

An aerial night rendering of a city development, likely a waterfront area. The scene is dark, with lights from buildings and streets illuminating the landscape. A large, curved structure, possibly a stadium or arena, is visible on the right side. The text 'ONE TOWER COURT' is overlaid in the center, with each letter filled with a different scene from the development, such as a park, a building, or a street. The letters are outlined in white.

ONE
TOWER
COURT

ONE TOWER COURT

137,000 SF Class A+ Office Building



THE SPORTS & ENTERTAINMENT DISTRICT

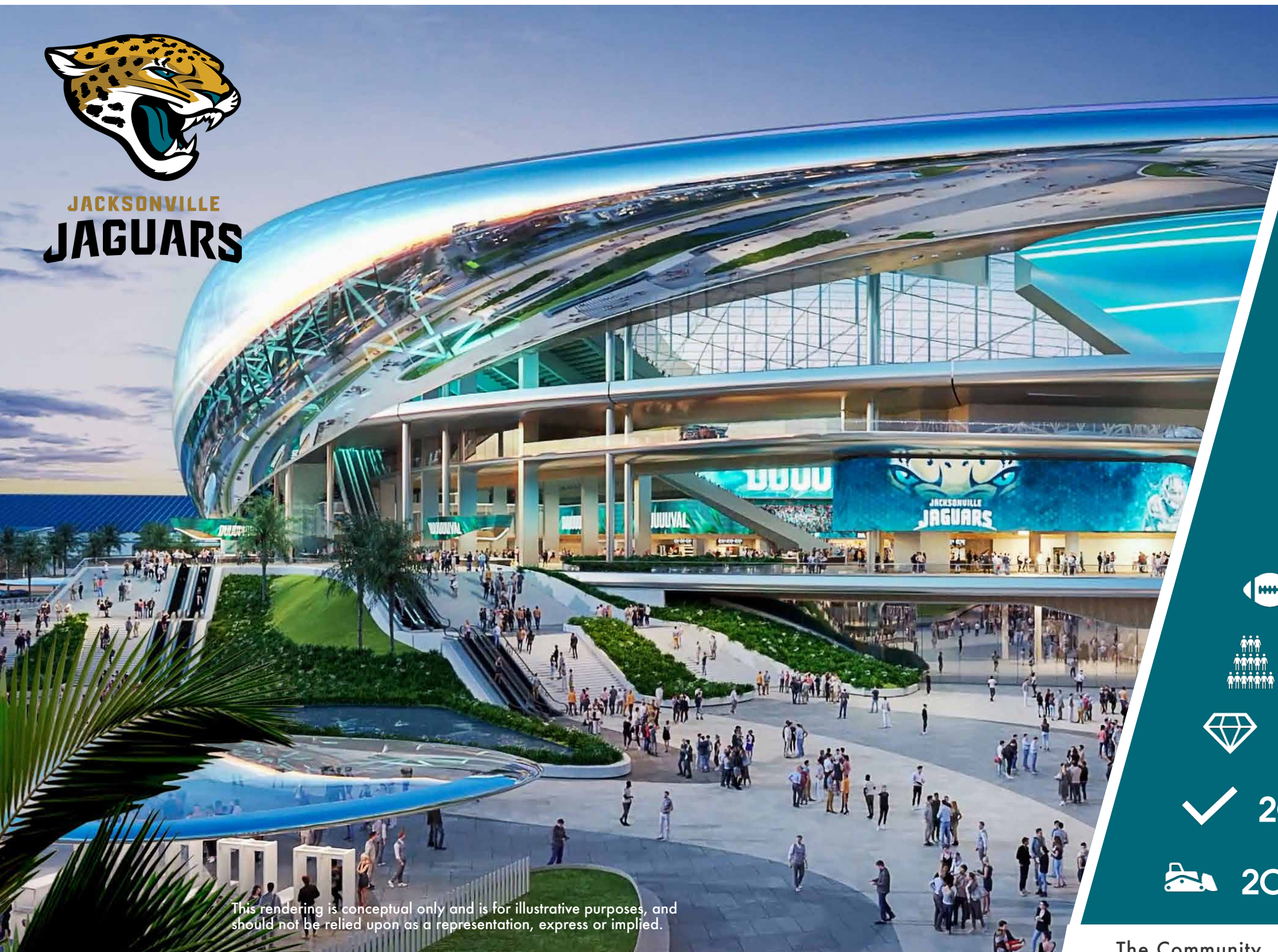
The Khan Family, owners of the Jacksonville Jaguars, are deeply engaged in the development of the Sports & Entertainment District, a key component of a major redevelopment effort transforming Downtown Jacksonville. The early phase of the emerging Sports & Entertainment District, which includes a restored 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



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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

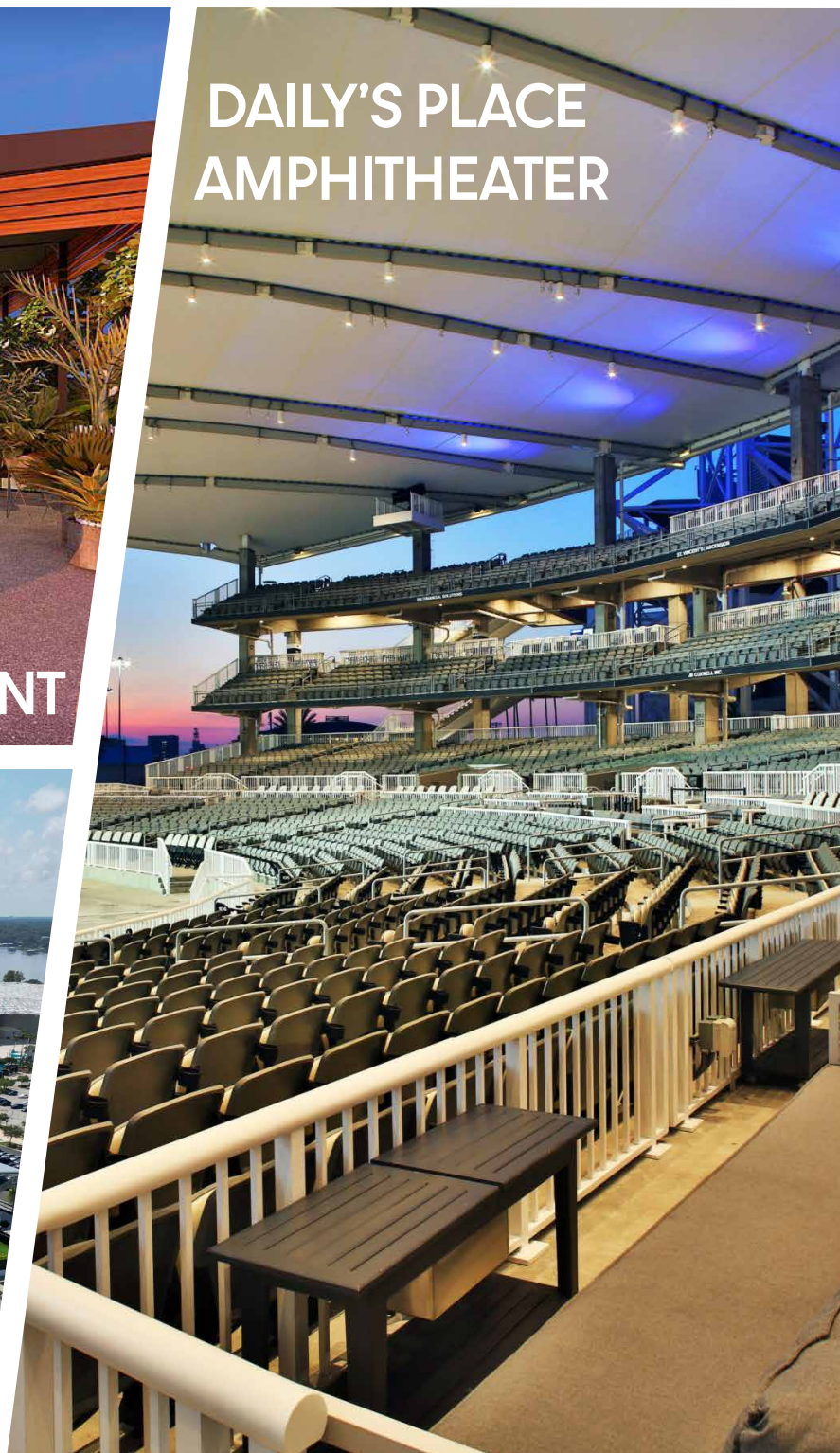
 **2025** Stadium Construction Begins

FOUR SEASONS

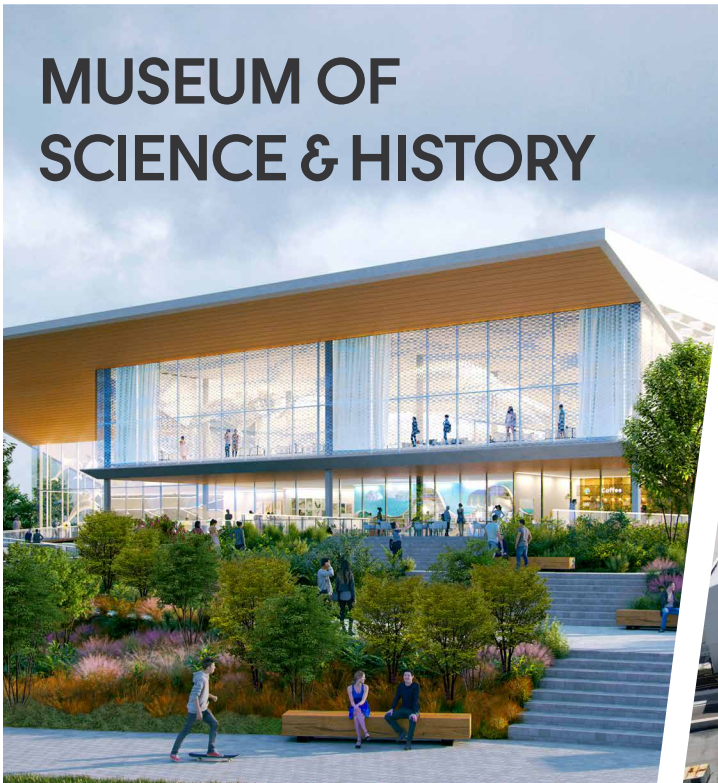


MARINA & ASADO LIFE RESTAURANT

DAILY'S PLACE AMPHITHEATER



MUSEUM OF SCIENCE & HISTORY



MILLER ELECTRIC CENTER



4,383 SF RESTAURANT
Ground Floor of One Tower Court

2 UNIQUE RESTAURANTS
Including a Michelin Star Chef Dining Option



FOUR SEASONS™

**INTUITION ALE WORKS &
MANIFEST DISTILLING**

Brewery, Distillery & Restaurant - 1 Block West
←

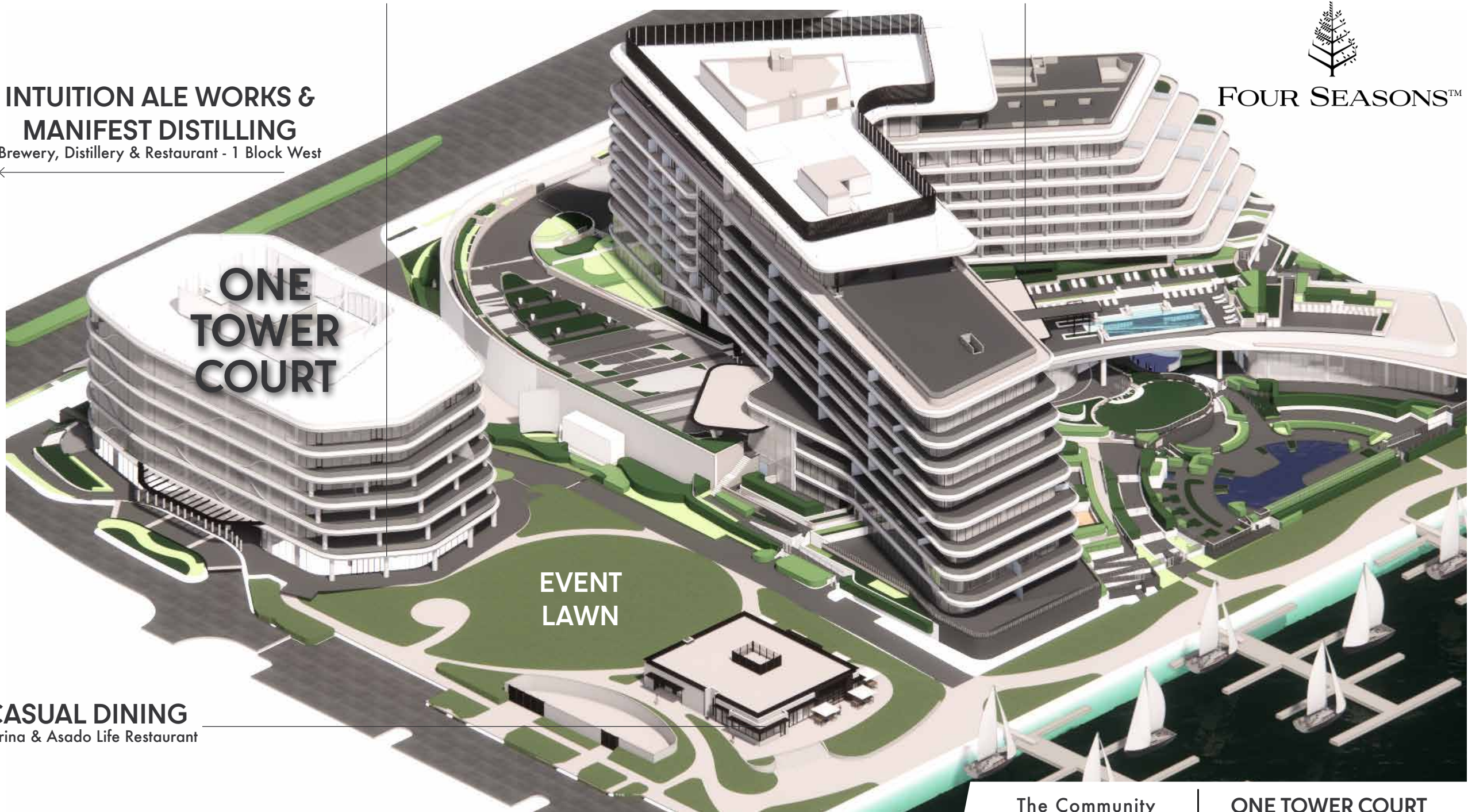
**ONE
TOWER
COURT**

**EVENT
LAWN**

CASUAL DINING
Marina & Asado Life Restaurant

The Community

ONE TOWER COURT





FOUR SEASONS™



The Community

ONE TOWER COURT

STACKING PLAN

6TH FLOOR

Timucuan Asset Management
AVAILABLE 13,060 SF Office including 516 SF of Private Terraces

5TH FLOOR

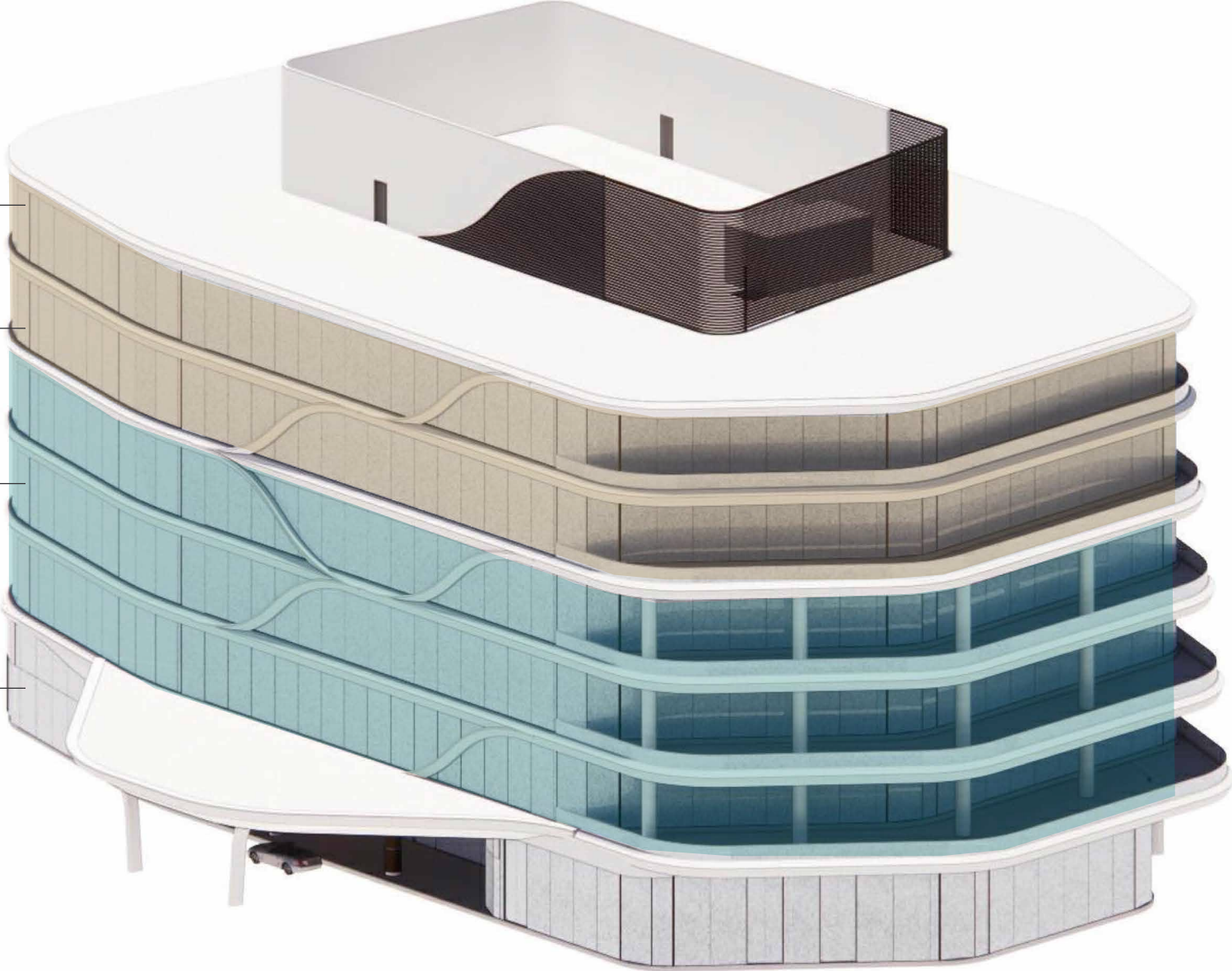
Foley & Lardner LLP

2ND - 4TH FLOORS

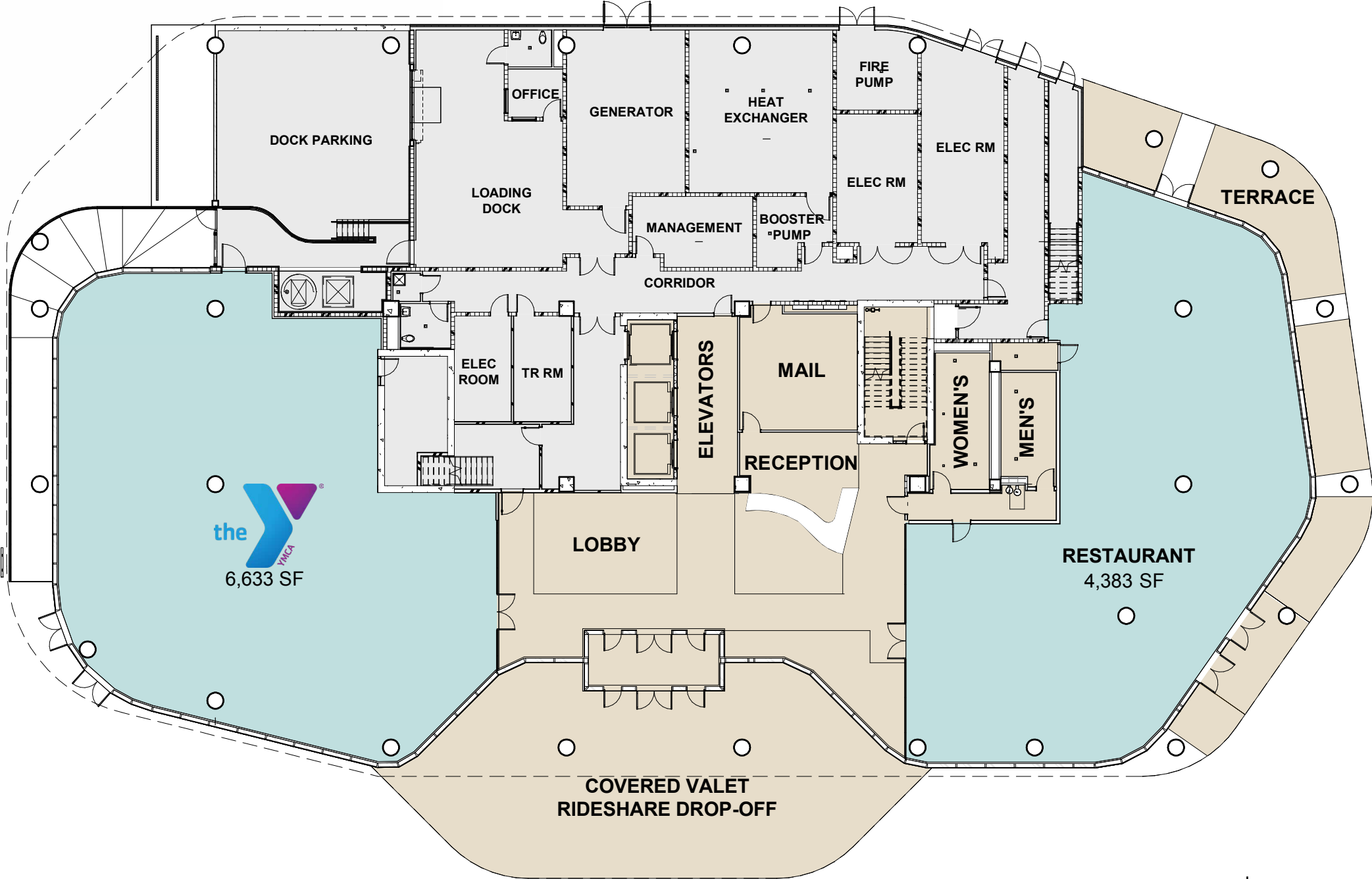
Jacksonville Jaguars Headquarters

GROUND FLOOR

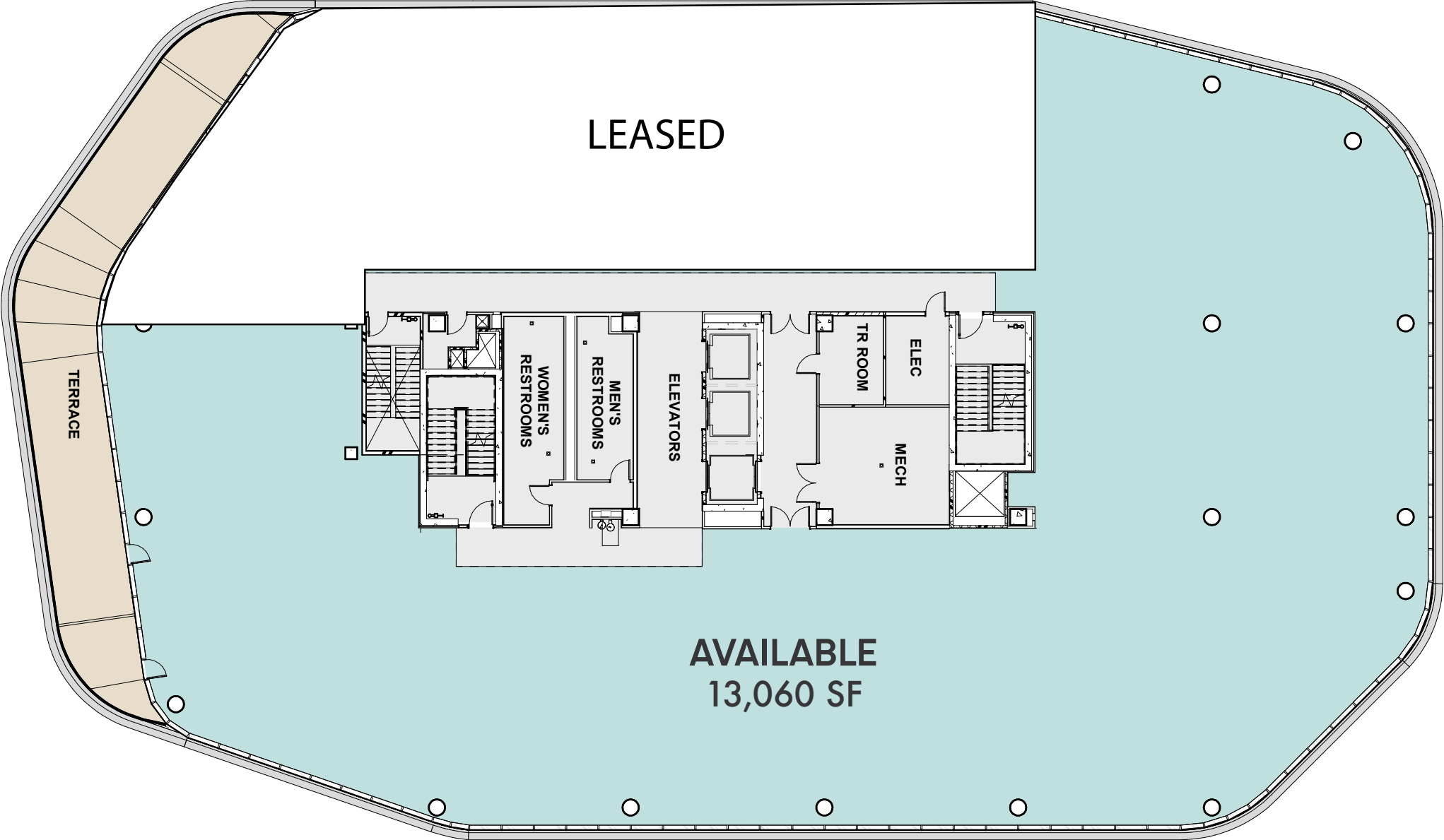
Covered Valet/Rideshare Drop-Off
Lobby/Common Area
6,633 SF YMCA
4,383 SF Restaurant



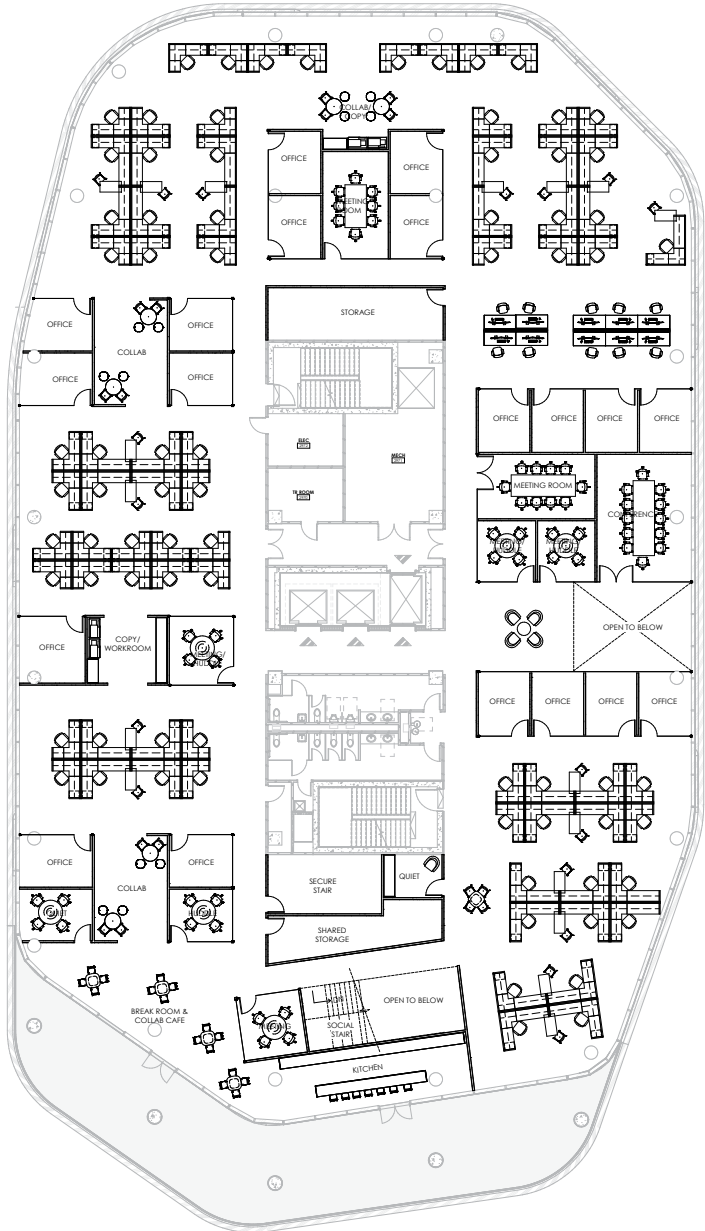
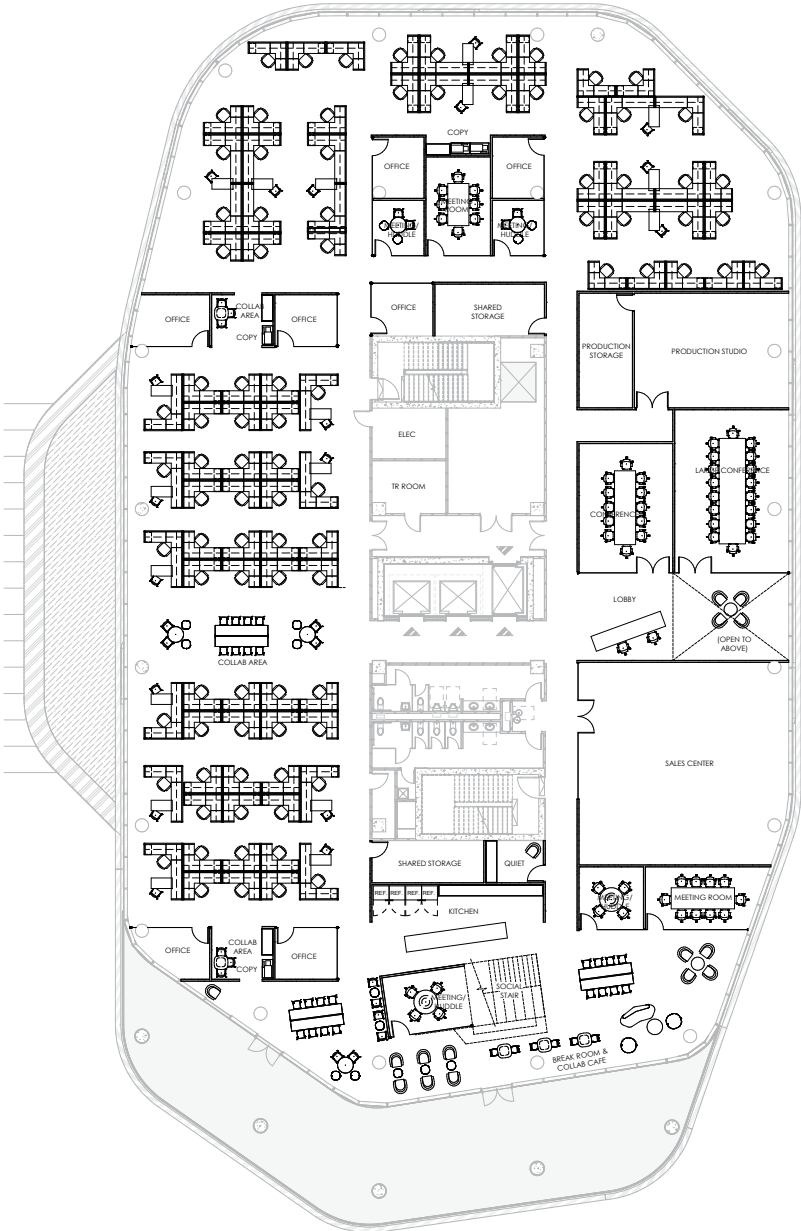
GROUND FLOOR MASTER PLAN



6TH FLOOR PLAN



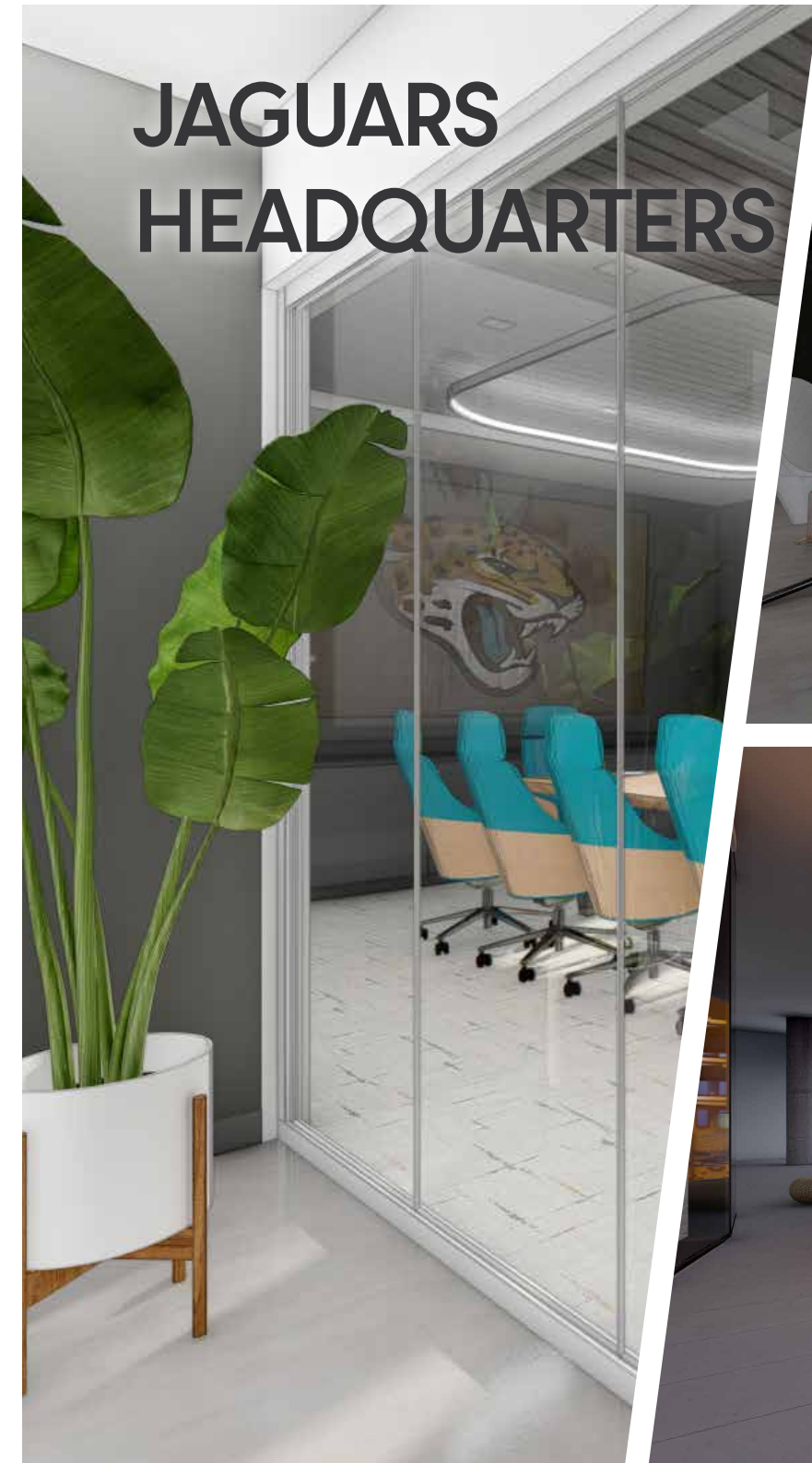
CONCEPT PLANS



OFFICE LOBBY



JAGUARS HEADQUARTERS



ONE TOWER COURT

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FLORIDA

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HKS



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