



**1200**  
**RIVERPLACE**  
**BOULEVARD**  
SOUTHBANK

## CLASS A OFFICE SPACE AVAILABLE FOR LEASE



For further information, please contact our exclusive agents:

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- ◆ Dramatic 4-story atrium overlooking the pedestrian plaza at the front of the building
- ◆ Unique building design featuring pre-cast concrete panels and bronze tinted, double-pane glass windows
- ◆ On-site amenities including a Full-Service deli, newly renovated fitness center, common area conference center, banking, and retail services
- ◆ 24/7 building security featuring closed circuit monitoring, card access for after hours, and regularly scheduled courtesy patrol
- ◆ 6-story adjacent parking garage with covered walkway

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

# LOCATION SUMMARY



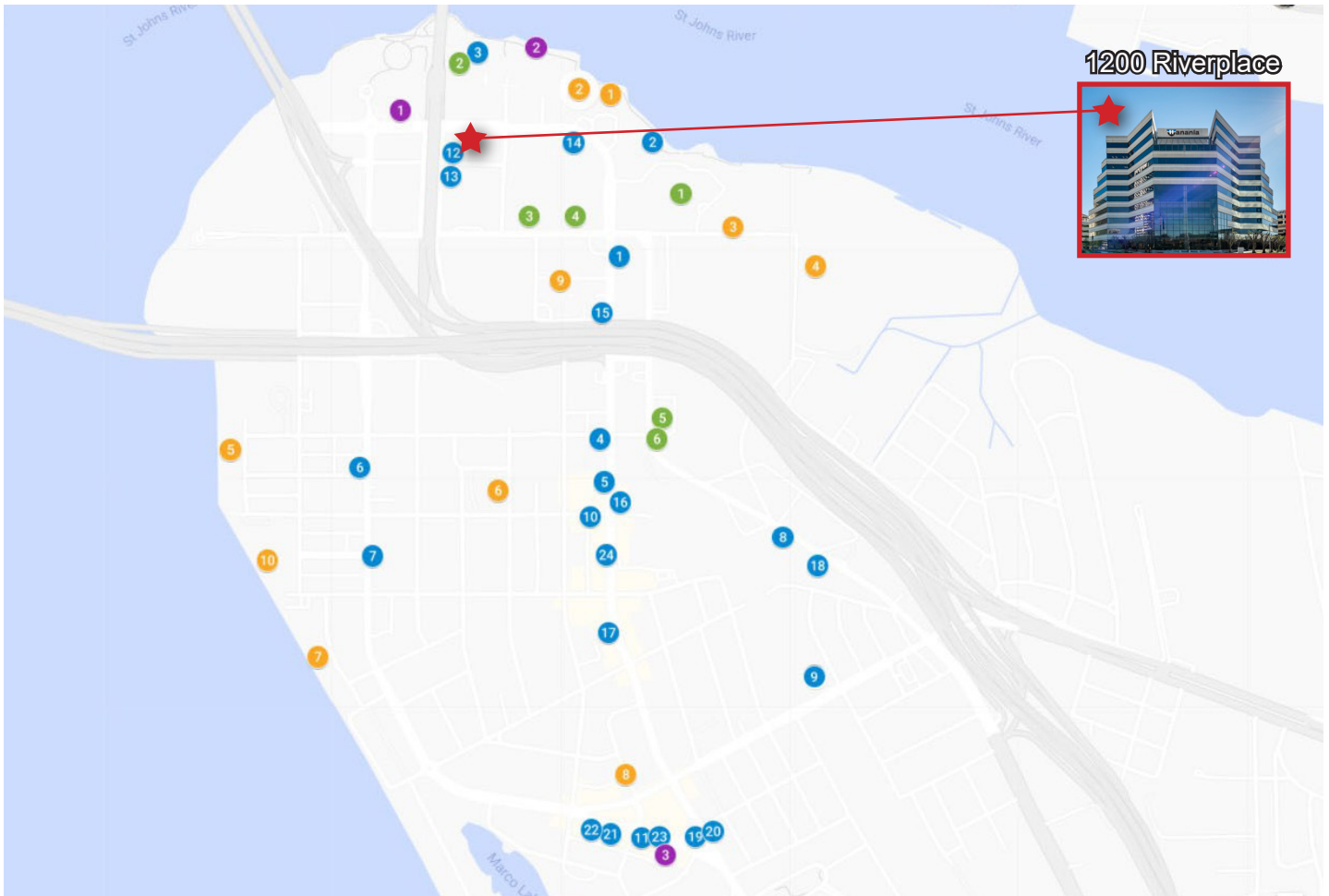
San Marco is a historic neighborhood minutes from 1200 Riverplace; offering high end restaurants, retail, office, growing residential and a new Publix currently under construction.

The District is a future mixed-use development covering over 30 acres with the following components:  
 Office: 200,000SF  
 Retail: 200,000 SF  
 Hospitality: AC Hotel by Marriott  
 Residential: 1,170 Units  
 Public Space: 3.5 Acres of parks and 125 slip marina

- ◆ Direct access to I-10 and I-95, as well as the Main Street Bridge and Acosta Bridge
- ◆ Immediate access to the JTA Skyway via the Riverplace transit stop
- ◆ Surrounded by a diverse mix of highrise office, residential neighborhoods, hotels, restaurants, and retail properties



# LOCAL AMENITIES



1200 Riverplace



## RESTAURANTS

1. BB's Restaurant
2. Chart House
3. Ruth's Chris
4. V Pizza/Sidecar
5. Mayday Icecream
6. Pink Salt Wine Bar
7. The Flame Broiler
8. The Bearded Pig
9. Southern Ground Coffee
10. Bold Bean Coffee
11. Maple Street Biscuit Co.
12. High Tide
13. Akel's Deli
14. Sake House
15. Tidbits
16. Aardwolf Brewing

17. Good Dough Donuts
18. Florida Cracker Kitchen
19. Rue Saint Marc
20. Matthew's
21. Taverna
22. Starbucks
23. Town Hall
24. Hightide Burrito Co.

## HOTELS

1. Southbank Hotel Riverwalk
2. DoubleTree Riverfront Hotel
3. Hampton Inn
4. Extended Stay America
5. Hilton Garden Inn
6. Homewood Suites

## MULTI-FAMILY

1. The Peninsula
2. The Strand
3. Broadstone River House
4. The District
5. The Towers of Jacksonville
6. The Lofts of San Marco
7. River Rd Apartments
8. San Marco Place
9. SoBa Apartments
10. The Alexandria

## ENTERTAINMENT

1. Museum of Science and History
2. Southbank River Walk
3. San Marco Theater

# STACKING PLAN



10th Floor  
20,518 SF Available

9th Floor  
1,590 SF Available

8th Floor  
802 SF Available

7th Floor  
2,659 SF Available

6th Floor  
7,266 SF Available

5th Floor  
9,231 SF Available

4th Floor  
14,938 SF Available

3rd Floor  
20,208 SF Available

2nd Floor  
10,562 SF Available

1st Floor  
3,985 SF Available

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# PROPERTY PHOTOS



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