

ONE ENTERPRISE CENTER

FULL LEASING PACKAGE

SIGNATURE HEADQUARTERS + RESTAURANT OPPORTUNITIES



Panoramic views of the St. Johns River
and Downtown skyline



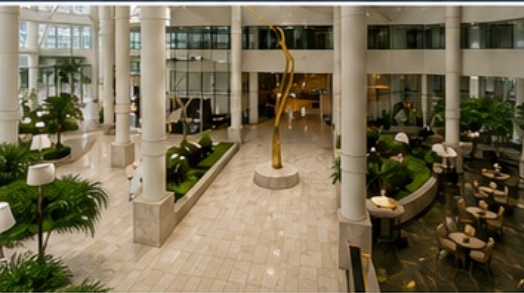
Direct Emerald Trail frontage
on both sides of the building



Marriott Downtown connection via
renovated 4-story atrium



Naming and building
signage rights available



HEADQUARTERS OPPORTUNITY

FLOORS 18-22
CONTIGUOUS-

66,855

TOTAL SF

FLOORS 2-11
AVAILABLE

166,435

TOTAL SF



RESTAURANT OPPORTUNITIES

THREE GROUND-FLOOR SPACES

9,564 RSF

RESTAURANT

4,228 RSF

RESTAURANT

1,467 SF

CAFÉ



PARKING ADVANTAGE

719

EXCLUSIVE
GARAGE SPACES



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Wesley Uyema

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One Enterprise Center | 225 Water Street | Jacksonville, Florida

OWNER-DIRECT LEASING OPPORTUNITY



SIGNATURE HEADQUARTERS OPPORTUNITY

NAMING + BUILDING SIGNAGE RIGHTS AVAILABLE

Establish your company at the premier address on Jacksonville's riverfront.

MAJOR OFFICE / HEADQUARTERS OPPORTUNITY



PANORAMIC RIVERFRONT VIEWS



PRESTIGE DOWNTOWN ADDRESS



OWNER-DIRECT LEASING RELATIONSHIP



DIRECT EMERALD TRAIL FRONTAGE



CONNECTED TO MARRIOTT DOWNTOWN
VIA RENOVATED 4-STORY ATRIUM



Contiguous large blocks ideal for corporate headquarters seeking a single-identity presence



Naming and building signage rights available to maximize brand visibility



Efficient, flexible floor plates with floor-to-ceiling glass for abundant natural light



Direct connection to Marriott Downtown via renovated 4-story atrium



719 exclusive parking garage spaces for tenants & guests



719 EXCLUSIVE GARAGE SPACES

BEST FIT



CORPORATE HEADQUARTERS



FINANCE



LEGAL



TECHNOLOGY



HEALTHCARE



PROFESSIONAL SERVICES



REGIONAL OPERATIONS



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BUILDING AMENITIES & EXECUTIVE ENVIRONMENTS

Work. Connect. Thrive.

One Enterprise Center delivers a best-in-class experience with elevated amenities, premium connections, and environments designed to inspire performance.



RENOVATED 4-STORY ATRIUM CONNECTION TO MARRIOTT DOWNTOWN



MARRIOTT DOWNTOWN CONNECTION

Seamless access via renovated 4-story atrium to Marriott Downtown Jacksonville.



PANORAMIC VIEWS

Stunning St. Johns River and Downtown skyline views.



EMERALD TRAIL FRONTAGE

Direct Emerald Trail frontage on both sides of the building.



CONFERENCE CENTER

On-site conference facilities for meetings and large gatherings.



FITNESS CENTER

On-site fitness center to support your wellness and productivity.



SKY LOBBY

Upper-floor sky lobby with elevated views and ambiance.



719 EXCLUSIVE GARAGE SPACES

Secure, covered parking with direct building access.



OWNER-DIRECT LEASING

Work directly with ownership for flexible, responsive leasing solutions.



REFINED LOBBY & ARRIVAL EXPERIENCE



EXECUTIVE CONFERENCE ENVIRONMENT



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DOWNTOWN JACKSONVILLE MOMENTUM

At the Center of Growth. Connected to Everything.

One Enterprise Center is at the epicenter of Jacksonville's dynamic riverfront transformation—surrounded by major civic assets, world-class hospitality, top-tier dining, and transformative developments driving economic growth and long-term demand.



\$1B+

IN DOWNTOWN
DEVELOPMENT PIPELINE



25,000+

DOWNTOWN
WORKFORCE



3,000+

HOTEL ROOMS
DOWNTOWN



7M+

ANNUAL VISITORS TO
DOWNTOWN JAX



RIVERFRONT PLAZA



- European Street Cafe has signed a lease to open a cafe at Riverfront Plaza
- Atlas Restaurant Group planned in Riverfront Plaza Phase 2 Expected 2027
- 6,000 SF full-service waterfront restaurant on a 0.43-acre parcel with indoor seating, outdoor seating, and rooftop.

ST. JOHNS RIVER



**ONE
ENTERPRISE
CENTER**

225 WATER STREET



**JACKSONVILLE CENTER
FOR THE PERFORMING ARTS**
Directly across the street
from One Enterprise Center



**MARRIOTT
DOWNTOWN**



EMERALD TRAIL



EMERALD TRAIL



PEARL SQUARE DEVELOPMENT / GATEWAY JAX

- Mixed-use destination bringing new life to the Northbank
- Includes Hotel Merrydelle



SHIPYARDS AND FOUR SEASONS DEVELOPMENT

Luxury hotel, residences, retail,
and marina on the Northbank



**DUVAL COUNTY
COURTHOUSE**
4 blocks



CITY HALL
2 blocks



**UNITED STATES
COURTHOUSE**
2 blocks



**JACKSONVILLE
UNIVERSITY COLLEGE
OF LAW**
5 blocks



NEW JACKSONVILLE JAGUARS STADIUM DISTRICT

- Transformational sports and entertainment destination
- Driving new jobs, visitation, and private investment



UNMATCHED ACCESS. UNRIVALED LOCATION.

One Enterprise Center offers immediate access to Jacksonville's best—civic, cultural, hospitality, and entertainment—positioning your business in the heart of downtown's bright future.



**TOP TALENT
ACCESS**



**WALKABLE
AMENITIES**



**RIVERFRONT
LIFESTYLE**



**LONG-TERM
GROWTH**



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OWNER-DIRECT LEASING OPPORTUNITY



THREE SPACES POSITIONED

for Food, Beverage, and Hospitality Concepts

One Enterprise Center delivers unmatched visibility, connectivity, and demand drivers for restaurant and cafe operators.

PREMIER RESTAURANT SPACES AVAILABLE

9,564

RSF

SUITE 110 – RESTAURANT

4,228

RSF

SUITE 100 – RESTAURANT

1,467

SF CAFE

SUITE 101 – CAFE

REVISED GROUND FLOOR PLAN

Three restaurant opportunities with proposed patio seating and atrium seating



Connected to Marriott Downtown via renovated 4-story atrium



Direct frontage on Emerald Trail on both sides of the building



Outdoor seating potential along the trail and Water Street frontage



Panoramic views of the St. Johns River and Downtown skyline



Directly across from Jacksonville Center for the Performing Arts



Positioned to capture office users, hotel guests, arts patrons, event visitors, riverfront visitors, and game-day traffic



Jacksonville is a football city and the new Jaguars stadium district helps drive demand

CONCEPT FIT



Sports bar / watch concept



Upscale casual



Cafe + bakery



Fast casual



Wine bar



Full-service dining



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Jacksonville, Florida

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Revised Ground Floor Restaurant Plan

Three restaurant opportunities with proposed patio seating and atrium seating



OPPORTUNITY SUMMARY

SUITE 110 RESTAURANT
9,564 SF

Premier corner restaurant with maximum visibility

SUITE 100 RESTAURANT
4,228 SF

Expansive space with flexible restaurant concepts

SUITE 101 CAFE
1,467 SF

Ideal for café, bakery, or casual concepts

KEY BENEFITS



Direct frontage on the Emerald Trail



Atrium seating with high visibility



Proposed patio seating



Connected to Marriott Downtown via renovated 4-story atrium



READY FOR YOUR CONCEPT. BUILT FOR SUCCESS.



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ONE ENTERPRISE CENTER

SIGNATURE HEADQUARTERS OPPORTUNITY

Premier office, restaurant, and cafe spaces with unmatched views, connectivity, and visibility in the heart of Downtown Jacksonville.

AVAILABILITY SUMMARY

233,290 RSF

TOTAL OFFICE AVAILABILITY

66,855 RSF FLOORS 18-22
CONTIGUOUS

166,435 SF FLOORS 2-11
AVAILABLE

RESTAURANT + CAFE OPPORTUNITIES

9,564 RSF RESTAURANT
(SUITE 110)

4,228 RSF RESTAURANT / CAFE
(SUITE 100)

1,467 SF CAFE
(SUITE 101)

KEY FEATURES



Panoramic views of the St. Johns River and Downtown skyline



Direct Emerald Trail frontage on both sides of the building



Marriott Downtown connection via renovated 4-story atrium



Naming and building signage rights available



Owner-direct leasing opportunity

FLOOR-BY-FLOOR STACK PLAN



DIRECT EMERALD TRAIL FRONTAGE ON BOTH SIDES



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