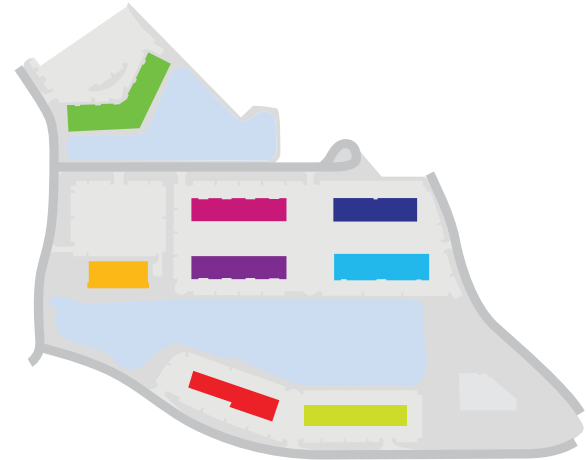
PARKING RATIO 6.3 / 1,000 SF

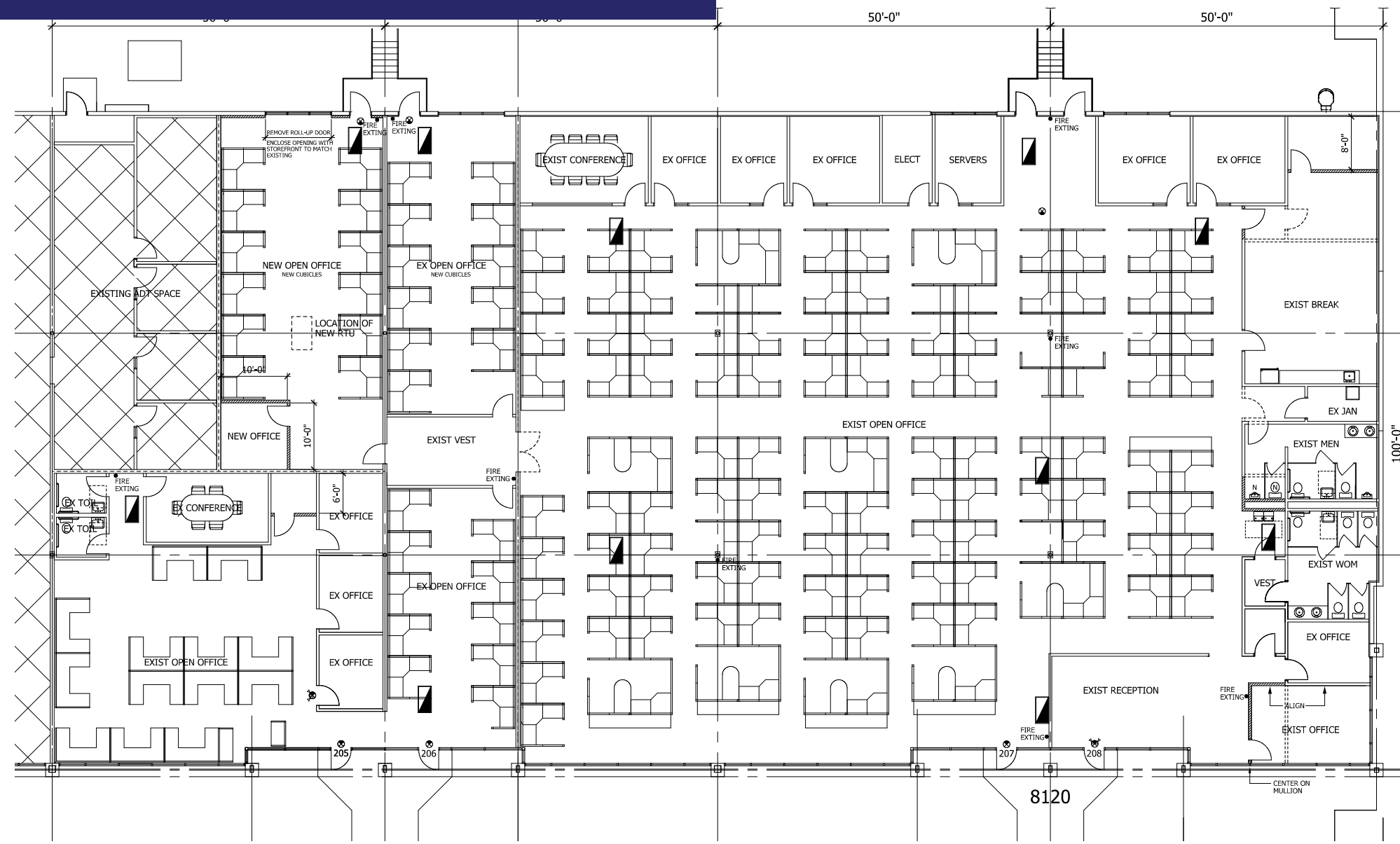


SITE PLAN



A	8100 Nations Way	58,000 SF
B	8120 Nations Way - 200	40,000 SF
C	8120 Nations Way - 100	40,000 SF
D	8201 Cypress Plaza Dr.	34,200 SF
E	8211 Cypress Plaza Dr.	32,300 SF
G	7215 Financial Way	59,500 SF
H	8200 Nations Way	36,000 SF
I	8230 Nations Way	44,000 SF
Total GLA:		344,000 SF





FRONT ENTRANCE



REAR ACCESS



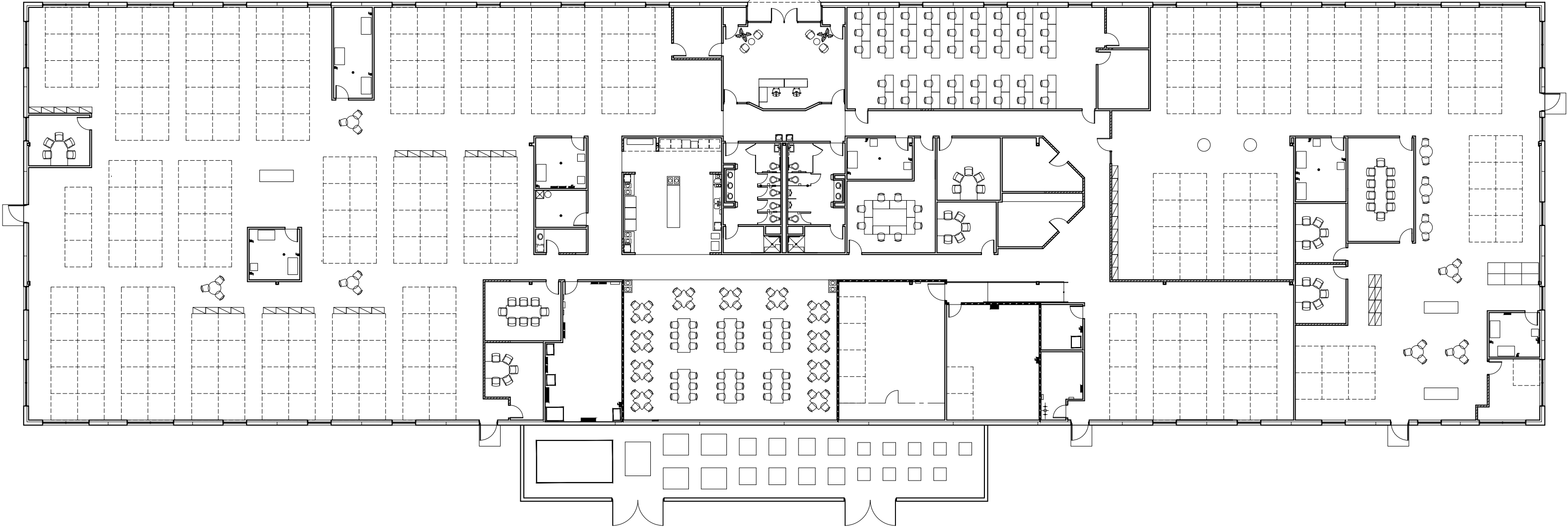
ABUNDANT PARKING

8200 NATIONS WAY

36,000 SF

H-100

FREE STANDING BUILDING • RECENTLY RENOTATED • 2ND GENERATION OFFICE SPACE



LOBBY / ENTRANCE



CONFERENCE ROOM

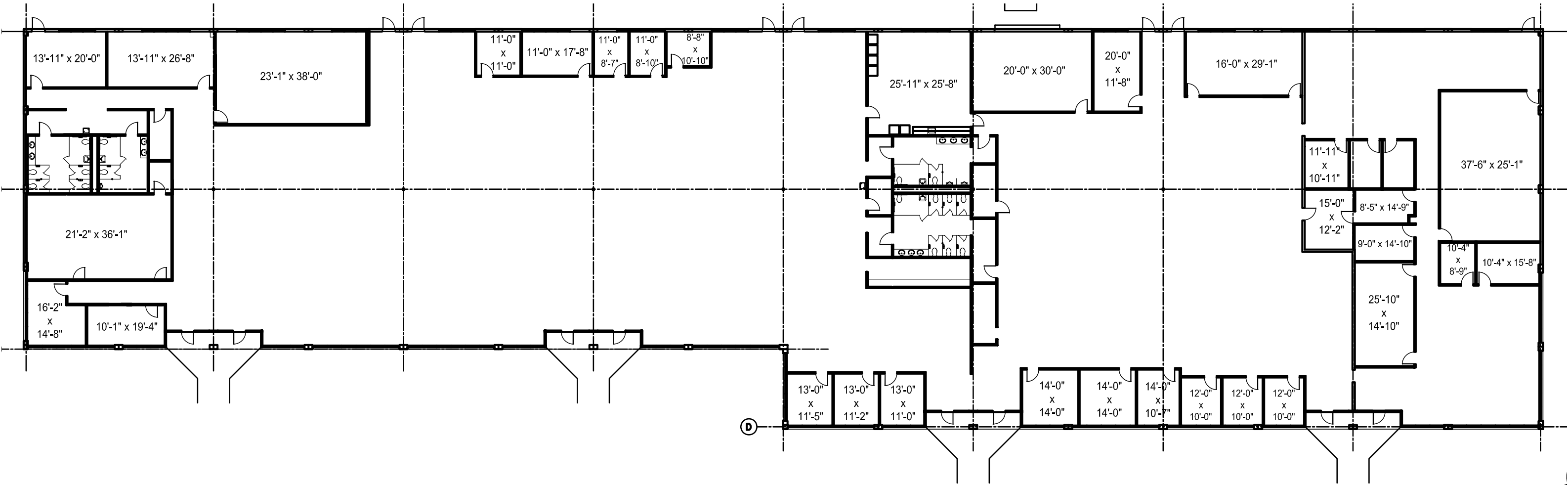


MODULAR WORK STATIONS



KITCHEN / BREAKROOM





CONFERENCE ROOM



KITCHEN / BREAKROOM



MODULAR WORK STATIONS



EXECUTIVE OFFICE



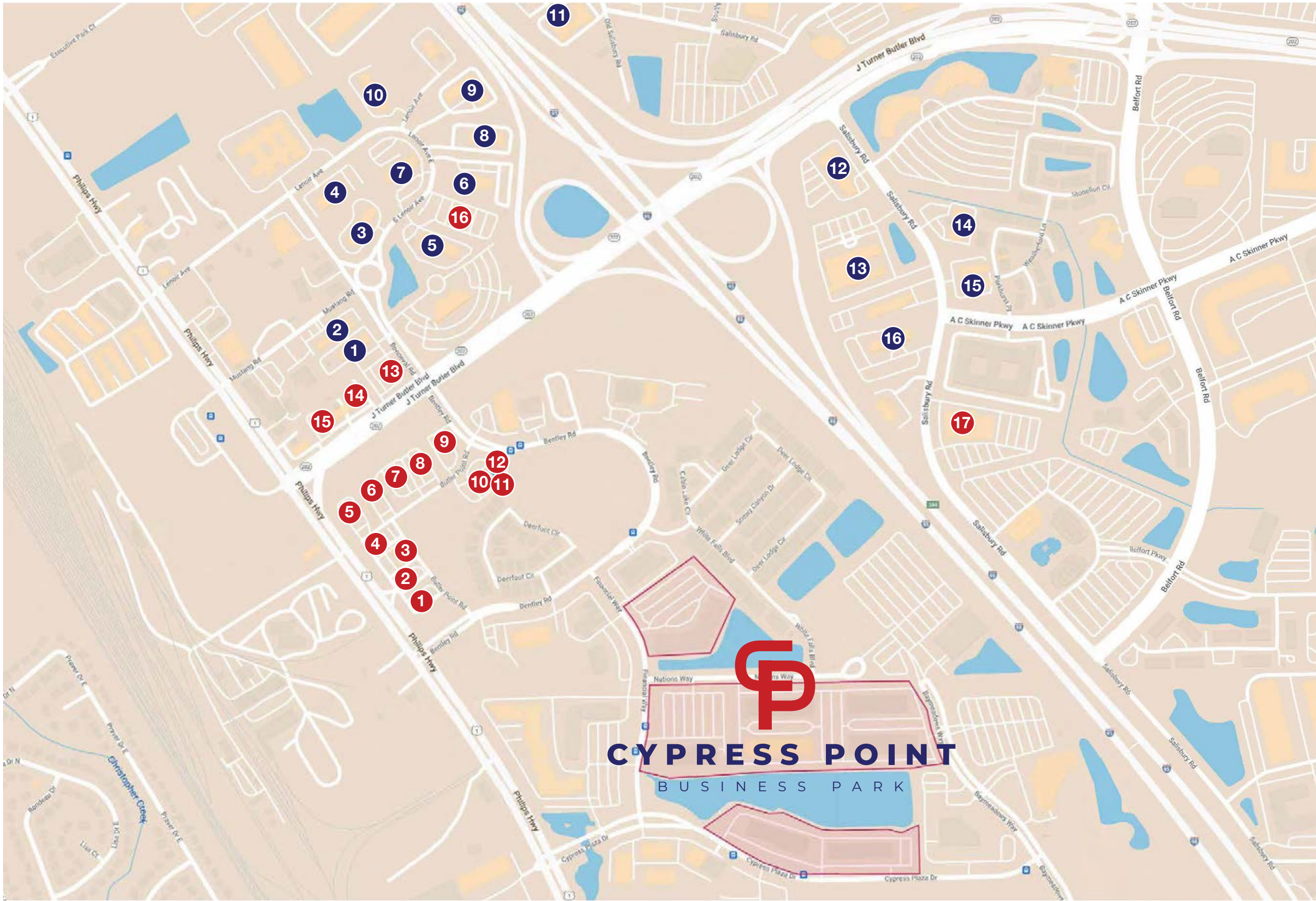
AREA AMENITIES

DINING

1. Dunkin'
2. Whataburger
3. Jimmy John's
4. Starbucks
5. Chick-fil-A
6. Sonic
7. Zaxby's
8. Wendy's
9. McDonald's
10. Smoothie King
11. Newk's Eatery
12. Chicken Salad Chick
13. Applebee's
14. Waffle House
15. Arby's
16. Cracker Barrel
17. Dave & Buster's

HOTELS

1. Baymont by Wyndham
2. Hometown Inn & Suites
3. Extended Stay America
4. Fairfield Inn & Suites
5. La Quinta Inn & Suites
6. Courtyard by Marriott
7. Hampton Inn
8. Red Roof PLUS+
9. Extended Stay America
10. TownePlace Suites
11. Tricove Inn & Suites
12. Wyndham Garden
13. Marriott
14. Holiday Inn Express & Suites
15. Extended Stay America
16. Premier Jacksonville Deerwood Hotel



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)



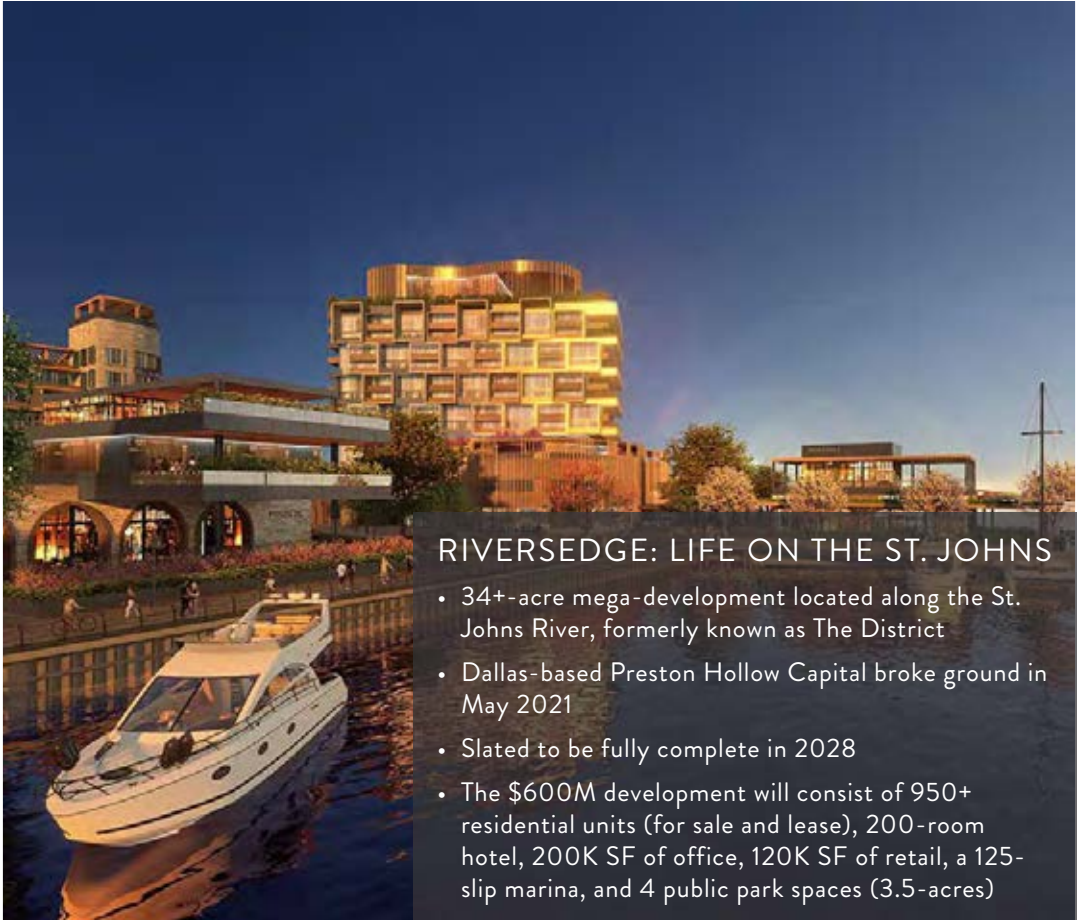
THE FOUR SEASONS AT THE SHIPYARDS

- 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



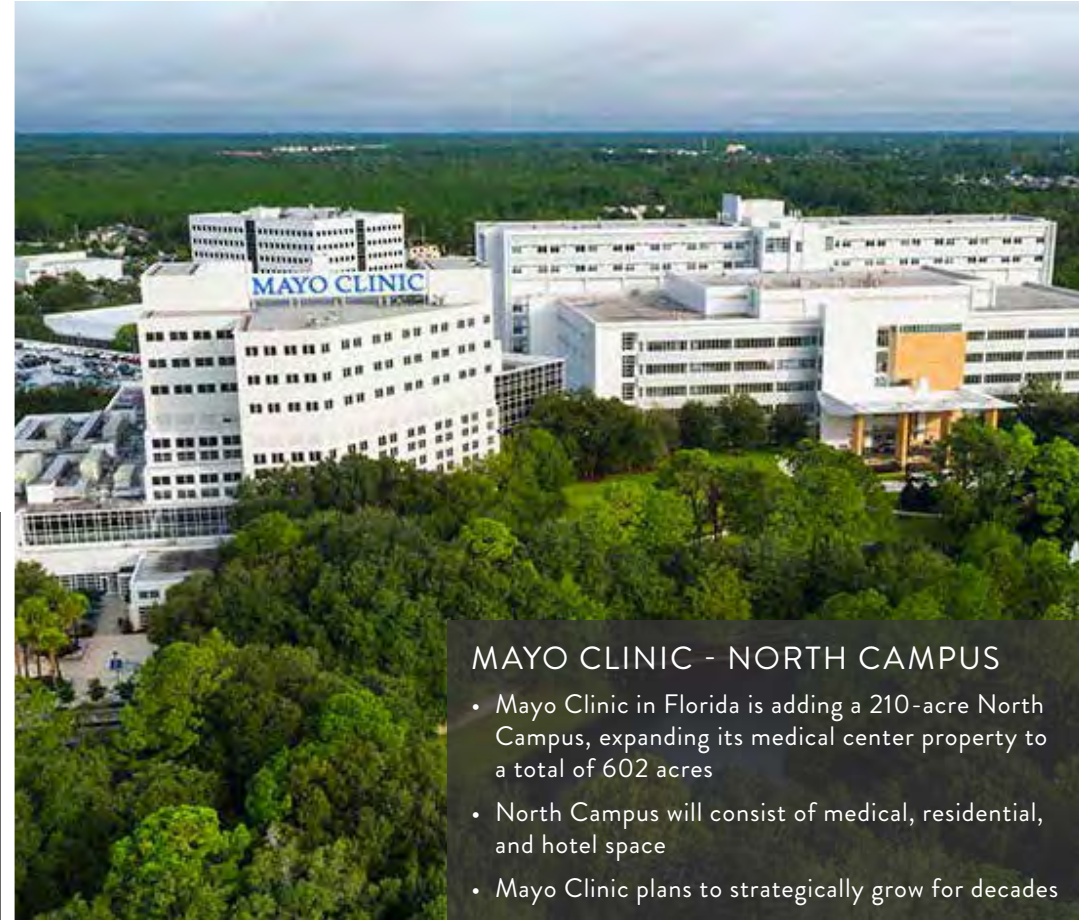
RIVERSEDGE: LIFE ON THE ST. JOHNS

- 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 | UP TO 36,000 SF



CYPRESS POINT
BUSINESS PARK

TO LEARN MORE, CONTACT THE LEASING TEAM:



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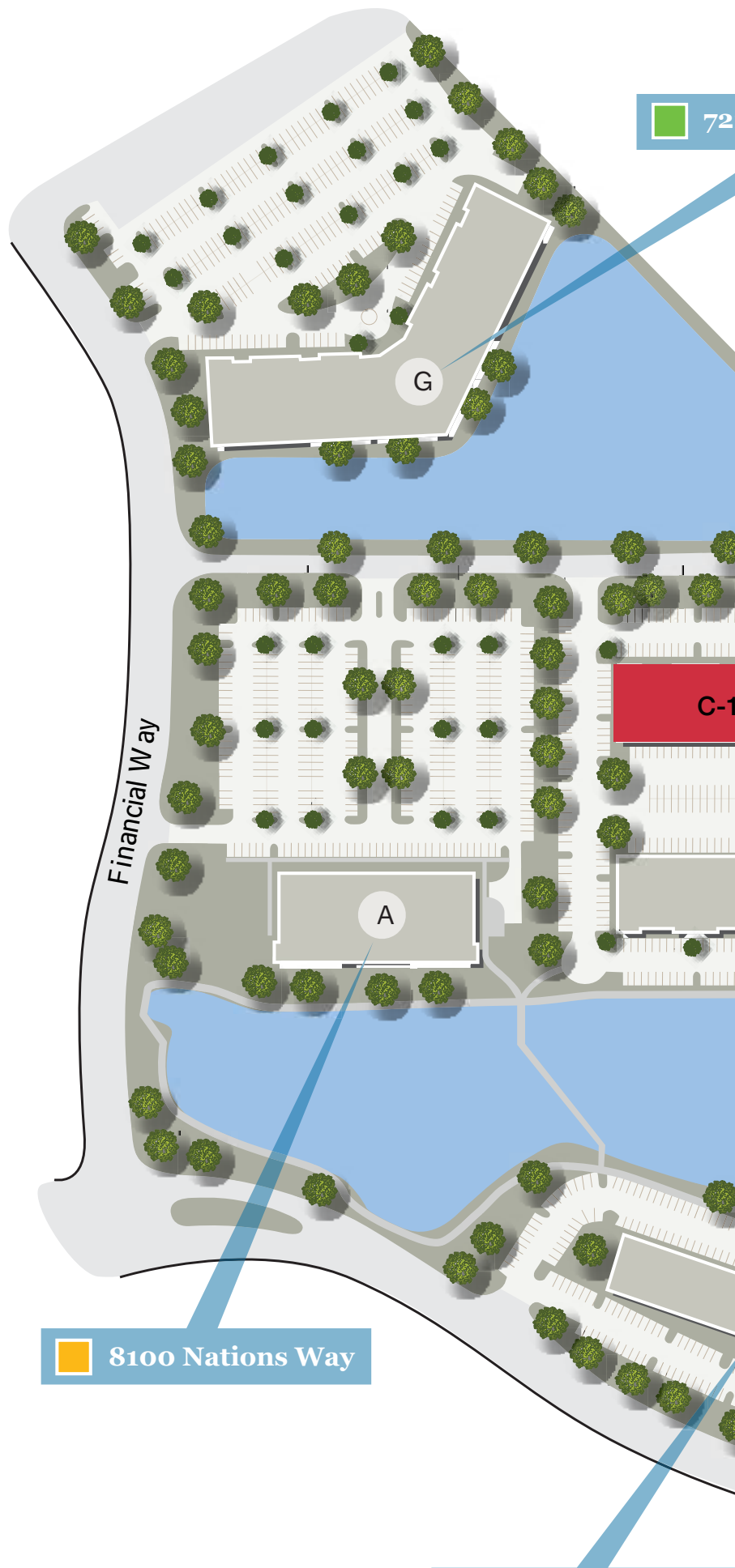
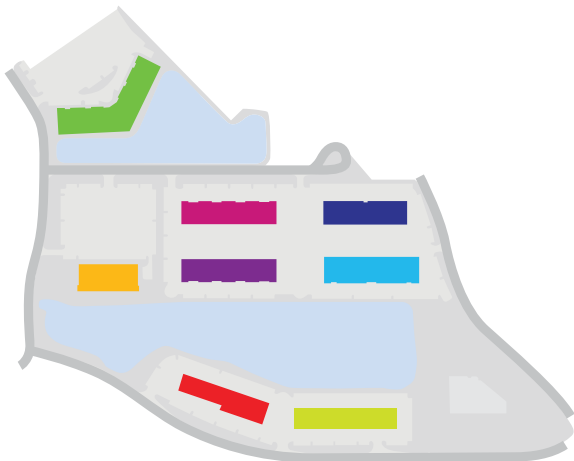


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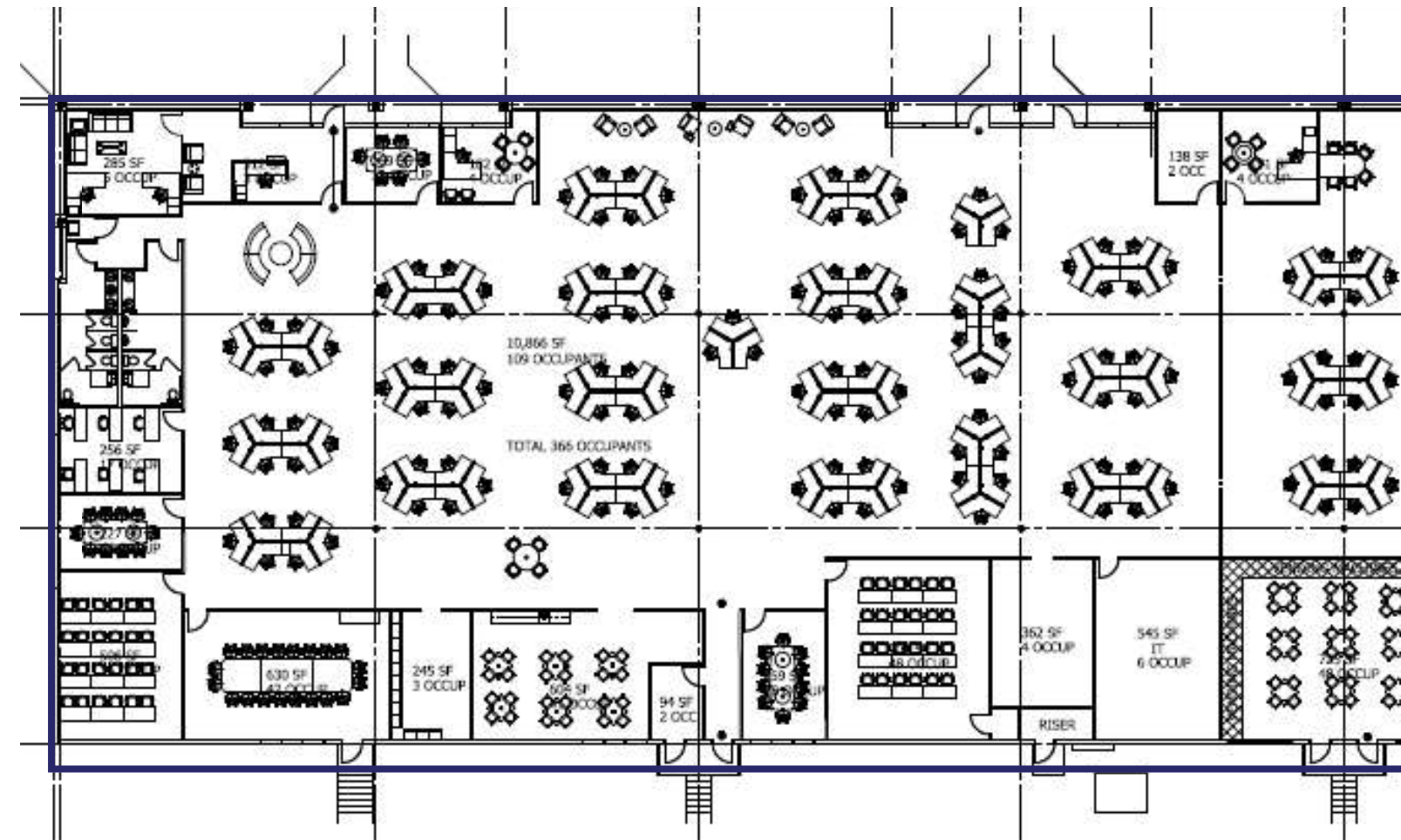


72

8100 Nations Way

8201 Cypress Plaza
JACKSONVILLE, FLORIDA • 1

8120 NATIONS WAY - 100



H-100

B-205-208

FRONT ENTRANCE



REAR ACCESS



E-105

D

11,960-30,088 SF
C-100

LEASED

ABUNDANT PARKING

