



225 Water Street, Jacksonville



OFFICE SPACE FOR LEASE

SUITES | OFFICES

CONFERENCE ROOMS

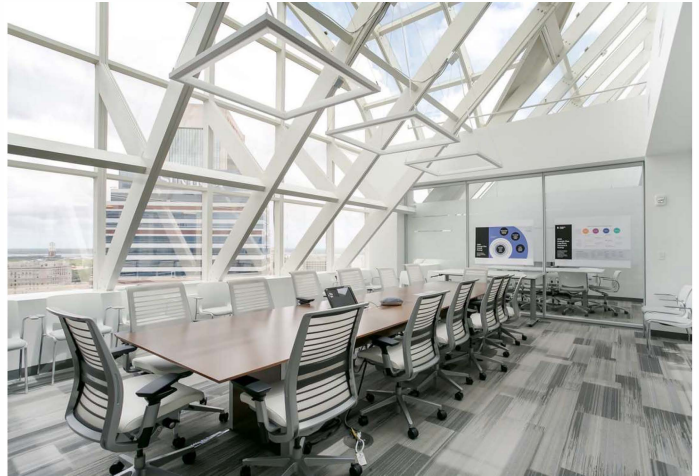
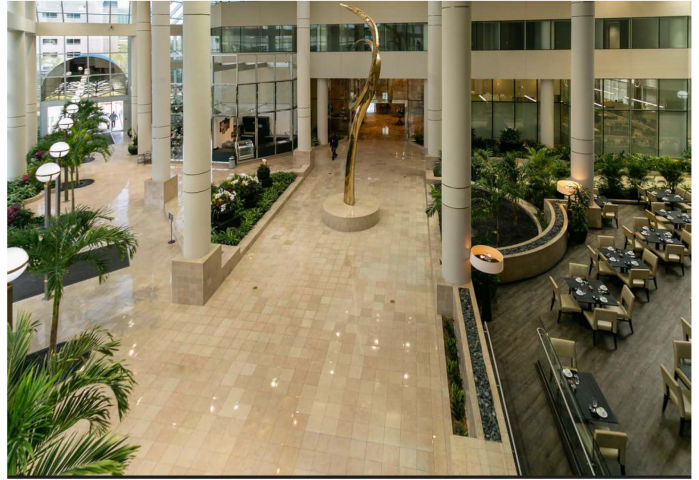


AMENITIES & PROPERTY FEATURES

Downtown Northbank Class A Office Tower
Panoramic views of St. Johns River and
Downtown skyline
Above-market parking ratio
24-hour on-site security
Connected to Marriott Hotel
Four-story glass Atrium with Juliette's Bistro
Multiple ground floor lounge areas
New restaurant and coffee shop in development
Building signage and naming rights available

LOCATION FEATURES

Prime location in City Center district of
Downtown
Only steps away from the St. Johns River
Immediate access to 1-95 and 1-10
Two blocks from federal and local courthouses
and City Hall
Adjacent Skyway terminal and dedicated First
Coast Flyer stop
Block from Urban Food Court at Hogan Street



For more information, please contact:



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BUILDING STACK PLAN: Up to 260,000 SF Available

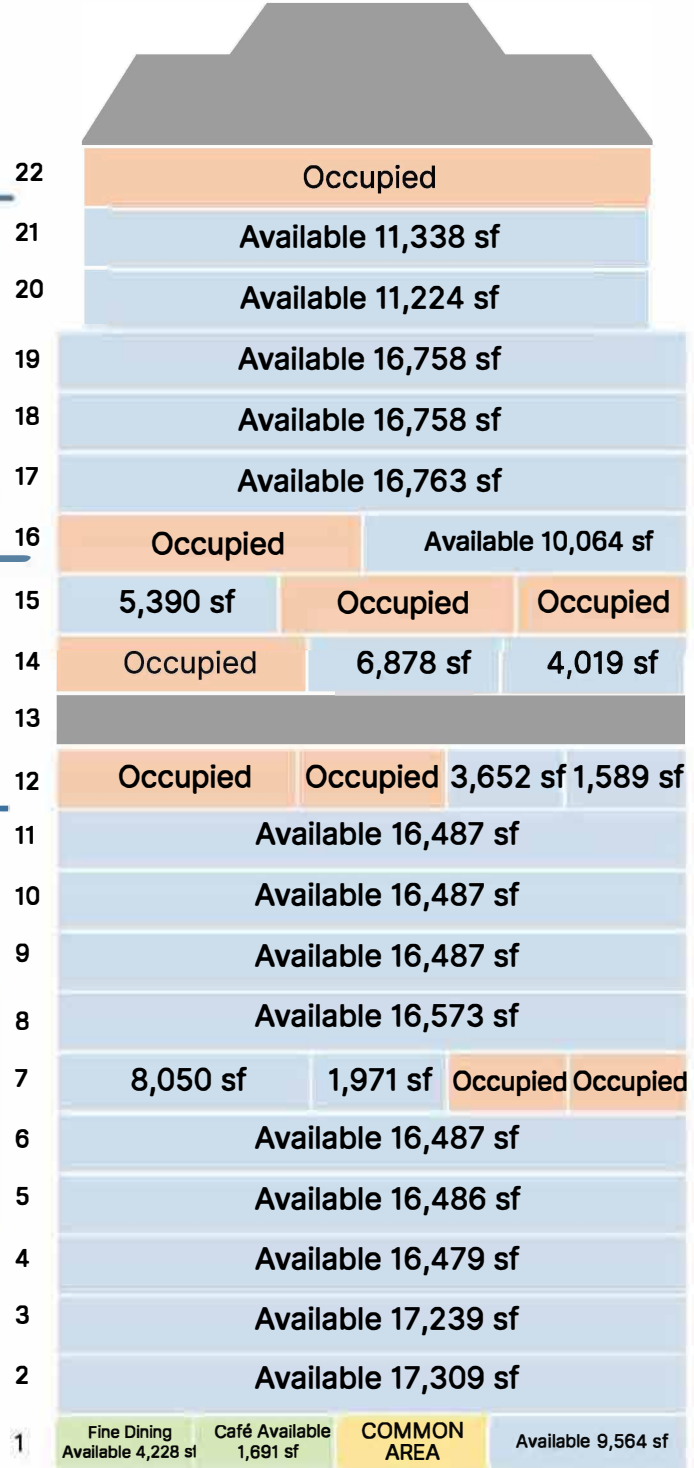
- Short-term or Long-term
- Partial or Whole Floors



328,567 RSF

Contiguous Available Floors 16-21
82,905 RSF

Contiguous Available Floors 1-11
164,292 RSF



*Proposed Restaurant and Coffee Shop Space

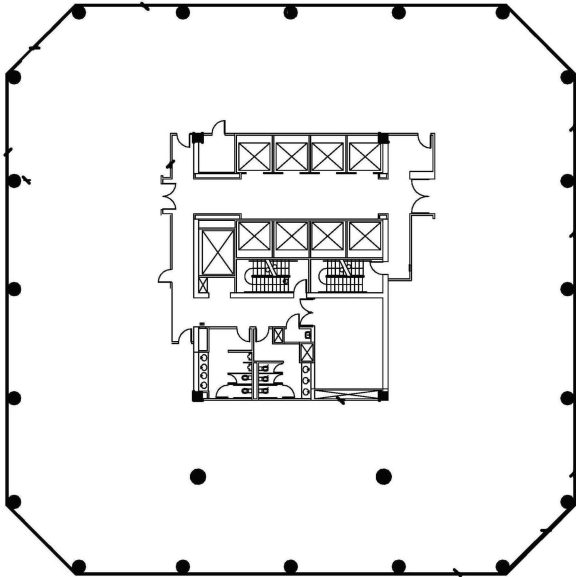
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TYPICAL OEC FLOOR PLAN



16,839 RSF

Square floorplates with central core and limited vertical penetrations allow for highly efficient layouts for both full and partial floor tenants

DEVELOPMENT OF RIVERFRONT PLAZA AND THE EMERALD TRAIL



Across the street from Riverfront Plaza (site of the former Landing). Construction of the new park commenced in June 2023. The park will feature a stainless steel art piece, large central lawn, play area, sky garden terrace, a beer garden, and a walking / cycling ramp to the Main Street bridge.

The 30-mile trail circling downtown Jacksonville will provide access to downtown parks, schools and neighborhoods and is just steps away from OEC. Construction started in Fall 2020 and is expected to be complete by 2029.

(see <https://www.groundworkjacksonville.org/emerald-trail/>)

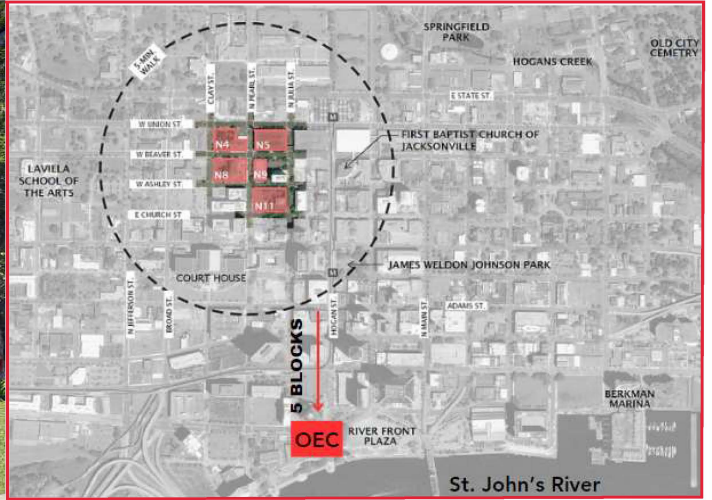
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DEVELOPMENT OF PEARL STREET DISTRICT



Just five blocks away from One Enterprise Center, an exciting new development starting in mid-2024 is set to transform the heart of downtown. This initial phase encompasses Blocks N4, N5, N8, N9, and N11, nestled between Union, Julia, Church, and Clay streets, and crisscrossed by Pearl, Beaver, and Ashley streets.

The project will feature a combination of market-rate apartments and an eagerly anticipated grocery store. The architectural vision for this phase includes three residential buildings - one soaring 22 stories high and two more at seven floors each. This dynamic urban hub will boast walkable retail spaces and lush green areas, creating an inviting environment for residents and visitors alike.

Plans also include re-purposing Pearl Street for special events, turning it into a festival street between Beaver and Ashley streets. Block N5, originally the First Baptist "lighthouse garage," was acquired by JWB in December 2021 and is an integral part of this ambitious development. Situated just a 10-minute walk from the picturesque St. Johns River, and within close proximity to City Hall and James Weldon Johnson Park, the Pearl Street District project is destined to be at the very center of downtown life, making it a prime destination for those seeking urban living with a touch of green serenity.

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