

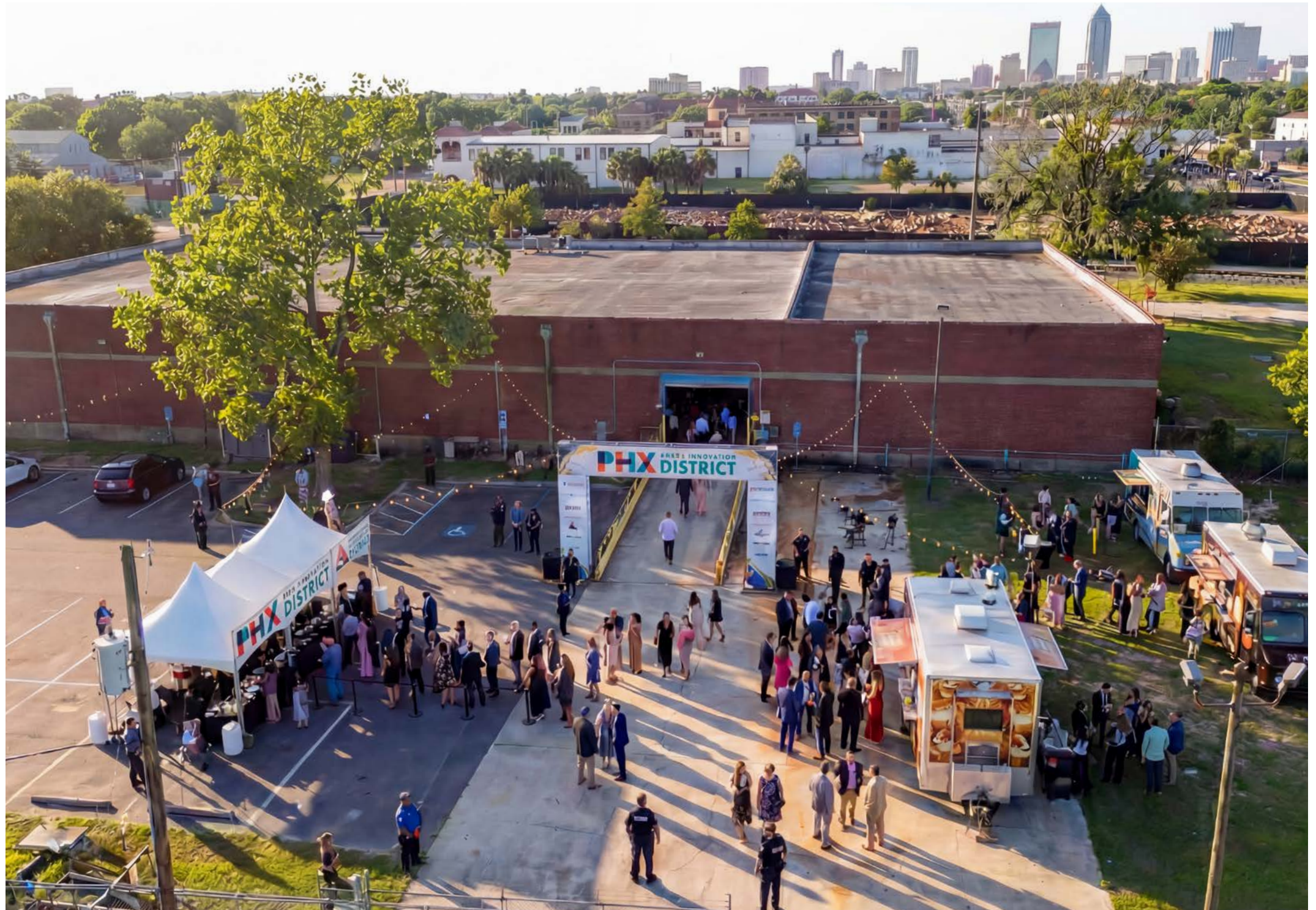
FOR LEASE

2404 Hubbard St  
Jacksonville, FL

Upon Request  
Asking Price

15,000± SF  
Space Available

Studio/  
Showroom  
Desired Uses:



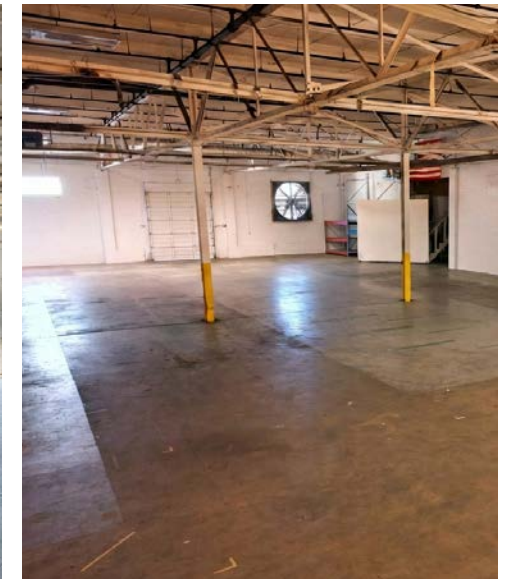
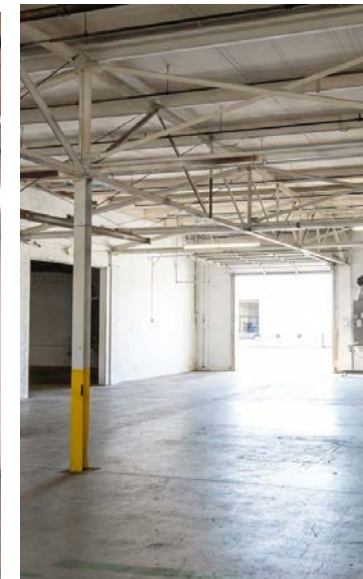
# Executive Summary

Metro 1 is proud to present Industrial & Creative Flex Spaces at the Legacy Building, located in the Phoenix Arts & Innovation District, Jacksonville, FL .

Featuring 15,000± SF of versatile warehouse/retail space plus 2 artist studios within a unique property offering a blend of office, warehouse, and creative studio configurations. The Legacy Building includes a large, secure fenced yard—ideal for makers, fabricators, logistics teams, and creative entrepreneurs seeking flexible space to manufacture, produce, store, and create.

Available spaces accommodate a wide range of uses including light manufacturing, artisanal production, studio workspace, showrooms, and hybrid office-warehouse operations. The property's adaptable layout and outdoor yard provide the flexibility businesses need to grow and evolve, whether for equipment storage, outdoor work areas, material staging, or customer access. This collaborative campus environment supports diverse creative and industrial tenants working side by side.

Located in the Phoenix Arts & Innovation District, an 8.5-acre creative ecosystem transforming Jacksonville's Eastside into a hub for production, innovation, and entrepreneurship. The district offers a thriving community of makers, artists, and mission-driven businesses, with walkable access to the Emerald Trail and proximity to cultural programming, local markets, and creative events. As part of a future-forward campus with significant mixed-use development planned, the Legacy Building positions tenants within Jacksonville's most dynamic maker and innovation community.



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# Renderings



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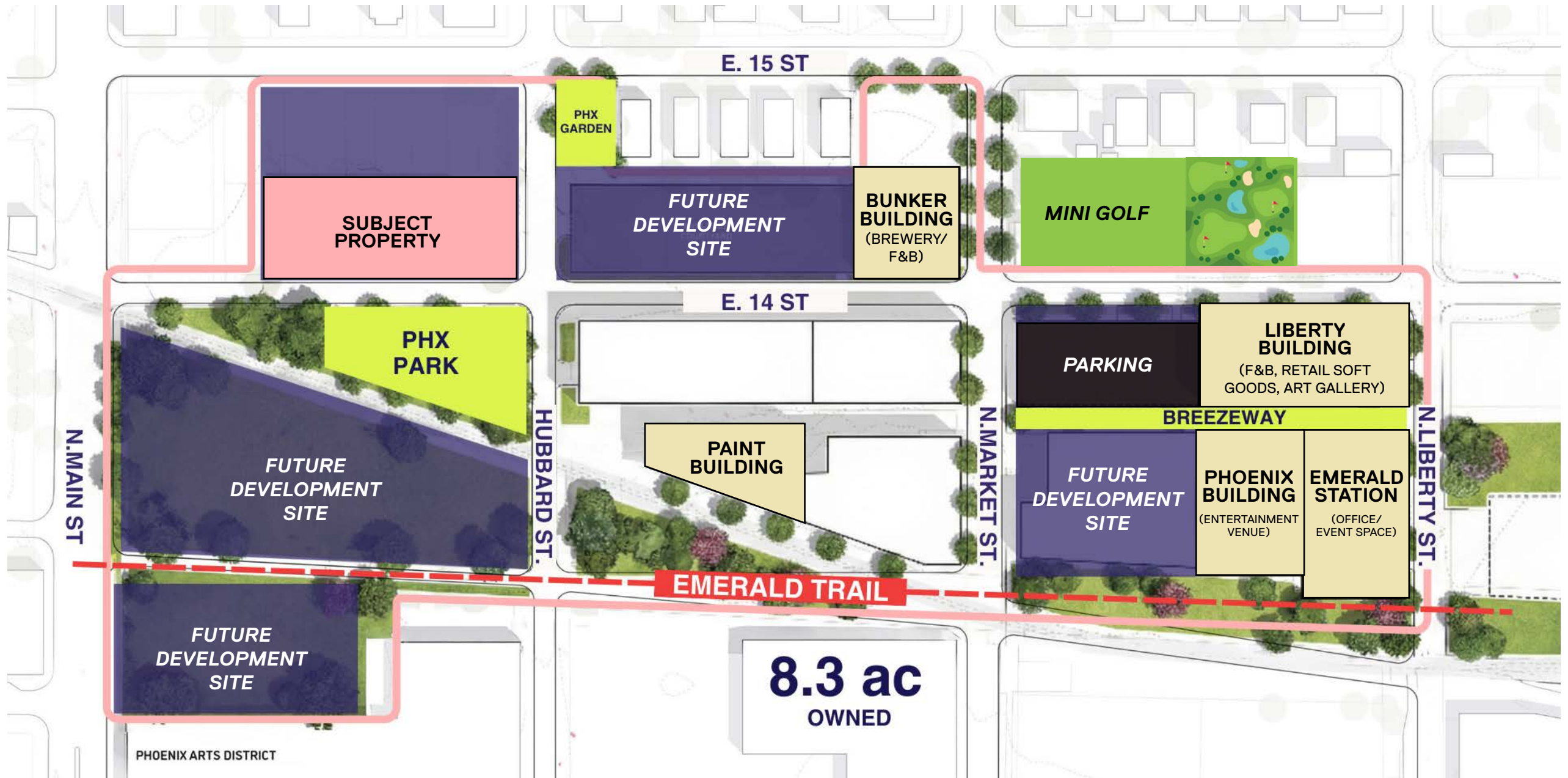


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# Phoenix Arts & Innovation District



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# Our Vision

The Phoenix Arts & Innovation District is more than a revitalization effort. It is a reimagining of what urban districts can become when art, enterprise, and innovation converge in service of community.

Our vision for this district is to create a catalytic, mixed-use ecosystem in the heart of Jacksonville's North Springfield neighborhood—one that honors local heritage while designing for regenerative growth, inclusive prosperity, and cultural vibrancy. We believe this future will be built at the intersection of creativity & community-driven development.

# We build with community, not just for it.

Our approach starts with listening—working hand-in-hand with local residents to shape spaces that reflect shared values and neighborhood identity. This community-first mindset is guided by global expertise in sustainable design, creating places that are vibrant, inclusive, and built to last. We call it Regenerative Placemaking.

Rooted in regenerative placemaking and community-led development, the Phoenix Arts & Innovation District brings together artisans & visionaries across design, architecture, urban planning, gastronomy, and the arts—cultivating a dynamic ecosystem for the next generation of culture, commerce, and creativity.



<b>830</b> Residential Units	<b>145K</b> Commercial Square Feet	<b>137K</b> Retail Square Feet	<b>150</b> Hotel Keys	<b>26K</b> Co-Working Square Feet	<b>3.5</b> Acres of Green Space
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# Jacksonville, Florida

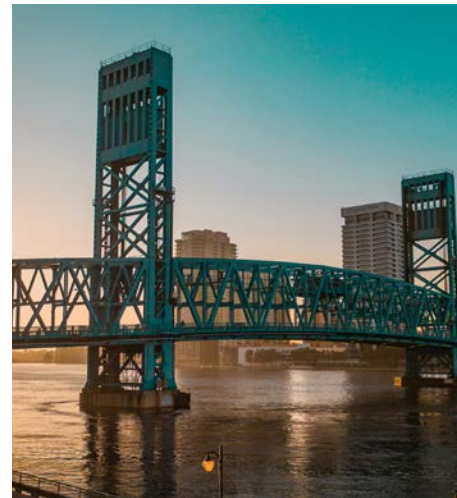
## A Top-10 U.S. City With Powerful Long-Term Tailwinds

Jacksonville is experiencing an unprecedented \$8 billion project pipeline transforming its urban core, signaling a generational shift for Florida's largest city. Major developments include the \$1.7 billion Stadium of the Future for the Jacksonville Jaguars, the new University of Florida Downtown Innovation Campus bringing over 2,000 students, and the Four Seasons Hotel & Residences adding luxury waterfront accommodations. This wave of institutional investment reflects Jacksonville's emergence as a top-10 U.S. growth market.

The city's momentum is fueled by powerful fundamentals: over 16,000 new residents arrived in a single year, attracted by zero state income tax and a cost of living 15-30% lower than Miami, Orlando, or Atlanta. With four Fortune 500 headquarters and the #2 hottest job market according to the Wall Street Journal, Jacksonville is capturing corporate relocations and talent migration at an accelerating pace. This creates a severe housing supply shortage, with over 5,200 units absorbed versus only 2,700 under construction—a gap that PHXJAX is positioned to help address.



<b>~53%</b> POPULATION GROWTH SINCE 2001 (US CENSUS)	<b>TOP 10</b> FASTEST GROWING CITY (US CENSUS)	<b>0%</b> STATE INCOME TAX	<b>22</b> MILES BEACHES + RIVERFRONT ACCESS
<b>36.4</b> MEDIAN AGE YOUNG WORKFORCE (US CENSUS)	<b>#2</b> HOTTEST JOB MARKET (WSJ 2024)	<b>4</b> FORTUNE 500 HEADQUARTERS (FIS, CSX, FNF, LANDSTAR)	<b>15-30%</b> LOWER COST OF LIVING VS. MIAMI, ORLANDO, ATLANTA TOP FEEDER CITIES (BESTPLACES.NET)



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# The Future of Regenerative Living in Jacksonville

The Phoenix Arts & Innovation District reimagines Jacksonville's fastest-growing corridor into a vibrant, walkable mixed-use community. Anchored by historic warehouse buildings along the Emerald Trail, PHXJAX creates a neighborhood where arts, culture, and innovation converge. This fully entitled district will evolve into a complete urban ecosystem featuring residential living, lifestyle hospitality, creative offices, and community spaces reflecting Jacksonville's identity as a major growth market.

PHXJAX is a people-first neighborhood celebrating local creativity and fostering authentic connections. The district activates spaces for working artists, small businesses, and cultural programming bringing residents together through markets, events, and public art. With youth programs focused on arts, agriculture, and entrepreneurship, PHXJAX invests in the next generation while creating gathering spaces serving the community for decades to come.

This vision creates a legacy district spanning multiple development phases over coming decades. PHXJAX delivers the walkable, amenity-rich urban environment Jacksonville has been waiting for—where nature, culture, and innovation intersect. As major institutional projects and Fortune companies invest in Jacksonville's urban core, PHXJAX stands ready to become the cultural and community anchor of the city's downtown transformation.



# Market Drivers | The Emerald Trail

In March 2024, Jacksonville received a \$147 million federal grant for the Emerald Trail, the largest one-time federal grant the city has ever received. Jacksonville ranked sixth-highest out of 132 recipients from nearly 700 applicants. Combined with \$36.65 million from the Local Option Gas Tax, the funding will design and construct five remaining segments: Southwest, S-Line, Westside, Northwest, and Eastside connectors. The accelerated timeline replaces what would have been a 30-year funding period under the original gas tax allocation alone.

The LaVilla Link, the first segment of the 30-mile trail system, opened in May 2024. As of March 2024, 40% of the trail was complete, under construction, or in design. Mayor Donna Deegan called the grant a “milestone moment,” emphasizing it addresses health, economic development, and infrastructure by reconnecting neighborhoods cut off decades ago. Once completed, the trail will connect 21 parks, 16 schools, 14 urban neighborhoods, three hospitals, two colleges, and the JTA Regional Transportation Center.



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# Market Drivers | Gateway Phase 1

Gateway Jax broke ground in October 2024 on Pearl Square, the first phase of a \$2 billion-plus downtown revitalization project. The \$419 million Pearl Street District spans five blocks in Downtown’s NorthCore area. The mixed-use development will deliver more than 1,000 residential units, 100,000 square feet of leasable retail space, and new public spaces including widened sidewalks, park spaces, and a curbless festival street on Pearl Street with outdoor dining. At full build-out, the project is expected to create about 2,700 permanent jobs.



The first building, Block N11 at 515 Pearl Street, is a seven-story structure comprising 205 apartment units and 24,086 square feet of retail, commercial and storage space. Publix announced it will open a 31,000-square-foot full-service store with a pharmacy in Block N7, a planned 15-story residential tower with about 250 apartments. Block N8 will be a 21-story building with at least 508 residential units and about 30,000 square feet of ground floor retail. Jacksonville City Council approved a \$98.58 million incentive package in August 2024.



Gateway Jax is a partnership between lead developer Bryan Moll, JWB Real Estate Capital, and DLP Capital. The development team has acquired holdings spanning 28 city blocks across 22 acres of downtown Jacksonville. The full project could reach more than \$2 billion in investment over the next decade, marking one of the largest urban-core revitalizations in the U.S. by geographic span. Once complete, the project is expected to produce more than \$750 million in annual economic impact.



# Market Drivers | Four Seasons Hotel & Residences



Four Seasons Hotel and Residences Jacksonville is a luxury waterfront development in the Sports & Entertainment District overlooking the St. Johns River. Set to debut in 2027, it features 170 hotel rooms and 26 private residences. Construction cost is approximately \$215 million.

The residences are designed by renowned Italian firm Pininfarina, combining modern sophistication with nautical inspiration. Interior spaces were conceived by Shanna Khan in collaboration with design firm ODA. Features include expansive terraces framing river views, private elevator access, European white oak flooring, gas fireplaces, and sculptural Waterworks bathtubs. Residents enjoy exclusive amenities including a private lounge with interactive multi-sport simulator and separate fitness center entrance.

The property will feature four dining venues, including a signature rooftop restaurant with modern Japanese cuisine and panoramic views, plus an Italian osteria serving house-made pastas and wood-fired dishes. A dedicated Director of Residences and on-site team will provide personalized Four Seasons service, including property management, maintenance, security, and housekeeping. The development is part of the Jacksonville Shipyards project, which includes a modernized public marina and restored Met Park.



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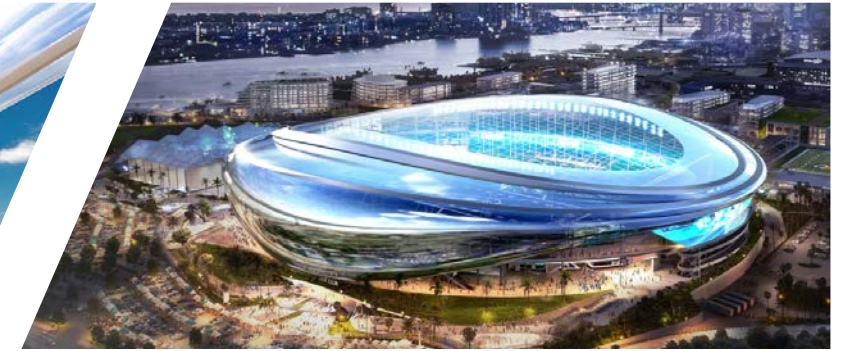
# Market Drivers | Stadium of the Future (Jacksonville Jaguars)



The Stadium of the Future is a \$1.4 billion renovation of EverBank Stadium, home of the Jacksonville Jaguars. NFL owners unanimously approved the project in October 2024. The stadium is scheduled to open in August 2028 with a 30-year lease ensuring the Jaguars remain in Jacksonville.

The project features a 50-50 funding split, with each side contributing \$625 million to the \$1.25 billion build, plus Jacksonville adding \$150 million for deferred maintenance. The Jaguars agreed to take on all construction cost overruns and assume day-to-day operations. The proposed 63,000-seat open-air stadium includes a translucent covering that lowers temperatures by 15 degrees, with capacity expandable to 71,500 for major events like the Florida-Georgia rivalry, Gator Bowl, or College Football Playoff games.

Designed by HOK, the stadium draws inspiration from Jacksonville's lush landscapes, with fans entering through a subtropical Floridian park. The main concourse is elevated 30 feet above ground, offering expansive city and river views. The energy-efficient facade features first-of-its-kind mirrored material reflecting Jacksonville's waterfront. The new shade canopy reduces heat retention by 70 percent and enables passive cooling throughout the venue. The Jaguars will play at home during 2025-26 and 2026-27 seasons, relocating only for 2027.



# Market Drivers | Mosh Genesis

The Museum of Science & History is relocating from its longtime Southbank location to a new state-of-the-art facility on Jacksonville's Northbank riverfront. The current museum closed its doors on September 1, 2025, to allow the organization to focus on building its new home at Lot X in the Jacksonville Shipyards district. The existing 77,000-square-foot facility has been outgrown, and the new 130,000-square-foot museum will significantly expand capacity to serve approximately 58,000 students and 469,000 visitors annually.

The project has received over \$95 million in funding from both public and private sources. Jacksonville committed \$50 million as part of its capital improvement plan, with an additional \$10 million donated by CSX as title sponsor. The state of Florida has contributed multiple appropriations, including \$5 million and an additional \$2.5 million. Construction is expected to start in 2025, with the new museum scheduled to open in 2027.

The museum's design centers around the St. Johns River as its core spatial feature, with visitors entering through a dramatic two-story water feature representing the river's 27-foot drop from source to sea. The facility will feature three main ecosystems: Natural, showcasing live animals and ecology; Cultural, highlighting diverse perspectives and local history; and Innovation, offering spaces for visitors to design, build, and experiment. DLR Group leads the architectural design, partnering with kasper architects and SCAPE landscape architecture.





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