

THE MARINA RESTAURANT & CAFE ON THE GREEN

Restaurant opportunities adjacent to the Four Seasons™ Hotel & Private Residences Jacksonville, the \$1.4B Stadium of the Future and Home of the Jaguars





This rendering is conceptual only and is for illustrative purposes, and should not be relied upon as a representation, expressed or implied.

PROJECT OVERVIEW

The Khan Family, owners of the Jacksonville Jaguars, are deeply engaged in the development of the Sports & Entertainment District, a key component of a major redevelopment effort transforming Downtown Jacksonville. The early phase of the emerging Sports & Entertainment District, which includes a restored Met Park, will deliver a downtown experience that blends urban design with waterfront entertainment.

A modernized public marina with restaurant, a landmark Four Seasons™ Hotel & Private Residences Jacksonville, plus a six-story office building will be the focal point for The Shipyards and the rebirth of the adjacent \$1.4B Stadium of the Future redevelopment.

THE SHIPYARDS

Spanning across 5.1 acres, the \$500 million development project is comprised of the Jaguars' headquarters office building, the 10-story Four Seasons™ Hotel & Private Residences Jacksonville, consisting of 170 hotel guestrooms and 26 residential units, marina and marina restaurant.



FOUR SEASONS™
Hotel & Private Residences
Jacksonville

*Jaguars
Headquarters &
Office Building*

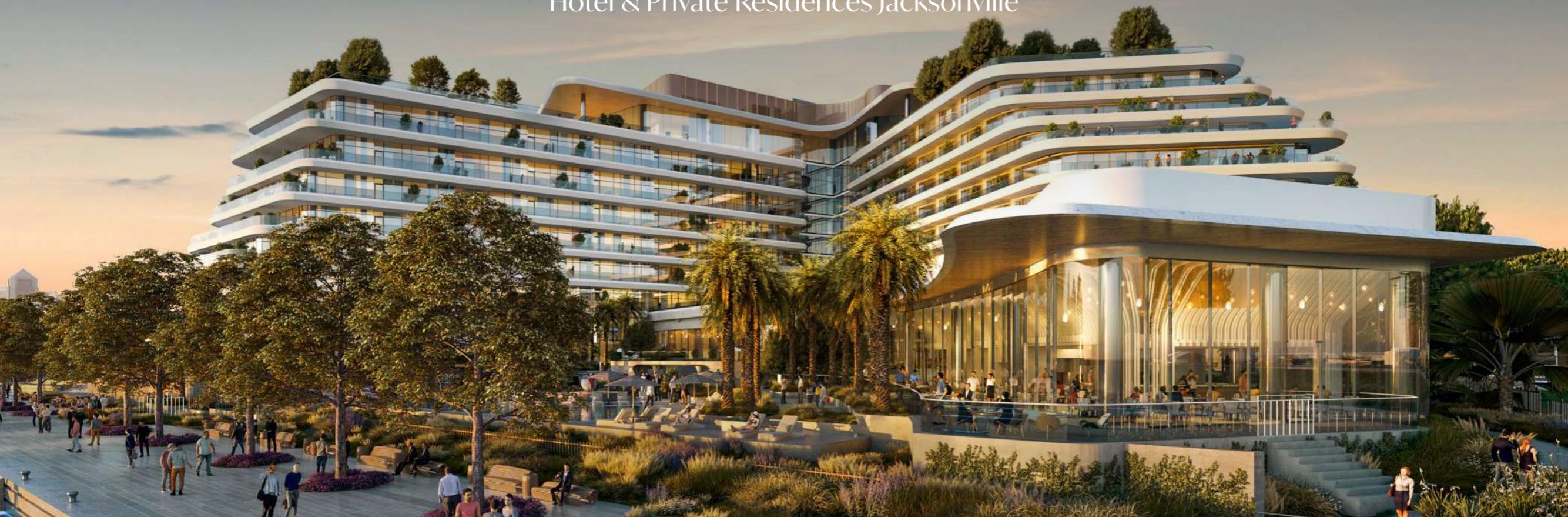
*Available
Cafe on
the Green
(ground floor)*





FOUR SEASONS™

Hotel & Private Residences Jacksonville



2026
DELIVERY



CURRENTLY UNDER
CONSTRUCTION



170 HOTEL
GUESTROOMS



26 RESIDENTIAL
UNITS



2 RESTAURANTS ON
PROPERTY / MICHELIN
STAR CHEF

AVAILABLE THE CAFE ON THE GREEN

Jacksonville, FL

Unlock a distinctive dining experience with our premier restaurant space available for lease overlooking the vibrant event lawn at The Shipyards. Situated in the heart of the city's Sports & Entertainment District, this prime location offers unparalleled visibility and access to a dynamic audience.

KEY FEATURES

» Iconic Location

Become a focal point of downtown Jacksonville's bustling Sports & Entertainment District, drawing crowds for sporting events, concerts and community gatherings throughout the year.

» Outdoor Dining

Embrace the allure of al fresco dining with ample patio space adjacent to the event lawn, offering patrons a memorable dining experience under the open sky.

» Customizable Space

Tailor the layout to suit your culinary concept, whether it's fine dining, casual eats, or a trendy café atmosphere.

» High Foot Traffic

Benefit from a steady flow of foot traffic attracted by the events and activities hosted in the district, ensuring consistent patronage.



4,383± USF
+ PATIO



BUILD-TO-SUIT
OPPORTUNITY



6-STORY OFFICE BUILDING THAT
WILL HOUSE THE JACKSONVILLE
JAGUARS CORPORATE OFFICE



CLICK HERE FOR
SITE PLAN



CAFE VISION



ICONIC SETTING



AL FRESCO DINING



GOURMET DESTINATION





LIVE-FIRE DINING & WATERFRONT EXPERIENCE

5 Shipyards Place | Jacksonville, FL

COMING TO THE MARINA BUILDING

Asado Life brings a bold and immersive culinary concept to the Marina Building at the Shipyards—a full-service restaurant rooted in the centuries-old Argentine tradition of asado, or communal fire-grilling. Known for its scratch-made ingredients and open-flame cooking, Asado Life offers a vibrant waterfront dining experience that blends authenticity with sophistication.

Guests will enjoy a menu featuring chef's cuts, artisanal sausages, fresh local seafood and flame-grilled vegetables—all prepared over live fire. The restaurant's ambiance transitions effortlessly from approachable and lively during the day to elevated and metropolitan at night, with seating indoors and on a patio overlooking the St. Johns River.

DOWNTOWN JACKSONVILLE DEVELOPMENT

DEVELOPMENT PIPELINE



\$8.8B
in development



12.3K
total residential units



18.3K
total residents



\$500M
in transportation &
public spaces



\$300M
University of Florida
Technology & Innovation
campus to start classes
in 2025



A THRIVING URBAN DESTINATION

The district is flourishing with recent announcements signaling a new critical mass for retail, residential and significant mixed-use development projects. Overall, there is \$8.8 billion of development in the Downtown pipeline, jumping \$3 billion within the last year. Nearly 1,600 multifamily units are currently under construction, and by 2030, Downtown is anticipated to reach 18,300 residents with a total of 8,140 newly-developed units online.

JACKSONVILLE GROWTH

#2

HOTTEST JOB
MARKET IN
AMERICA

#2

BEST DOWNTOWN
FOR PANDEMIC
RECOVERY

10th

MOST POPULATED
CITY IN THE UNITED
STATES

SPORTS & ENTERTAINMENT DEVELOPMENT

\$100M

MOSH
GENESIS

\$500M

THE SHIPYARDS
AND FOUR
SEASONS™

\$120M

MILLER
ELECTRIC
CENTER

\$35M

ARMADA
STADIUM



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THE STADIUM OF THE FUTURE



\$1.4B
STADIUM OF THE FUTURE

2025
CONSTRUCTION BEGINS

2028
NEW STADIUM COMPLETE

71,500
MAXIMUM SEATING CAPACITY

DOWNTOWN JACKSONVILLE



1M+ spectators in attendance annually

\$118,000 annual household income of season ticket holder



58 home games annually

5,000 in average game attendance - 350,000 people annually



37 home games in the 2022-2023 season

7,749 in average game attendance-- the highest in ECHL (2023)



28 concerts held in 2022

700,000 in annual attendance



150+ events held annually

\$16M in economic impact during 2021-2022

POPULATION

96% residential occupancy rate

72.9% of the population has a four year degree or higher

53% residents between 25-54 years old

50%+ increase in residents during the last five years

OFFICE

3 Fortune 500 headquarters

8,922 businesses within 3 miles of Downtown

53,450 Downtown daytime employees

97,401 daytime employees within 3 miles of Downtown

69.3% of employees have a household income of \$80,000+



18M+ VISITORS
ANNUALLY

2M more visitors than St. Johns Town Center



351K AVERAGE WEEKLY VISITS



EDUCATION

3 major college campuses downtown

1 law school

\$300M UF Tech & Innovation Campus with classes starting in 2026

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 Downtown office space

#1 City in Florida for College Graduates

Source: Downtown Investment Authority



THE
URBAN @
DIVISION



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