



# 701

**SOUTHBANK**

**JACKSONVILLE**

**COASTAL.**

**URBAN.**

**CONNECTED.**

701 San Marco Blvd.  
Jacksonville, Florida

**HEADQUARTERS  
OPPORTUNITY.**





701

Welcome to

701 San Marco

***Large block availability with unparalleled river views***

Downtown Jacksonville is comprised of the Downtown Core, Southbank and Brooklyn districts. 701 San Marco is perched along the iconic Southbank with spectacular views of the St. John's River. The location offers proximity to a world-class downtown healthcare hub, three Fortune 500 companies and growing FinTech community. Employees benefit from walkable parks, shops & restaurants, entertainment, easy access to major highways and highly desirable residential areas nearby.

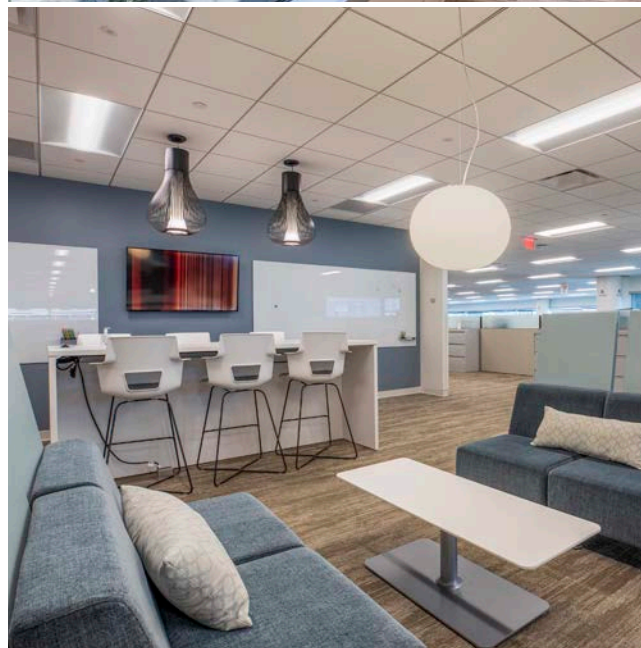
# Property

## Features

- Easy access to I-95 & I-10
- Large block availability
- Recently renovated and move-in suites available
- Large, efficient floorplates
- Close proximity to San Marco, Riverside and Brooklyn neighborhoods
- 3.5/1,000 s.f. parking ratio
- Institutional ownership
- Building signage available
- Direct, expansive river views
- Surface and covered parking available
- On-site:
  - Cafe
  - Coffee kiosk
  - Property Management
  - Robust 24-hr security



## Headquarters or Regional Headquarters Opportunity



# Area

# Amenities

## RESTURANTS

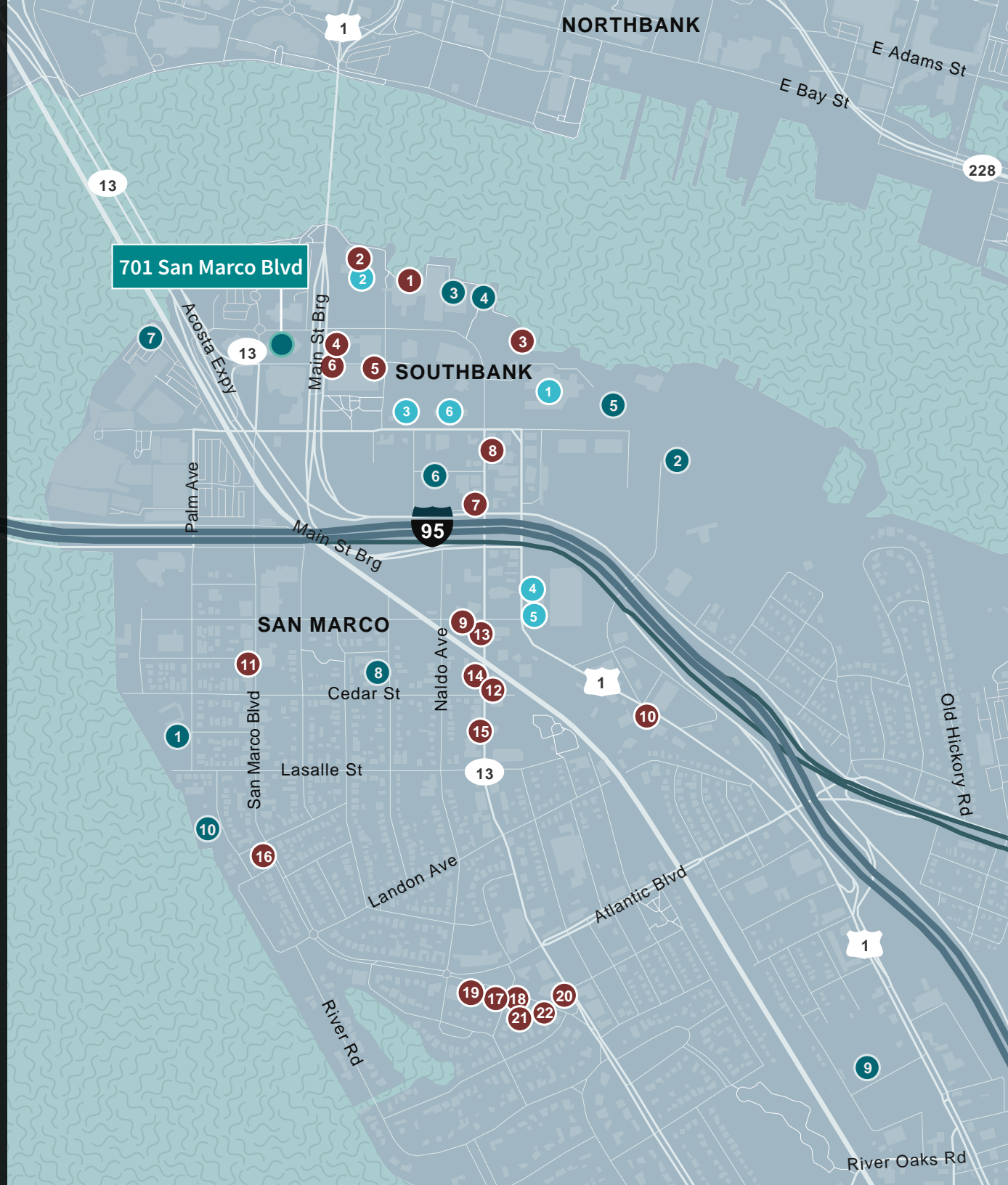
1. Village Bread Cafe
2. Ruth's Chris Steak House
3. Chart House
4. High Tide
5. The Southern Grill
6. Akel's Deli
7. Clara's Tidbits Restaurant
8. bb's restaurant and bar
9. Sidecar
10. The Bearded Pig
11. Bistro AIX
12. Aardwolf Brewing Company
13. V Pizza & Sidecar - San Marco
14. Panera Bread
15. Hightide Burrito Co.
16. European Street Cafe
17. Grape and Grain Exchange
18. Maple Street Biscuit Company - San Marco
19. Taverna
20. Rue St Marc
21. Town Hall
22. The Loop

## APARTMENTS

1. Alexandria Condominiums Association
2. The District at Southbank
3. The Strand
4. The Peninsula of Jacksonville | Realtor
5. Broadstone River House
6. SoBA Apartments
7. Southerly at Southbank Apartments
8. The Lofts San Marco
9. San Marco Promenade Apartments
10. River Road Apartments

## HOTELS

1. Southbank Hotel Jacksonville Riverwalk
2. DoubleTree by Hilton Hotel Jacksonville Riverfront
3. Hampton Inn Jacksonville-Downtown-I-95
4. Hilton Garden Inn Jacksonville Downtown Southbank
5. Homewood Suites by Hilton Jacksonville Downtown-Southbank
6. Extended Stay America - Jacksonville - Riverwalk - Convention Center



# Jacksonville

## Accolades

#5 Hottest job market in the US  
and #1 in Florida

*Wall Street Journal, 2022*

Jacksonville is home to the  
#1 school district in the State  
*St. Johns County (edudata.fldoe.org)*

#1 in Florida for Recent College Graduates  
*Self/Tampa Bay Business Journals, 2021*

#1 Where People Moved  
*(Jax Metro), May-Sept '20*  
*United Van Lines/Webster Pacific, 2020*

3 University campuses in downtown  
*downtownjacksonville.org/work*

3 Fortune 500 companies located  
in downtown Jacksonville.  
*Jaxusa.org/news*

5 Major medical facilities including  
Mayo Clinic & MD Anderson  
*downtownjacksonville.org/work*

More than 5,800 new jobs and more than \$1.6  
billion in private capital investment since the  
beginning of 2020  
*Jaxusa.org/news*

Jacksonville was ranked the #2 city for top  
positive net migration from June 2020-July 2021  
*U.S. Census Bureau*

*\*list includes markets with a population of 1M+ and  
compares the percent growth relative to each market*

2020 Top 10  
"Best Places to Live on the Coast"  
*Coastal Living, 2020*

Top 10 City with the Most Startups  
*Roofstock, 2021*

Top 10 Most Affordable City  
People Are Moving to  
*Roofstock, 2021*





### Parks & Riverfront

Office employees can spread out and enjoy the amazing weather of Northern Florida with the Riverwalk and a variety of parks in downtown.

### Arts & Culture

Downtown and the surrounding area are home to MOSH, MOCA, the Ritz Theatre Museum, and the Cummer Museum of Art & Gardens. Concert and event venues include VyStar Veterans Memorial Arena, Daily's Place, Florida Theatre, Jacksonville Center for the Performing Arts, and Underbelly.



### Shopping

Home to local, unique boutiques, Chamblin's Uptown Books, downtown provides historic and local shopping options. On weekends, the famed Riverside Arts Market can be found under the I-95 bridge in nearby Riverside.



### Dining

The city's core has over 90 restaurants to choose from and offers a variety from trendy food trucks to upscale bistros. (Source: visitjacksonville.com)

### Sports

Jacksonville is home to several sports teams including the NFL Jacksonville Jaguars, MiLB Jumbo Shimp baseball, Jacksonville Iceman hockey, and the Jacksonville Sharks football.

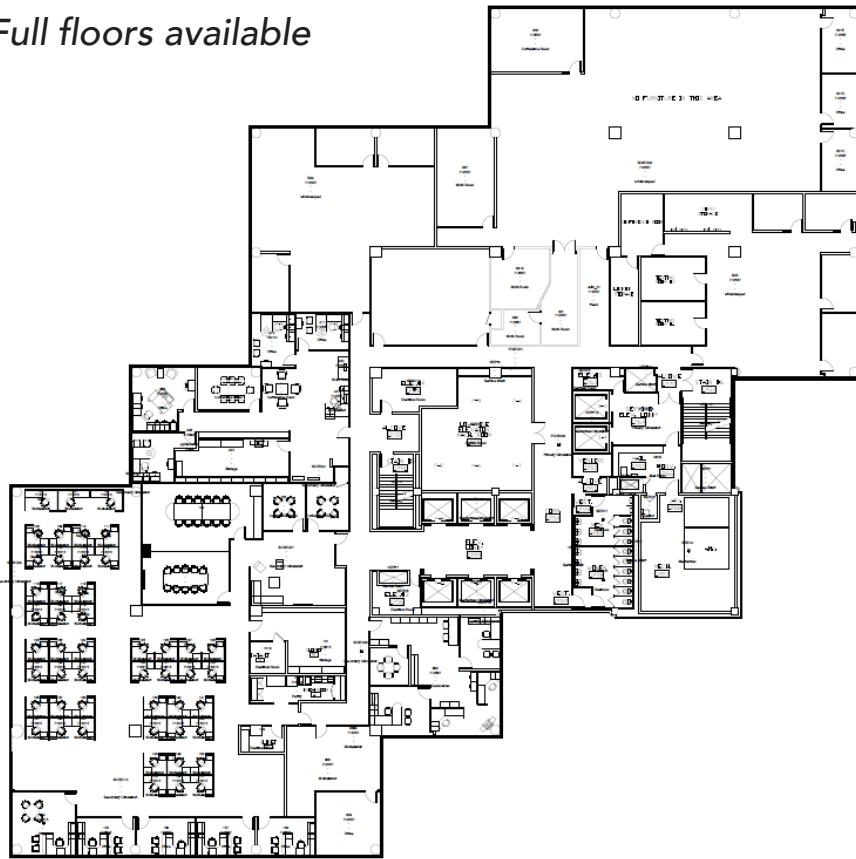


# Floor Plans

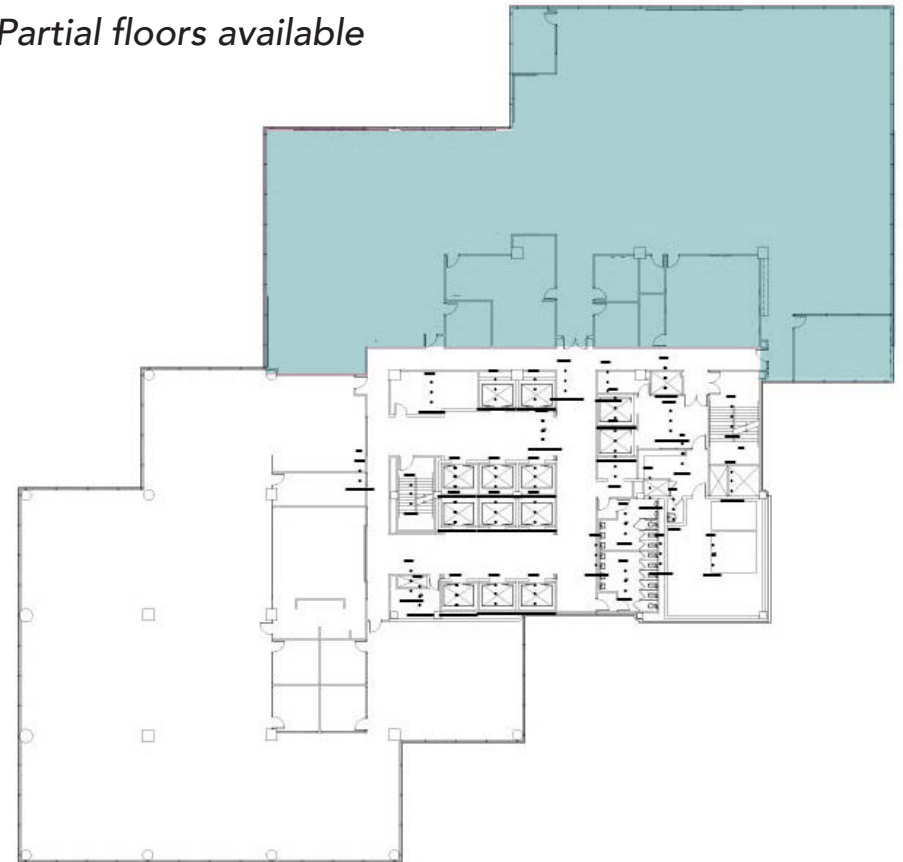
**2,500 SF – 170,000 SF available**

Continuous space for lease

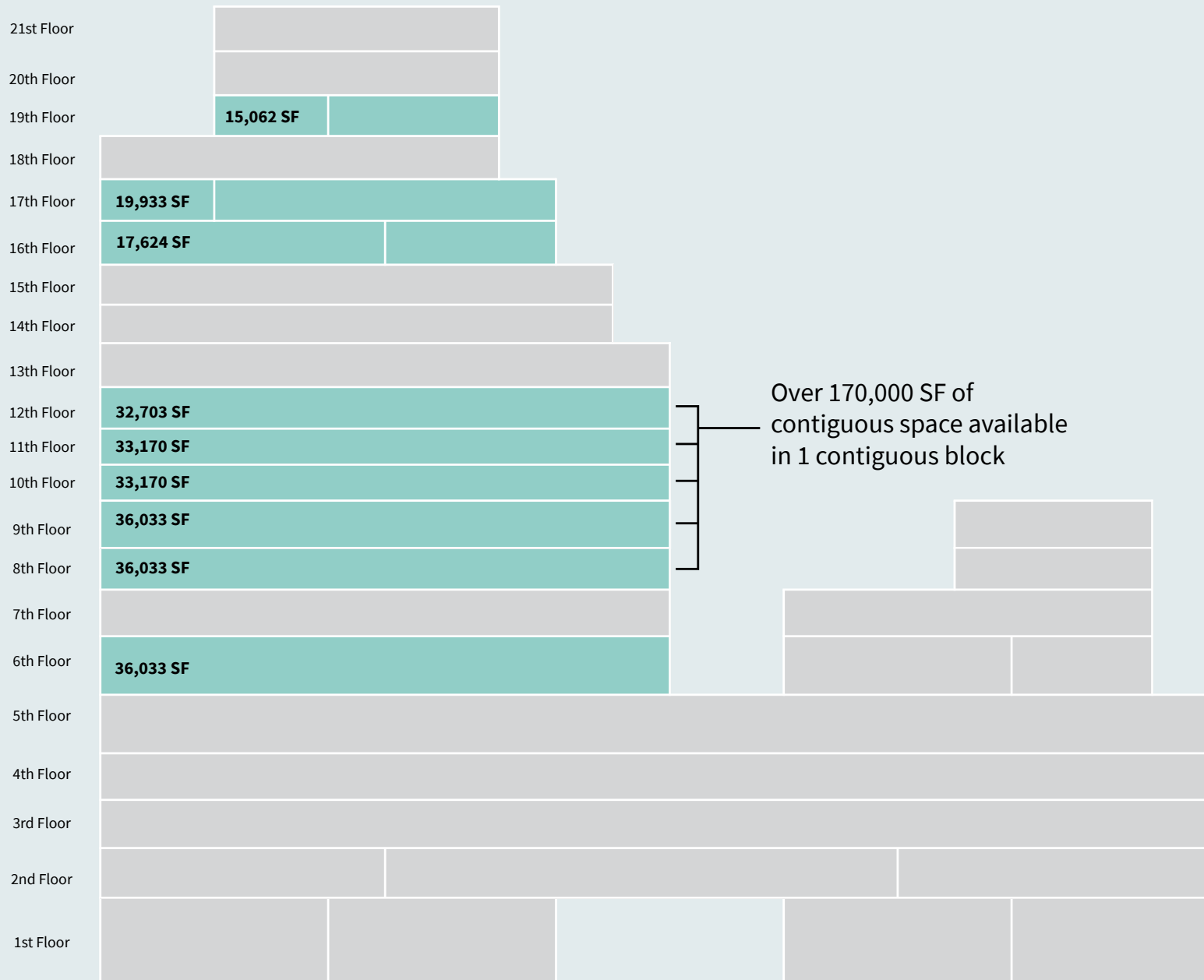
*Full floors available*



*Partial floors available*



# Available Space full floors available





# Southbank Location.

## Downtown Amenities.

## Easy Access to Everywhere You Want to Be.



### Drivetimes for 701 San Marco

- I-95: 4 minutes
- I-295: 12 minutes
- I-10: 6 minutes
- San Marco: 5 minutes
- TIAA Field: 5 minutes
- 3 Fortune 500 companies within 5 minutes
- Jacksonville Beach: 20 minutes
- Jacksonville International Airport: 24 minutes



# 701

San Marco Blvd.  
Jacksonville, FL



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