

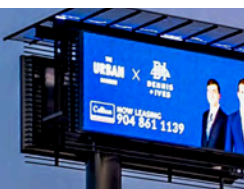


DENNIS + IVES



# DENNIS + IVES

CREATIVE OFFICE SPACE  
1505 DENNIS STREET | JACKSONVILLE | FLORIDA 32204





# INTRODUCING Dennis + Ives, a development by 95

Arch Partners QOZ Fund, LLC This unique retail, office, and mixed use collaborative experience is in the newest up-and-coming sub-market of Jacksonville, The Rail Yard District.

By recreating the entryway to Florida's First Coast, this new mixed-use development will become Jacksonville's new first impression with visibility to approximately 60 million cars per year on I-95.

Steeped in history but designed for the future, The Rail Yard District combines longstanding, strong and growing large businesses with innovative retail and civic-minded companies to create a unique sense of place and excitement to an urban neighborhood.

# HIGHLIGHTS



Located in the Rail Yard District adjacent to Downtown, Brooklyn, and Riverside.



Over 60 million vehicles drive past this site on Interstate 95 each year.



Offering flexible design and build to suit opportunities.



Tenants can enjoy the experience of on site Pickleball + Petanque courts.



First mover incentives for initial tenants.



## CONCEPTUAL SITE PLAN

### CREATIVE OFFICE FEATURES:

- Secured Access
- Catering Kitchen
- Shared Conference Room
- Exterior Furnished Patio and Greenspace
- Free Parking
- Digital Signage Exposure







BEFORE



AFTER



click here for virtual tour



# CREATIVE OFFICE

1,500± - 8,350± SF available

rate: \$18.00 nnn

excellent access to I-95, I-10 + downtown

access to I-95 digital signage

walking distance to the emerald trail

free parking

This 70,000 SF mixed-use development is will encompass 28,000 SF of creative office space, with access to a digital billboard that has exposure to 68 million cars a year. Office users will have access to an on-site café, free parking, a shared green space with an outdoor lounge area, and many more amenities.

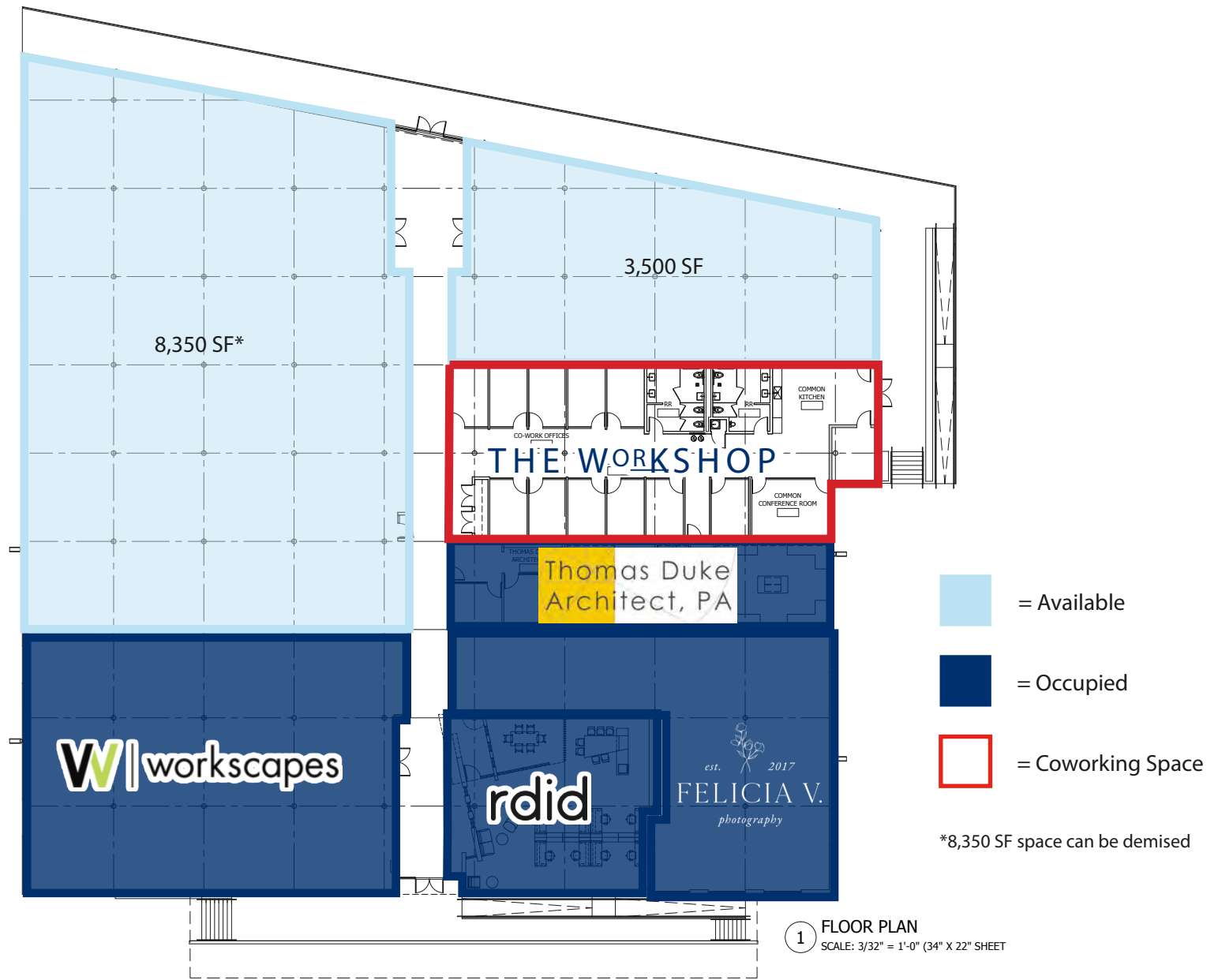




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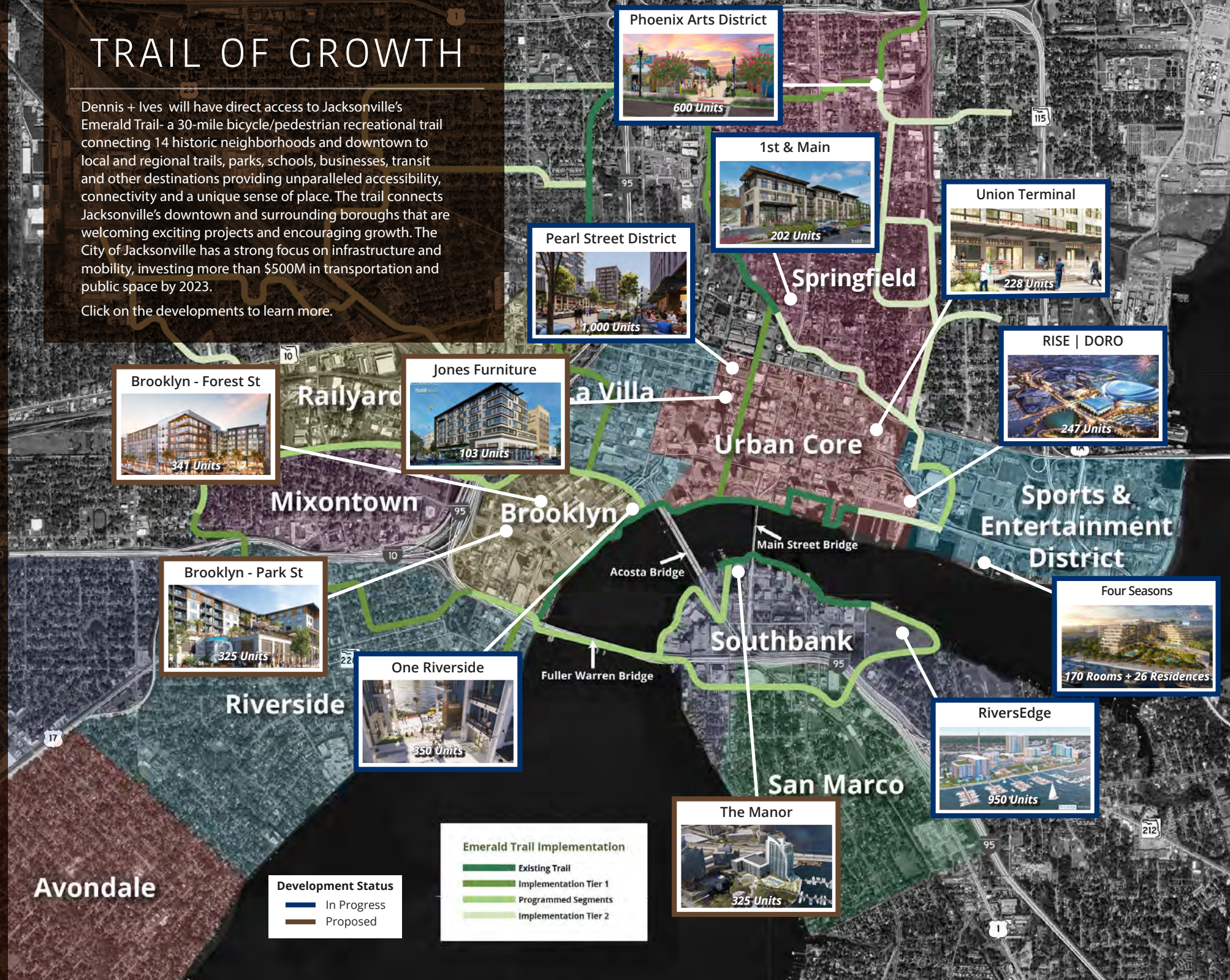
1 FLOOR PLAN  
SCALE: 3/32" = 1'-0" (34" X 22" SHEET)





# TRAIL OF GROWTH

Dennis + Ives will have direct access to Jacksonville's Emerald Trail - a 30-mile bicycle/pedestrian recreational trail connecting 14 historic neighborhoods and downtown to local and regional trails, parks, schools, businesses, transit and other destinations providing unparalleled accessibility, connectivity and a unique sense of place. The trail connects Jacksonville's downtown and surrounding boroughs that are welcoming exciting projects and encouraging growth. The City of Jacksonville has a strong focus on infrastructure and mobility, investing more than \$500M in transportation and public space by 2023. Click on the developments to learn more.







# DOWNTOWN JACKSONVILLE



\$517M in season revenue (2023)  
67,681 spectators in average home game attendance (2022)



75 home games scheduled in 2023 season  
5,100 in average game attendance



37 home games scheduled in 2022-2023 season  
7,749 in average game attendance-- the highest in ECHL (2023)



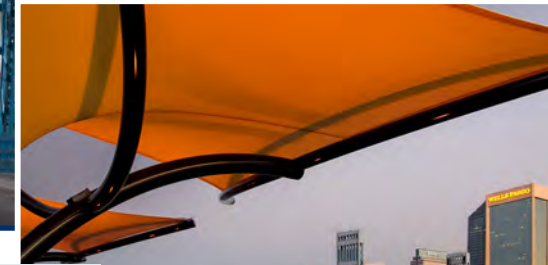
28 concerts held in 2022  
656,134 in annual attendance



150+ events held annually  
\$16M in economic impact during 2021-2022

## 18.5M VISITORS ANNUALLY

2M more visitors than St. Johns Town Center



VENUE	# OF EVENTS
TIAA BANK FIELD	245
CENTER FOR THE PREFORMING ARTS	224
CONVENTION CENTER	200
VYSTAR VETERAN'S MEMORIAL ARENA	128
RITZ THEATER	86
121 FINANCIAL BALLPARK	83
DAILY'S PLACE	31

### POPULATION

- 97.5% residential occupancy rate
- 72.2% of the population has a four year degree or higher
- 53% residents between 25-54 years old
- 50% increase in multifamily residential growth during the last 10 years

### OFFICE

- 3 Fortune 500 headquarters
- 2,400 businesses in downtown
- 64% of employees downtown have an annual income of \$80,000+
- 54% of employees live less than 20 minutes from downtown
- 65,119 daytime employees

### EDUCATION

- 3 major college campuses downtown
- 1 law school
- \$300M proposed UF Tech & Innovation Campus

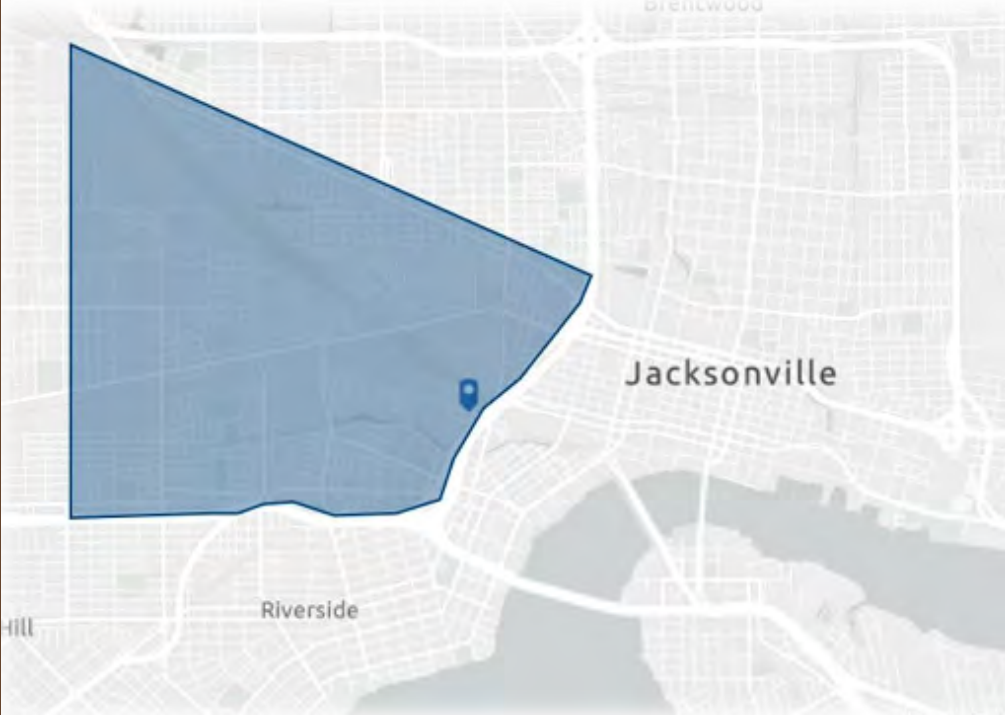
### MEDICAL

- 5 major hospital campuses less than three miles from downtown

### GROWTH

- 2 new headquarters, FIS (fintech) and JEA (public utility), have added more than 500K SF of office space Downtown
- 245K SF retail space under construction
- 1,580 multifamily units under construction

Source: Downtown Investment Authority



\* The district gets its name from the rail yards located in the district, which has been in operation since 1858.



# GET EXCITED FOR THE RAIL YARD DISTRICT

- The revitalization of The Rail Yard District brings **authenticity** and new life to this soon-to-be regional destination by creating a **unique sense of place** and different type of vibe and excitement to urban living.
- Businesses in the area include longstanding and growing large companies, **innovative retail**, and civic-minded businesses.
- **Home** to the **Jacksonville Farmers Market**, Florida's largest and oldest public market and **Eco-Relics**, the largest architectural salvage company within a five-state area.
- The Rail Yard District formed its business council in 2017 and now **consists of 62 businesses**.
- The Business Council's goals for the coming year include advancing advocacy efforts for **infrastructure improvements** to the area and creating a brand for the district.
- Located within an **Opportunity Zone**, one of the most exciting prospects of our commercial real estate generation.
- Local Initiative Support Council (LISC) is working with businesses to better the sub-market through expanding on the area's assets providing **grants for improvement**.
- LISC has also provided a grant to curate new murals and is implementing a tree planting project to **revamp the district**.
- Groundwork and the City are working together to restore **McCoy's Creek** and to create **The Emerald Necklace**, a picturesque recreational destination and a string of trails to connect 14 urban neighborhoods with pedestrian pathways and bike trails.







**MATTHEW CLARK**  
Senior Vice President  
+1 904 861 1139  
Matthew.Clark@colliers.com

**SAM MIDDLEKAUFF**  
Associate  
+1 904 861 1139  
Sam.Middelkauff@colliers.com

**OLIVIA STEINEMANN**  
Associate  
+1 904 861 1139  
Olivia.Steinemann@colliers.com



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