



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



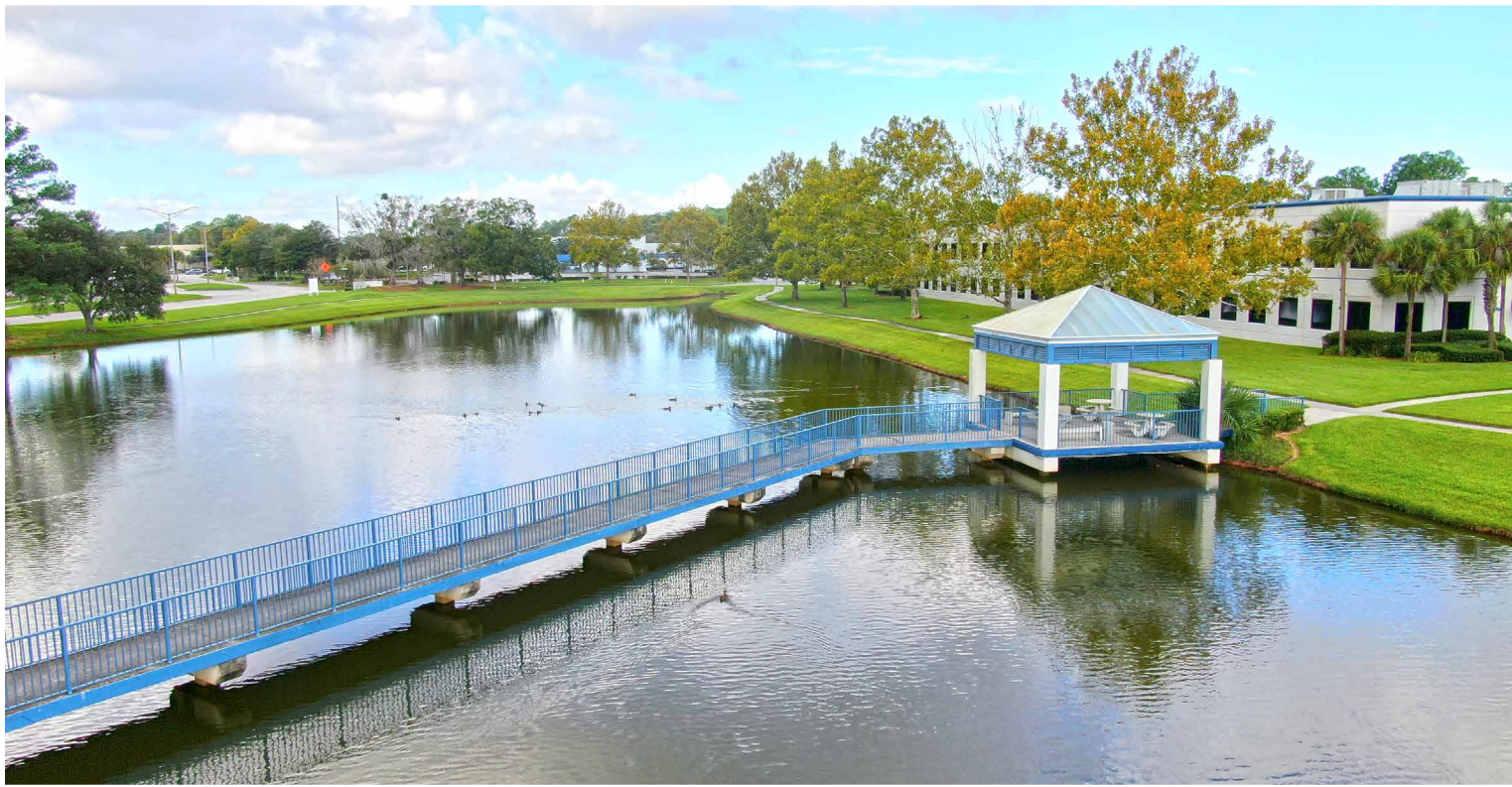
HIGH QUALITY TENANTS SUCH AS FANATICS, CITY FACILITIES, AND US ASSURE AMONG OTHERS



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).



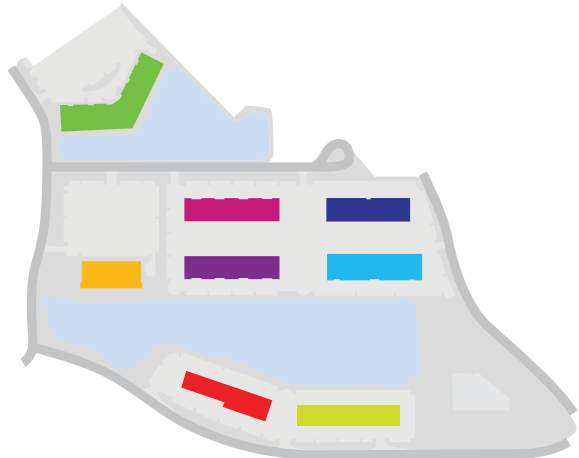
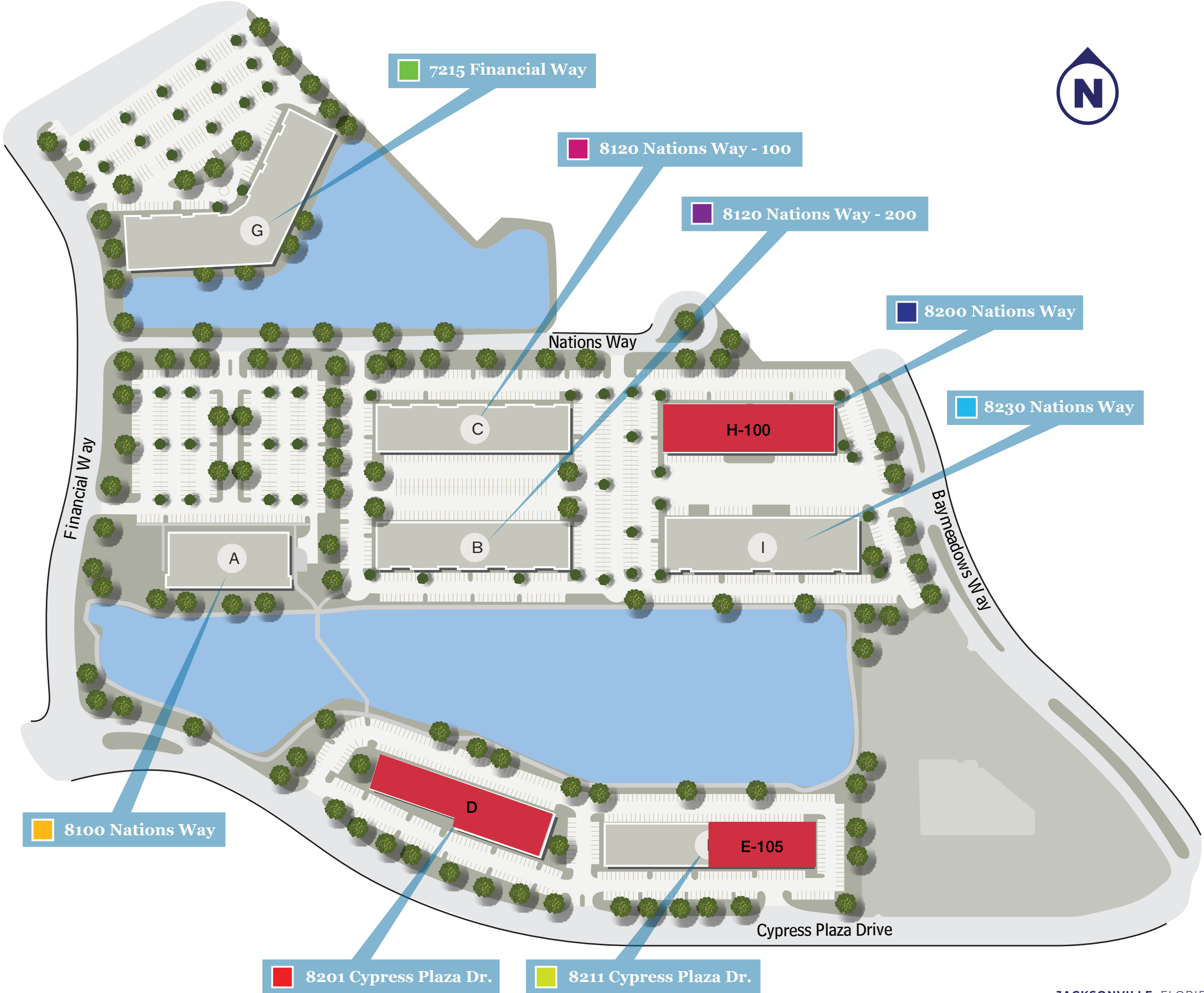
PARKING RATIO 6.3 / 1,000 SF



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

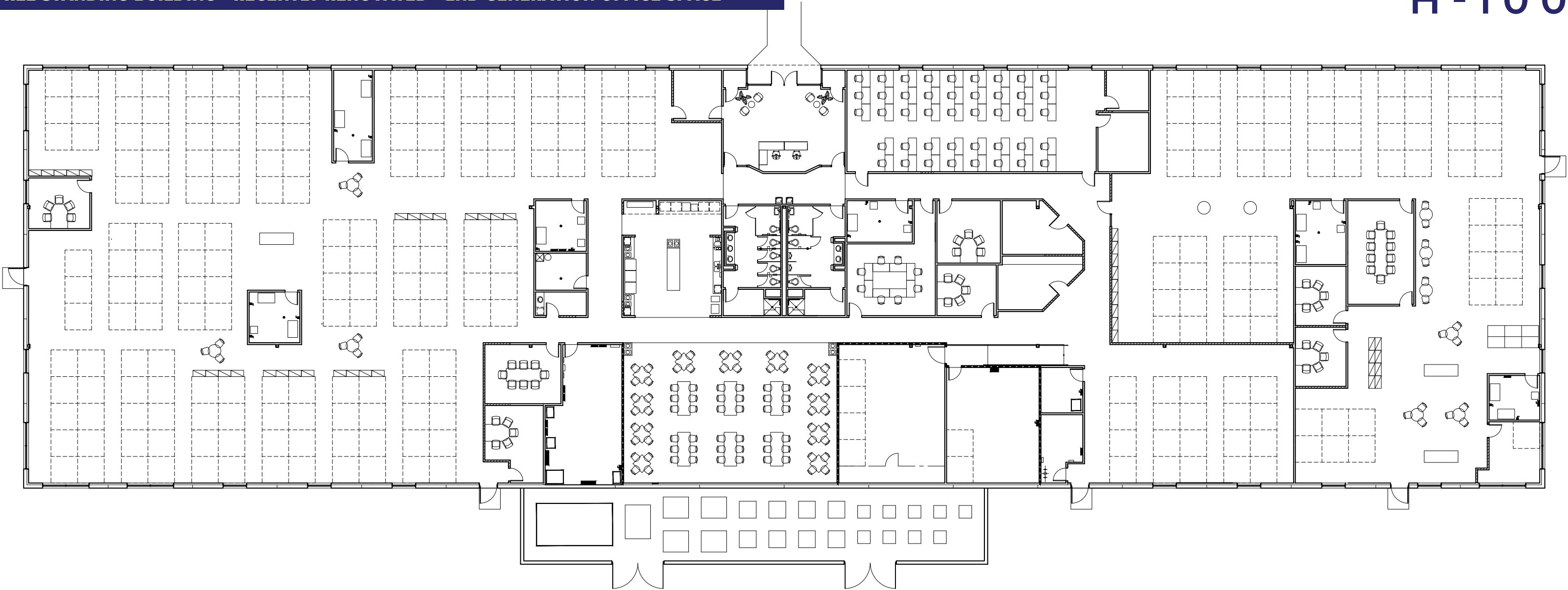


8200 NATIONS WAY

36,000 SF

H-100

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



LOBBY / ENTRANCE



CONFERENCE ROOM

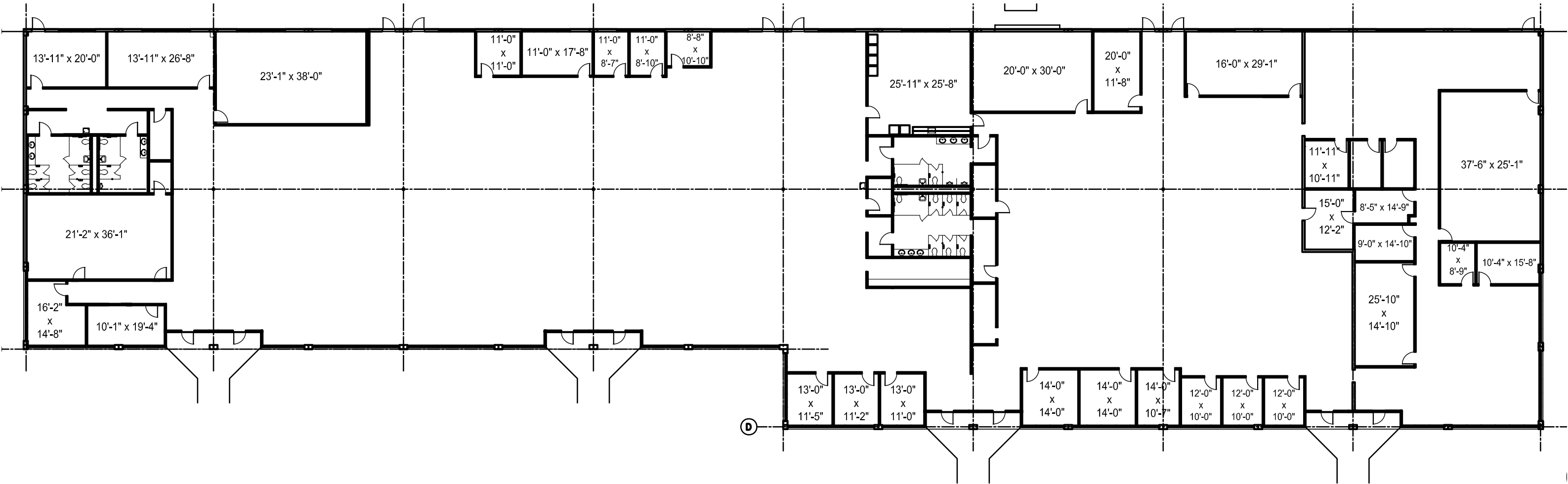


MODULAR WORK STATIONS



KITCHEN / BREAKROOM





CONFERENCE ROOM



KITCHEN / BREAKROOM



MODULAR WORK STATIONS

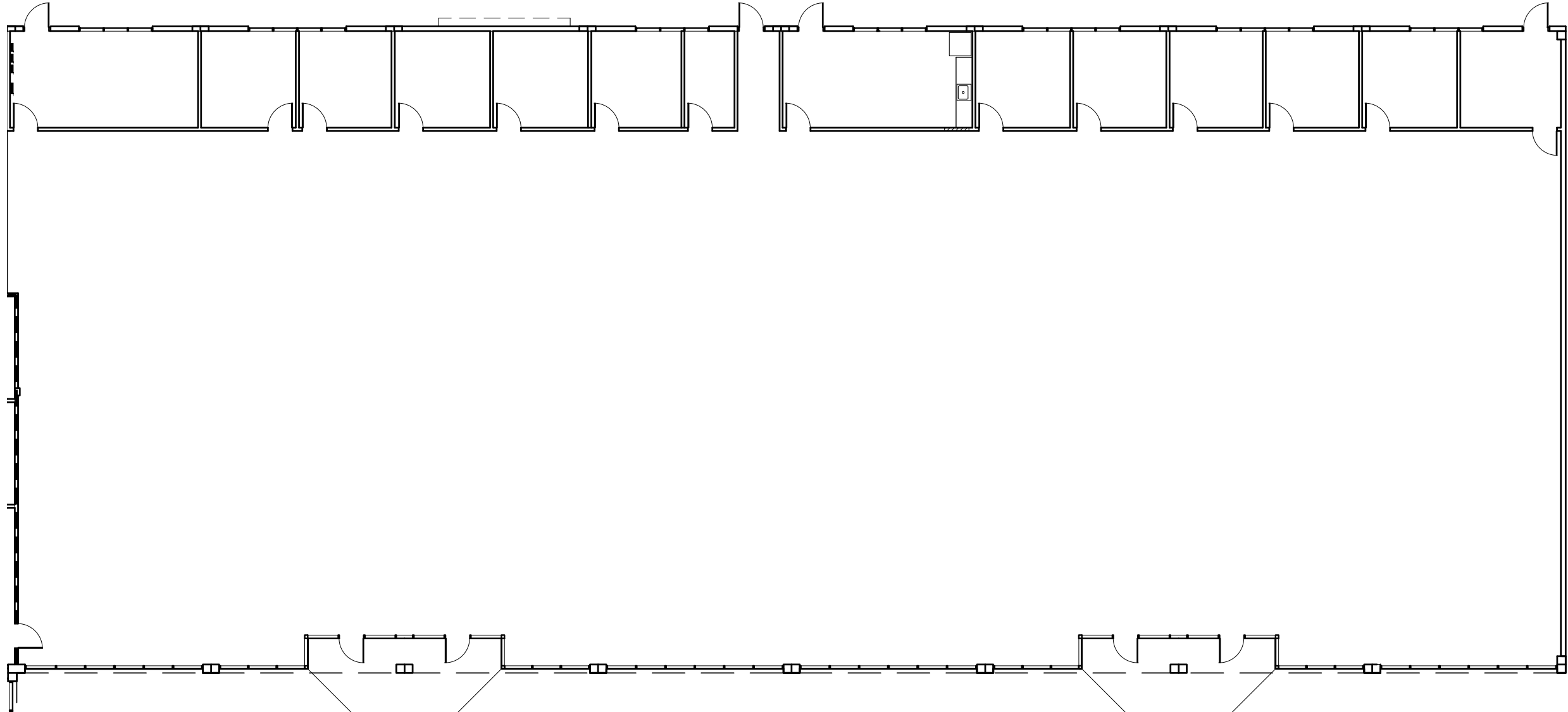


EXECUTIVE OFFICE



LAKE VIEWS • SHELL CONDITION • READY FOR CUSTOM FINISHES

CONCEPTUAL PLAN E-105



QUALITY CONTRUCTION



AMPLE PARKING



FLOOR TO CEILING WINDOWS



PRIVATE OFFICE



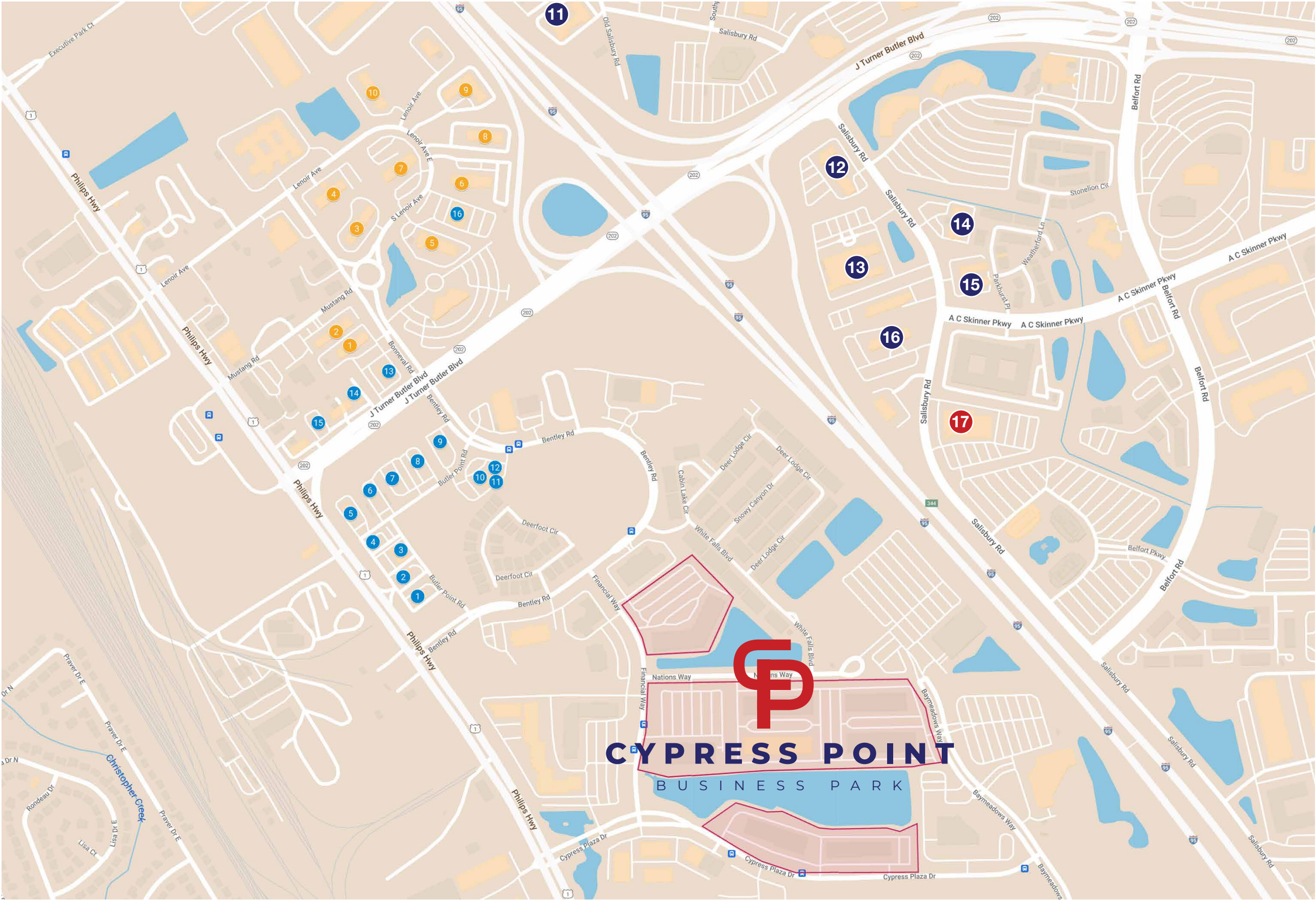
AREA AMENITIES

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



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

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

TO LEARN MORE, CONTACT THE LEASING TEAM:



PATRICK CARNEY
Vice President
+1 904 404-4456
pc@naih hallmark.com



JASON PURDY
Vice President
+1 904 631-5163
JP@naih hallmark.com



200 Riverside Avenue, Suite 5
Jacksonville, Florida 32202
+1 904 363 9002
naih hallmark.com

©2023 NAI Hallmark

The contents are intended for the individuals to whom it is presented or delivered and their company associates. Any dissemination or replication, without the express authorization of NAI Hallmark is strictly prohibited.