

1022

PARK STREET

JACKSONVILLE, FL 32204



PROPERTY OVERVIEW

HISTORIC CHARACTER IN A MODERN, INNOVATIVE, MIXED-USE DEVELOPMENT

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Located in the center of **Jacksonville's Historic 5 Points District**, the newly-reimagined **live music venue** brings modern, urban office and retail space to a building with 100 years of history.



HIGHLIGHTS

- 42,000± SF of retail and office space
- On-site café, restaurants and theater
- Rare, dedicated on-site parking
- Walkability to numerous breakfast, lunch, dinner, drink and park options



OFFICE AVAILABILITY

AVAILABILITY

4TH FLOOR
(2,930± SF)

3RD FLOOR
(470± - 3,000± SF)

2ND FLOOR
(350± - 850± SF)

4

3

2

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THE BEYOND EXILES
SCREAM 6
JOHN WICK 4 5/27

Sun-Ray
cinema

SLEEPING GIGANT FEAT. ALEX
SLEEPING GIGANT FEAT. ALEX

Sun-Ray
cinema



View the
Stacking Plan



OFFICE HIGHLIGHTS

- Private offices as low as \$1000/month
- 350-3,000 SF available
- Newly renovated
- Tenant controlled HVAC
- Secured access
- Rare, dedicated on-site parking
- Flexible suite sizes



A THRIVING URBAN NEIGHBORHOOD

An area unlike any other in Jacksonville – 5 Points is a synergistic community of innovative retailers, chef-driven restaurants and a vibrant nightlife.

Listed in the National Registry of Historic Places, Riverside is one of Jacksonville’s oldest and coolest neighborhoods. Voted as one of the country’s Top 10 Great Neighborhoods, Riverside has a unique mix of history, culture, charm and modern design. This is a hip part of town with a young millennial population that has increased by 45% during the last five years.

Riverside is a true live-work-play destination.

5

POINTS

JACKSONVILLE, FL



#2 Most up-and-coming city in America

\$220M Spent on food and beverage in the area

93 Walkability score

5 BLOCKS From Jacksonville’s Riverwalk and Riverside Arts Market

5

POINTS

JACKSONVILLE



DOWNTOWN

SUP Pedestrian Bridge



RIVERSIDE



Riverwalk/
Emerald Trail



LOCATED IN ONE OF THE "TOP 10 NEIGHBORHOODS" IN THE COUNTRY

ABOUT THE OWNERS (USP)

Union South Partners (“USP”) is a trusted private real estate investment firm that has been active for more than a decade in the Southeastern United States. With offices in Atlanta, GA and Charleston, SC, USP focuses on acquisition, development and repositioning of retail, mixed-use and creative office assets. Current and previous iconic projects include **The Cigar Factory** and **Navy Yard** in Charleston alongside **Westside Provisions** and **Purtian Mill** in Atlanta. The firm’s proven track record and strategic relationships position USP for sustained growth and wealth generation for its investment partners, while maintaining its core values of discipline, focus and integrity.

Union South Partners differentiates itself through a careful approach to add value through **design, architecture, marketing and a careful retail merchandising strategy** focused on food and beverage curation.

With a combined 50+ years of experience and 125+ million of capital deployed since 2013, Union South Partners’ entry into the rapidly growing Jacksonville market comes with a vision to bring **1022 Park Street** back to its prominence as a top building and landmark in the city.



Cigar Factory (Charleston, SC)



Westside Provisions

1022

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