

841

PRUDENTIAL DR.

JACKSONVILLE, FL 32207



AN ACCESSIBLE, RIVERFRONT,
CLASS-A OFFICE BUILDING IN
JACKSONVILLE, FL



EXECUTIVE SUMMARY

Introducing 841 Prudential, a premier office destination for Jacksonville, Florida's diverse, growing business community. 841 Prudential is set against the city's skyline on the picturesque St. Johns River with direct access to downtown. The building's strategic location provides easy access to major highways and public transportation, making it an attractive option for businesses seeking a prime location in Jacksonville's thriving commercial district.

The building is designed to facilitate research, innovation, and collaboration, equipped with top-of-the-line amenities and advanced infrastructure. Custom-designed office spaces promote productivity and efficiency, with flexible floor plans and modern utilities tailored to an array of tenants.

Outside work, enjoy the vibrant riverfront environment, fostering a healthy work-life balance. Nearby thriving eateries, retail, and entertainment options provide everything needed to unwind and recharge.

Join a community of leading professionals, elevate your business, and make a lasting impact at our Class A office building in Jacksonville, FL.

In addition, ownership has the ability to construct a new, 2-story building of up to 48,000 SF – for one or multiple uses – on a separate outparcel adjacent to the existing tower. Ownership can accommodate a build-to-suit on this parcel, or an outright sale.



± 494,437 SF
total building size

Class A

ADDITIONAL AMENITIES:

- 24-hr security
- On-site property management
- Event and meeting spaces available
- Coffee shop
- Covered parking

Renovated in
2018

20
Floors

4.4/1,000
Parking ratio



ADDITIONAL DEVELOPMENT OPPORTUNITY

AREA AMENITIES

841 Prudential Drive 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.

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RESTAURANTS

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

APARTMENTS

1. The Alexandria
2. The District at Southbank
3. The Stand
4. The Peninsula
5. Broadstone River House
6. SoBA Apartments
7. Southerly at Southbank
8. The Lofts San Marco
9. San Marco Promenade
10. River Road Apartments

HOTELS

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

THE OPPORTUNITY

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**BAPTIST
HEALTH**

Onecall

**3RD FLOOR
2,000 – 53,816SF**



**UNIVERSITY OF
FLORIDA**
Pediatric Cardiovascular Center
Main Entrance Outside to Right

LOBBY

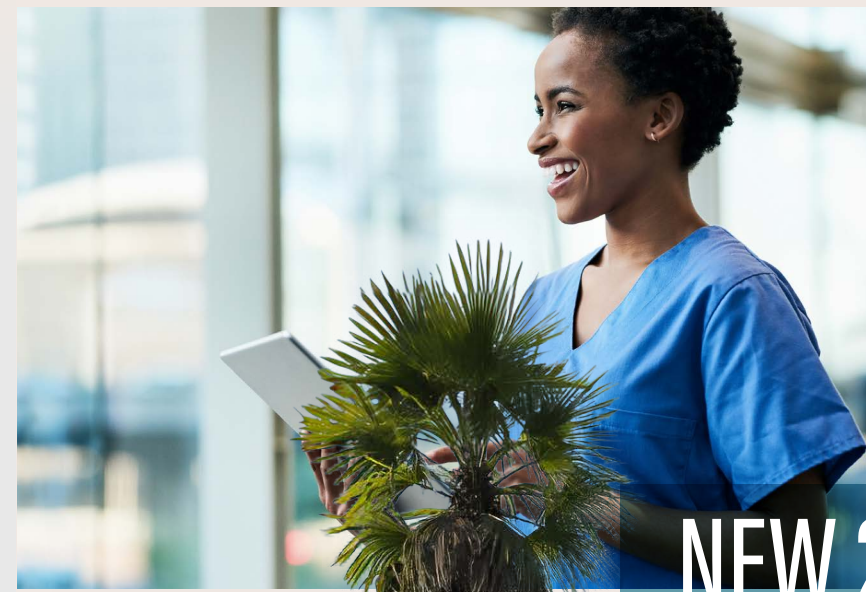


TENANT GYM



TENANT CAFE

ADDITIONAL DEVELOPMENT OPPORTUNITY



NEW 2-STORY BUILDING



WHY JACKSONVILLE, FL?

1,714,943
Population (2023)

830,544
Total Regional
Employment

\$73.2K
Median Household
Income (2022)

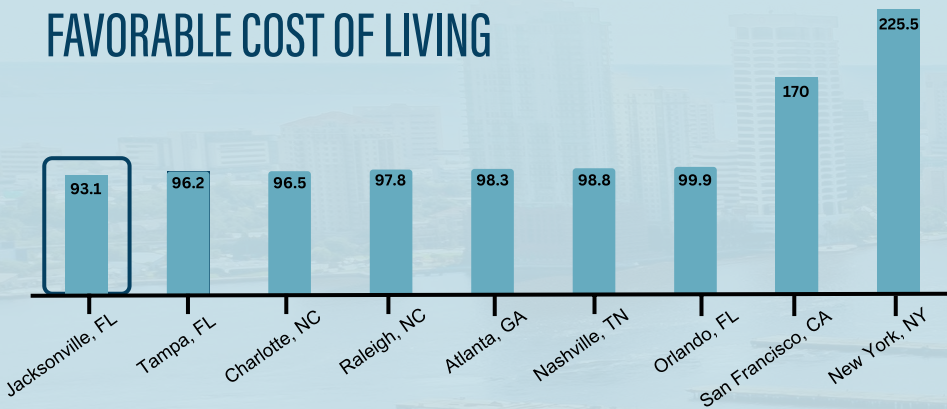
+180,261

Population growth over the last 5 years and is projected to grow by 181,134 over the next 5 years

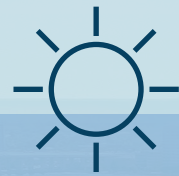
TOP 3

industries in Jacksonville are:
General Medical and Surgical Hospitals, Offices of Physicians, and Restaurants and Hospitality

FAVORABLE COST OF LIVING



Source: C2ER, Cost of Living Study, 2023 Annual



The Jacksonville area averages
220 DAYS OF SUNSHINE
a year

POSITIVE TAX ADVANTAGES

NO

CORPORATE FRANCHISE TAX
STATE PERSONAL INCOME TAX
TAXES ON INVENTORIES



#2

Hottest job market
in the U.S.

150+

NATIONAL,
REGIONAL
OR DIVISIONAL HQS

TOP CITY FOR RELOCATING

Jacksonville is the fourth fastest growing city in the United States



3

FORTUNE 500 COMPANIES

located in Jacksonville

Jacksonville, FL is a vibrant city full of energy and opportunity. Nestled along the stunning Atlantic coastline, Jacksonville boasts beautiful beaches, a thriving economy, and a rich cultural scene.

With its sunny climate and abundance of outdoor activities, Jacksonville is a paradise for nature lovers. Explore miles of pristine beaches, take a boat ride along the St. Johns River, or hike through the lush parks and nature preserves.

The city is home to a diverse range of industries, including finance, healthcare, logistics, and technology, making it a hub for business and innovation. Its strategic location as a transportation gateway makes it an ideal choice for companies looking to establish a presence in the Southeast.

Culture and entertainment are never in short supply in Jacksonville. Experience the vibrant arts scene by visiting the Cummer Museum of Art and Gardens or catching a show at the Florida Theatre. Sports enthusiasts can cheer on the Jaguars, Jacksonville's beloved NFL team, or enjoy a round of golf at one of the many championship courses in the area.

With a variety of neighborhoods offering different lifestyles, from downtown loft living to suburban family-friendly communities, Jacksonville has something to suit every taste and budget.

Whether you're seeking a great place to live, work, or invest, Jacksonville stands out as a dynamic city where opportunities abound and quality of life is paramount. Discover the endless possibilities that await you in this thriving coastal gem.



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.



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.

HEALTH AND WELLNESS

Home to the largest urban park system in the country and extensive bodies of water, Jacksonville offers plentiful outdoor lifestyle activities whether surfing, hiking or biking. Couple that with farm-to-table restaurants sourcing local, family-run farms, luxurious spas and more than a dozen world-class running events, including the Gate River Run and 26.2 with DONNA Marathon, the region is a haven for health and wellness.



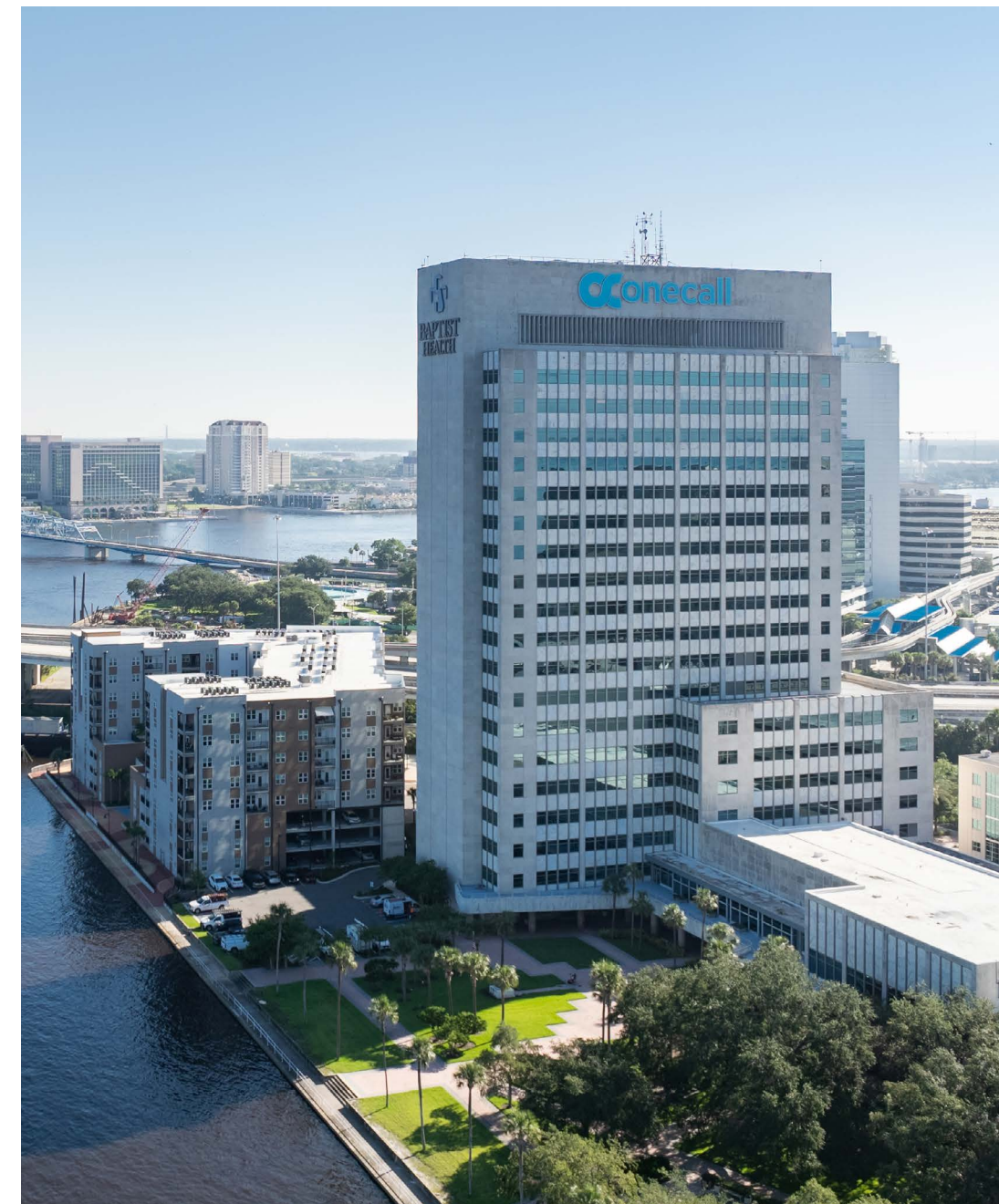
WORLD CLASS HEALTHCARE

Our region offers access to premier hospitals and health care facilities, home to one of only three Mayo Clinic campuses and one of seven MD Anderson Cancer Center partnerships in the country and several other distinguished area hospitals and medical research facilities.

CONCEPTUAL PLAN

CONCEPTUAL TEST FITS – LANDLORD CAN ACCOMMODATE
CLINICAL OR ADMINISTRATIVE OFFICE





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