

550

NOW LEASING
WATER STREET
JACKSONVILLE, FLORIDA

YOUR BUSINESS SIGNAGE HERE

NAL Hallmark

PROPERTY HIGHLIGHTS

Featuring panoramic views of Downtown Jacksonville and the St. Johns River, 550 Water Street offers a Downtown office experience in an expertly maintained midrise tower. Located at the corner of Water Street and CSX Drive with near direct access to Jacksonville's major thoroughfares including Interstate 95 and 10, tenants will enjoy a close proximity to the Northbank, Southbank and Brooklyn/Riverside neighborhoods. The location offers a wide range of amenities including public outdoor space, numerous restaurants ranging from fast casual to high end, grocery anchored retail centers, a state-of-the-art YMCA gym and rehab center, among many others.



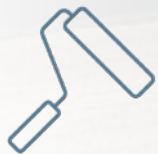
EFFICIENT 16,000 SF
FLOORPLATE AVAILABLE



FULLY FURNISHED PLUG AND
PLAY OPPORTUNITIES



24-HOUR SECURITY



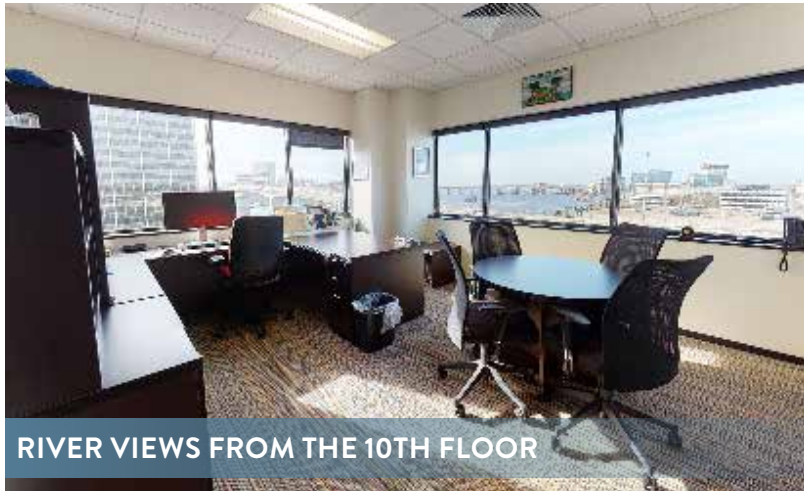
RECENTLY RENOVATED WITH
HIGH-END FINISHES



PRIME BUILDING FACADE
SIGNAGE OPPORTUNITY



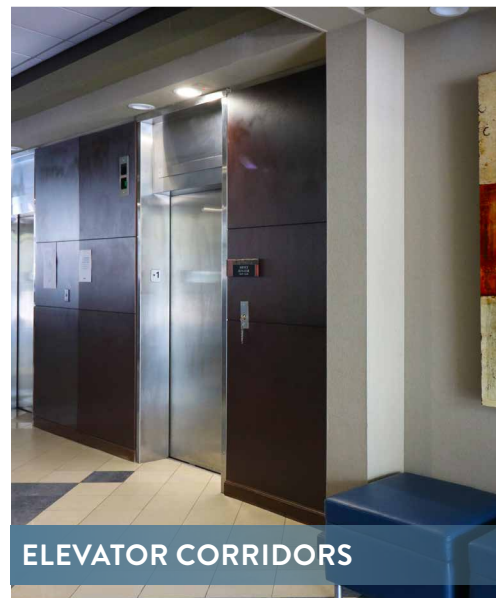
RIVER VIEWS FROM THE 8TH FLOOR



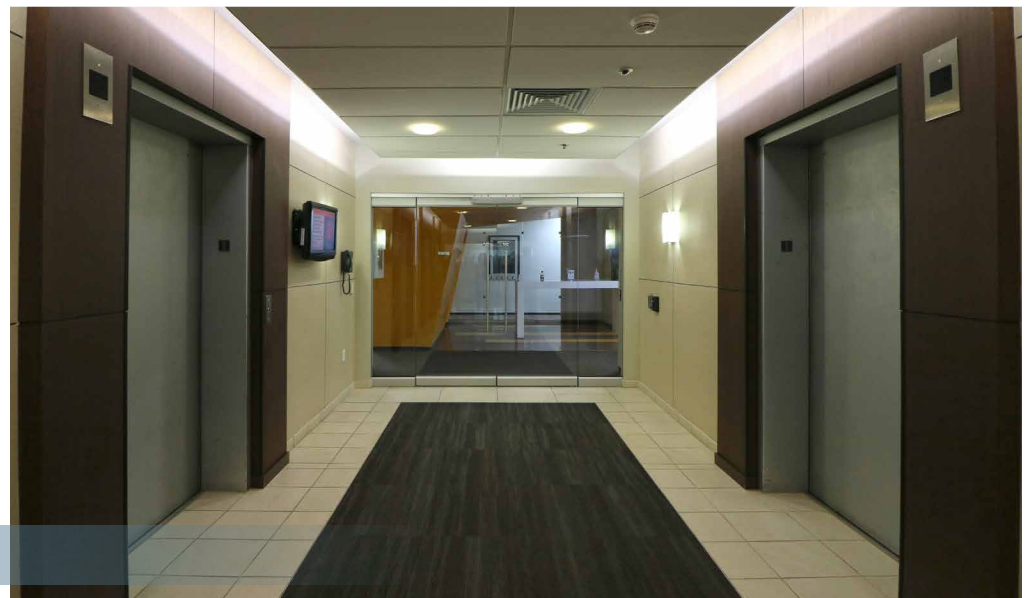
RIVER VIEWS FROM THE 10TH FLOOR



REAR ENTRANCE



ELEVATOR CORRIDORS



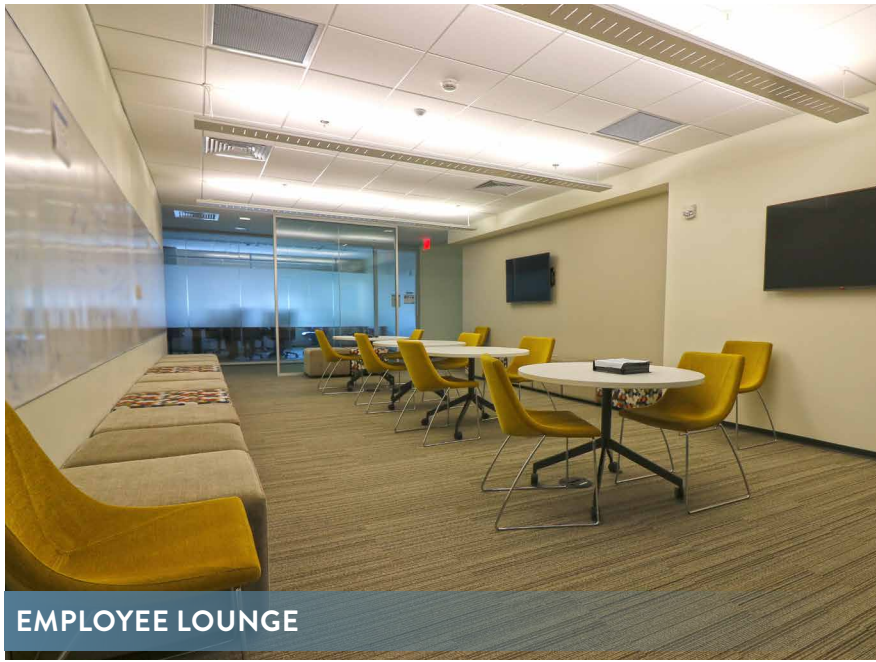
SPACE FOR TENANT SIGNAGE AT TOP OF BUILDING



ROOFTOP PATIO AREA



RESTROOMS



EMPLOYEE LOUNGE



COLLABORATION ROOM



CAFE



MODULAR WORKSTATIONS



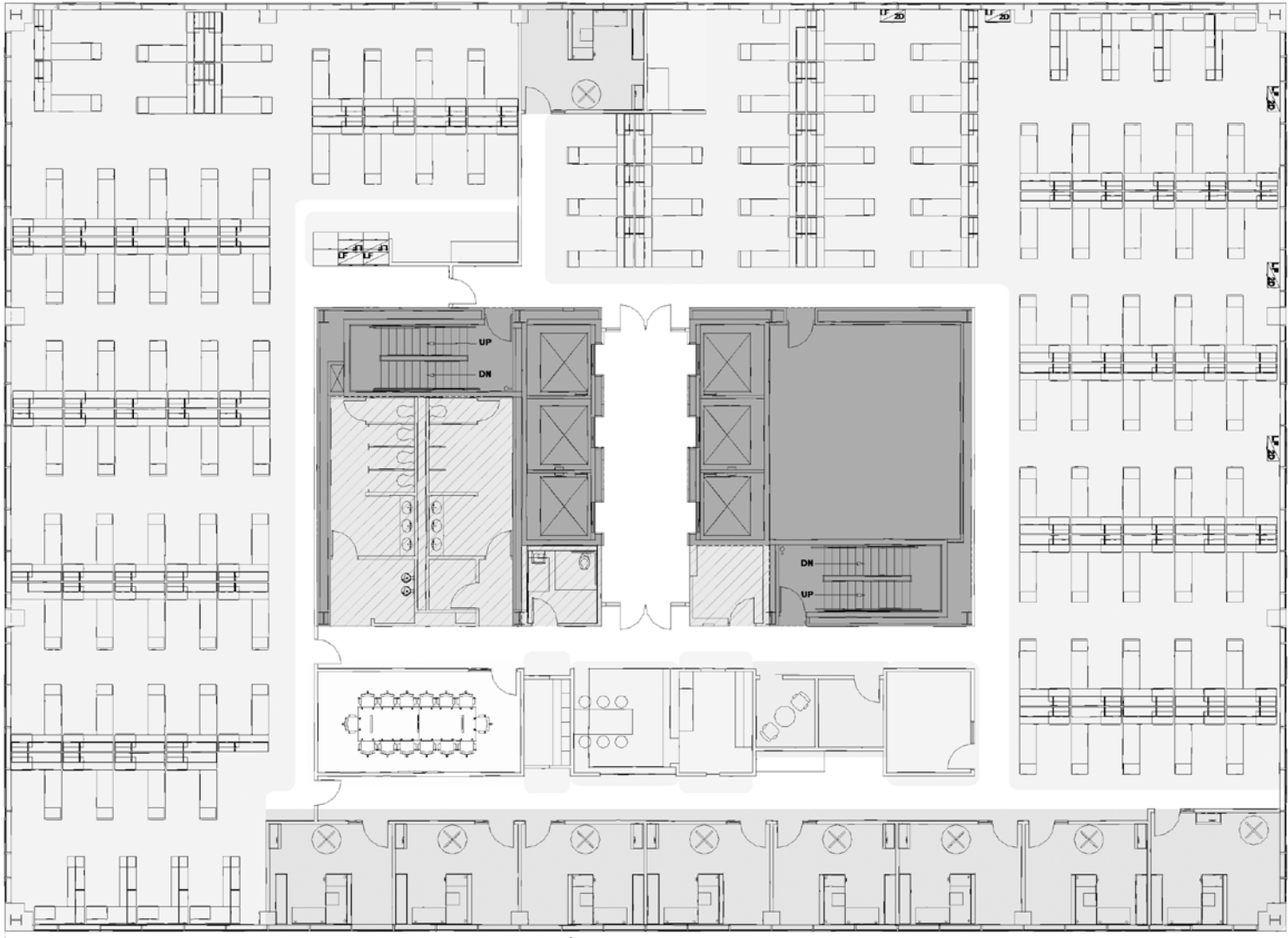
BREAK ROOM



MAIL ROOM

TYPICAL FLOOR PLAN

Recently renovated with high-end finishes, 550 Water Street offers efficient 16,000 square feet building floorplates with fully furnished plug and play opportunities.



3D VIDEO TOUR OF EXECUTIVE FLOOR PLAN

<https://my.matterport.com/show/?m=5qUDtZnwqcp>

Immersive 3D virtual experiences created with Matterport offer a realistic walk-through tour.



SCAN ME

3D VIDEO TOUR OF TYPICAL FLOOR PLAN

<https://my.matterport.com/show/?m=Ap4epmik7xk>



SCAN ME

VIEW TO THE NORTH



VIEW TO THE SOUTH



DOWNTOWN DEVELOPMENTS

THE SHIPYARDS

- Iguana Investments and The Cordish Companies plan on redeveloping the area south of TIAA Bank Field and Daily's Place (the Jacksonville Shipyards and Metropolitan Park)
- A Four Seasons Hotel with 177 rooms is planned for Met ParkPhase I will also include a renovated marina with 78 boat slips, a medical center and a parking garage
- Riverfront restaurants and retail space, an office complex, a riverfront park, an additional parking garage and 400 residential units
- The Museum of Science & History (MOSH) plans to relocate and build a new museum in the project



RIVERSEDGE: LIFE ON THE ST. JOHNS

- 32-acre mega-development located along the St. Johns RiverDallas-based Preston Hollow Capital broke ground in May 2021
- The \$600M development will consist of 950 residential units (for sale and lease), 200-room hotel, 200K SF of office, 121K+ SF of retail, a 125-slip marina, and public park space

JEA HEADQUARTERS

- Construction began in 2020 in the Central Core District of Downtown
- 8-story, 162K+ SF, \$72M+ investment
- Adjacent 657-space parking garage with 10.5K SF of activated ground floor space



FIS HEADQUARTERS

- Construction began in 2020 in the Brooklyn District of Downtown
- 12-story, 300K SF, \$145M investment
- Will consolidate current headquarters and local offices, along with hiring an additional 500 employees by 2029 (estimated 1.8K total employees)
- In 2019, acquired Worldpay, one of the world's leading global eCommerce and payment technology companies, making FIS, a \$12B company with 55K employees



THE BARNETT & LAURA ST. TRIO

- The historic 18-story Barnett Building's conversion into 107 residential units, along with the location of the University of North Florida's Center for Entrepreneurship and Innovation and a new JPMorgan Chase branch, was completed in 2019
- SouthEast Group & The Molasky Group are focused on the redevelopment of the Laura Street Trio Bldgs
- Construction began 1Q 2021 and includes 145-room hotel, a restaurant, a rooftop bar, a 4K SF boutique grocery store, and 4K of retail space
- The project may qualify for Marriott's Autograph Collection, an independent upper-upscale luxury hotel



AMBASSADOR HOTEL

- Augustine Development is currently converting the historic building into a 100-room TRYP by Wyndham
- The hotel will have a "SoHo concept" restaurant with an "industrial vibe" and a speakeasy lounge with wine cellar.
- The hotel will also have a meeting space and gym.
- Estimated completion date is December 2022

INDEPENDENT LIFE BUILDING

- Augustine Development plans a \$30M redevelopment of the 19-story designated local Historic Landmark
- Plans include a 21K SF grocery store on the ground floor, 135 residential units, and a 10K SF rooftop restaurant and lounge, and a pool deck for residents on the 17th floor
- Construction should begin during 1Q 2021 with an estimated 14-month construction schedule



THE DORO

- Eight-story mixed-use development including 247 residential units, 5K SF restaurant, a rooftop bar, a ground-level courtyard, and a parking garage
- Georgia-based Rise: A Real Estate Company plans to break ground during 1Q 2021
- The project will be located across the street from 121 Financial Ballpark and VyStar Veterans Memorial Arena at the former site of the Doro Fixture Building

AREA AMENITIES

FOOD + DRINKS

- 1. First Watch
- 2. BurgerFi
- 3. Burrito Gallery Brooklyn
- 4. Chipotle Mexican Grill
- 5. The Candy Apple Café & Cocktails
- 6. The Happy Grilled Cheese
- 7. Gili's Kitchen
- 8. Bellwether
- 9. Urban Grind Coffee Company
- 10. Burrito Gallery Downtown

- 11. Spliffs Gastropub
- 12. Cowford Chophouse
- 13. Morton's The Steakhouse
- 14. D&G Deli and Grill
- 15. Olio Restaurant

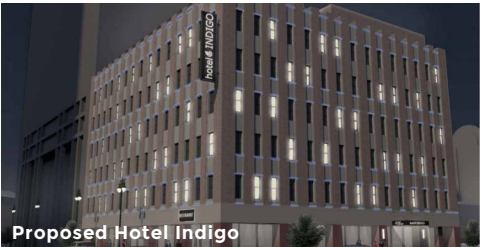


BANKS

- 1. TIAA Bank Home Lending
- 2. VyStar Credit Union
- 3. Ameris Bank
- 4. CenterState Bank
- 5. IBERIABANK
- 6. Bank of America Financial Ctr
- 7. Regions Bank
- 8. SunTrust
- 9. Wells Fargo Bank
- 10. BBVA Compass

HOTELS

- 1. Omni Jacksonville
- 2. Hotel Indigo (proposed)
- 3. Laura Street Trio
- 4. Hyatt Regency

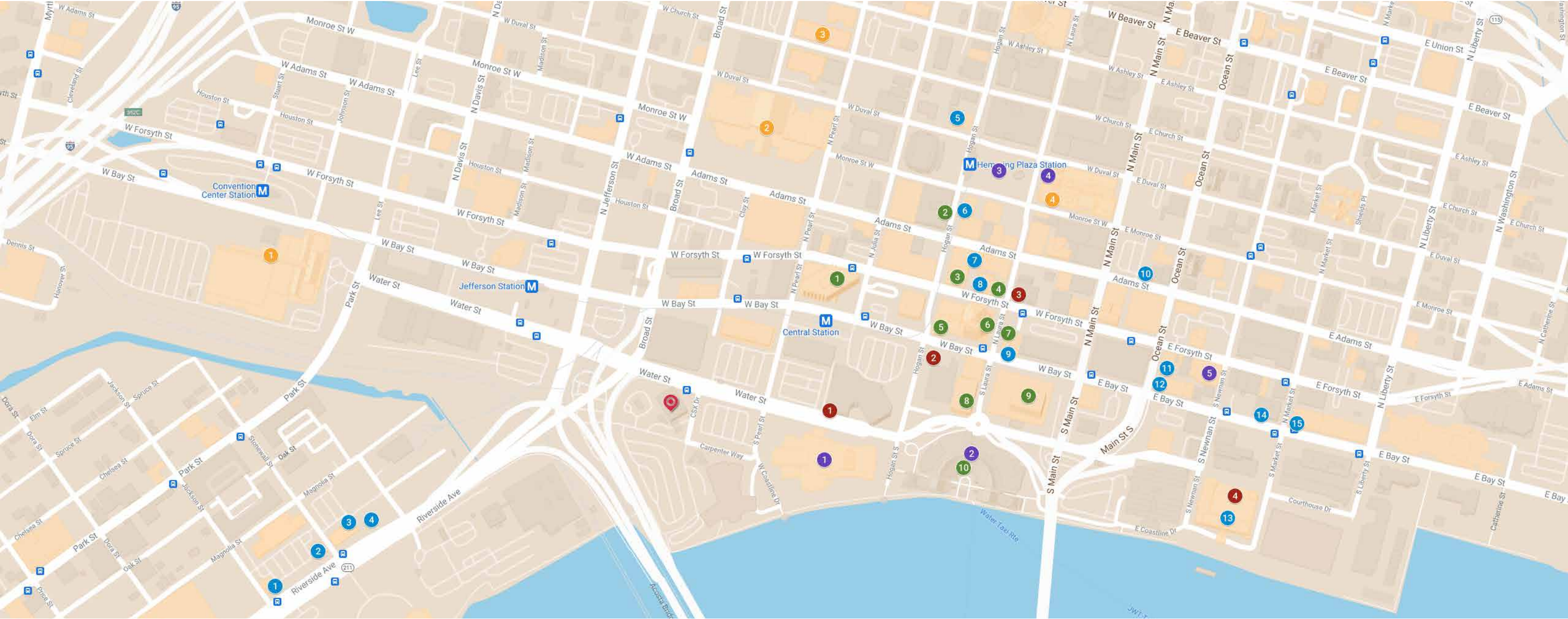


ARTS & CULTURE

- 1. Times Union Center for the Performing Arts
- 2. The Jacksonville Landing
- 3. Hemming Park
- 4. Museum Of Contemporary Art Jacksonville
- 5. Florida Theatre

MUNICIPAL & MEETING

- 1. Prime Osborn Convention Center
- 2. Duval County Courthouse
- 3. City of Jacksonville
- 4. Jacksonville Public Library Main



PARKING OPTIONS



		# SPACES	HOURLY	DAILY	MONTHLY	MONTHLY RATE*
1	Water Street Garage 514 W. Water Street		x	x	x	\$70
2	Terra Lot 317 Water Street	236	x	x	x	\$80
3	1 Enterprise Garage 336 W. Bay Street	1,021	x	x		N/A
4	Omni Garage 200 W. Bay Street	284	x	x	x	\$130
5	Tuist Bay Street Lot 200 W. Bay St.	40			x	\$55
6	Courthouse Garage 116 N. Pearl Street		x	x	x	\$96
7	Ed Ball Garage 214 N. Hogan Street		x	x	x	\$107
8	Forsyth Street Lot 28 W. Forsyth Street				x	\$91
9	Jax Center Garage 1 W. Bay Street	1,020	x	x	x	\$102
10	Landing Parking Lot E. Independent Drive		x			

*Monthly Rates subject to change and to be verified by tenant

WATER STREET GARAGE

WATER
STREET
GARAGE
+/-1,500
TOTAL
SPACES



WATER STREET GARAGE PARKING

OWNED BY THE CITY OF JACKSONVILLE, THE WATER STREET PARKING GARAGE CONTAINS APPROXIMATELY +/- 1,500 PARKING SPACES. PARKING USERS CAN QUICKLY ACCESS 550 WATER STREET'S MAIN ENTRANCE VIA CROSSWALK AT THE SOUTHEAST CORNER OF THE PARKING GARAGE.



NOW LEASING | UP TO 128,000 SF

550 WATER STREET

TO LEARN MORE, CONTACT THE LEASING TEAM:



CHRISTIAN HARDEN
Managing Partner
+1 904 404-4451
kv@naihallmark.com



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



SARAH TEAGLE
Vice President
+1 904 631-5163
st@naihallmark.com



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

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