

1022

PARK STREET

JACKSONVILLE, FL 32204



WHO WE ARE... AND HOW WE GOT HERE

Built in 1927 by famous architect Roy Benjamin, the Five Points Theater Building is rich with history. Originally home to Riverside Theater, this building housed the first ever theater to show talking pictures in Florida and only the third in the entire nation. The building was originally designed to be easily converted back into a theater in case cinema was “just a trend.” Today, the iconic



1927-1949

The Riverside Theatre opens and screens the first film with sound ever in Jacksonville.

1949 - 1972

The theater remodeled and re-opened its doors, but this time with a new name that still stands to this day: “The Five Points Theater.”

1972

The theater underwent major renovations changing from its original Gothic Revival design.

1972-1984

The theater closes its doors after a 50-year run due to the dominance of suburban multi-screen cinemas in the market.

1984 – 1991

A professional live acting theater group, River City Playhouse, moves into the space.

1991 - 2004

Club5 transitions the movie theater offering live music performances ranging from Jive to Rock and Roll.

2004

A local family, the Shads, purchased the theater, closed down Club5 and gave the building a \$5M renovation, including restoring and converting the top three floors into office space. This resulted in the building being designated a ‘City of Jacksonville Landmark’.

(Source: 5pointsjax.com)

2011 – 2024

Sun-Ray Cinema opens and continues to operate the most popular theater in the city of Jacksonville.

2024

The Five Points Theater Building sells for the first time since its designation as a historic landmark. The new owners, Union South Partners, will improve the building aesthetic and update the branding in a way that honors the building’s heritage, while re-establishing it as a Jacksonville icon through innovative design of new office, retail and amenity space.



ABOUT UNION SOUTH PARTNERS

Union South Partners (“USP”) is a trusted private real estate investment firm that has been active for more than a decade in the Southeastern United States. With offices in Atlanta, GA and Charleston, SC, USP focuses on acquisition, development and repositioning of retail, mixed-use and creative office assets. Current and previous iconic projects include **The Cigar Factory** and **Navy Yard** in Charleston alongside **Westside Provisions** and **Purtian Mill** in Atlanta. The firm’s proven track record and strategic relationships position USP for sustained growth and wealth generation for its investment partners, while maintaining its core values of discipline, focus and integrity.

Union South Partners differentiates itself through a careful approach to add value through **design, architecture, marketing and a careful retail merchandising strategy** focused on food and beverage curation.

With a combined 50+ years of experience and 125+ million of capital deployed since 2013, Union South Partners’ entry into the rapidly growing Jacksonville market comes with a vision to bring **1022 Park Street** back to its prominence as a top building and landmark in the city.



Cigar Factory (Charleston, SC)



Westside Provisions

PROPERTY OVERVIEW

Located in the center of **Jacksonville's Historic 5 Points District**, the newly-reimagined **live music venue** brings modern, urban office and retail space to a building with 100 years of history.



HISTORIC CHARACTER IN A MODERN, INNOVATIVE, MIXED-USE DEVELOPMENT



HIGHLIGHTS

- 42,000± SF of retail and office space
- On-site café, restaurant and theater
- Rare, dedicated on-site parking
- Walkability to numerous breakfast, lunch, dinner, drink and park options

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OFFICE AVAILABILITY

4TH FLOOR
(1,349± SF)

3RD FLOOR
(470± – 1,600± SF)

2ND FLOOR
(350± – 850± SF)

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2





OFFICE HIGHLIGHTS

- Private offices or shared workspaces
- Major common area renovations underway
- Tenant controlled HVAC
- Secured access
- Rare, reserved on-site parking



A THRIVING URBAN NEIGHBORHOOD

An area unlike any other in Jacksonville – **5 Points** is a synergistic community of innovative retailers, chef-driven restaurants and a vibrant nightlife.

Listed in the **National Registry of Historic Places**, Riverside is one of Jacksonville's oldest and coolest neighborhoods. Voted as one of the country's **Top 10 Great Neighborhoods**, Riverside has a unique mix of history, culture, charm and modern design. This is a hip part of town with a **young millennial population** that has increased by 45% during the last five years.

Riverside is a true live-work-play destination.

5

POINTS

JACKSONVILLE, FL



#2 Most up-and-coming city
in America

\$220M Spent on food and
beverage in the area

93 Walkability score

5 BLOCKS From Jacksonville's Riverwalk
and Riverside Arts Market

5

POINTS

JACKSONVILLE



LOCATED IN ONE OF THE "TOP 10 NEIGHBORHOODS" IN THE COUNTRY

THE URBAN DIVISION



Matthew Clark
Sr. Vice President

Matthew Clark's professional perspective is based on more than 15 years of industry experience in development, leasing, marketing and place-making for a broad spectrum of retail real estate product types including: urban retail streets and districts, New Urbanism developments, mixed-use developments, lifestyle centers and grocery-anchored community centers. He blends long-term industry perspective, multi-disciplinary experience, sophisticated data analytics and relevant cultural and community dynamics to arrive at creative strategies for each unique property. Matthew's team currently oversees the merchandising of more than \$4B in mixed-use development in and around Jacksonville's Urban Core. Mr. Clark earned a Bachelor of Science in Communications from the University of North Florida.

+1 904 861 1139
matthew.clark@colliers.com



Sam Middlekauff
Senior Associate

Sam Middlekauff leverages his background in financial analytics along with his creative, forward-thinking approach to create value in vibrant, dynamic mixed-use neighborhoods. Sam's fully-integrated brokerage and consulting process allows for landlords of all asset classes to realize the highest potential return on investment. His expertise spreads throughout a wide variety of product types including the retail and office sector of urban mixed-use developments, historic adaptive re-use and urban infill opportunities. Mr. Middlekauff earned a Bachelor of Finance and a minor in real estate from the University of Alabama Culverhouse College of Business.

+1 904 861 1139
sam.middlekauff@colliers.com



Olivia Steinemann
Senior Associate

Olivia Steinemann is responsible for developing and executing retail and place-making strategies for The Urban Division. Olivia's passion for curating dynamic mixed-use environments has played a vital role in her success in bringing a client's vision to life. Ms. Steinemann's strategic merchandising approach is rooted in a deep understanding of consumer behavior and market trends. Curating a tailored mix of retail, office and commercial uses for each development by analyzing the local demographic, psychographic and economic factors. Olivia partners with visionary clients to do work in areas and on projects with density, walkability and the potential for community building. Ms. Steinemann earned a Bachelor of Science in Marketing from Florida State University's College of Business.

+1 904 861 1139
olivia.steinemann@colliers.com

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Matthew Clark

Senior Vice President

+1 904 861 1139

matthew.clark@colliers.com

Sam Middlekauff

Senior Associate

+1 904 861 1139

sam.middlekauff@colliers.com

Olivia Steinemann

Senior Associate

+1 904 861 1139

olivia.steinemann@colliers.com

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