Press Release

FOR IMMEDIATE RELEASE

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NAI Hallmark Secures Prestigious Role to Manage and Lease One Shipyards Place, Downtown Jacksonville's Premier New Office Development

JACKSONVILLE, FLORIDA – September 30, 2024 – NAI Hallmark, the largest locally owned commercial real estate brokerage and property management firm in Jacksonville, proudly announces its appointment as the exclusive management and leasing agent for **One Shipyards Place**, on behalf of Shipyards Office LLC, an affiliate of Iguana Investments, a Khan Family Company.

One Shipyards Place is set to redefine the skyline of Downtown Jacksonville as the city's most anticipated Class A office building in over a decade. This state-of-the-art, six-story development, the first true Class A property in the area in more than ten years, will set a new standard for quality and sophistication in the region. It will encompass 137,000 square feet, with 50,128 square feet dedicated to premier leasable office space on its top two floors, offering unparalleled view corridors of Jacksonville's picturesque waterfront and urban landscape. The ground floor will feature 12,000 square feet of versatile retail and amenity space, including a state-of-the-art fitness facility and 5,757-square-foot restaurant offering a stunning patio view of the event lawn and marina, is poised to become a vibrant hub for business and leisure.

A centerpiece within the dynamic Sports & Entertainment District, **One Shipyards Place** will be home to the Jacksonville Jaguars' new front office headquarters, with the business team set to occupy three floors. The remaining two floors present a rare opportunity for high-profile businesses to secure a presence in Jacksonville's rapidly evolving urban core. The delivery of the office space is slated for February 2026.

One Shipyards Place is part of a transformative development that includes redesigned parks, a world-class marina, and a luxurious 10-story Four Seasons Hotel featuring a Michelin Star Chef restaurant, all contributing to a new era of prosperity and vibrancy in Downtown Jacksonville.

"We are thrilled to collaborate with Iguana Investments to bring **One Shipyards Place** to life. As the future home of the Jaguars and a beacon of business innovation, this development offers unparalleled opportunities for companies looking to be at the forefront of Jacksonville's exciting transformation." said Christian Harden, Co-CEO of NAI Hallmark.

“We are privileged to add this state-of-the-art facility to our existing portfolio of Class A office buildings. This partnership stands as a testament to our team's unwavering commitment to excellence in property management. We plan to provide the tenants and guests of One Shipyards Place with a white-glove service experience that will set a new standard in Northeast Florida,” added Keith Goldfaden, Co-CEO of NAI Hallmark.

For more information about **One Shipyards Place**, NAI Hallmark, or NAI Global, please contact NAI Hallmark at +1 904 363 9002 or via email at info@naihallmark.com.

About NAI Hallmark

NAI Hallmark is the largest locally owned full-service commercial real estate company specializing in sales and leasing brokerage, property and facilities management in Northeast Florida. Established in 1993, NAI Hallmark is currently involved in the leasing and/or management of a portfolio in excess of 6 million square feet of office, industrial and retail properties and is one of the leading investment sales practices in Northeast Florida. As a member of the NAI Global network, NAI Hallmark is also connected to the largest network of independent commercial real estate firms worldwide. Learn more at www.NAIHallmark.com.

About NAI Global

NAI Global is a leading global commercial real estate brokerage firm. NAI Global offices are leaders in their local markets and work in unison to provide clients with exceptional solutions to their commercial real estate needs. NAI Global has more than 375 offices strategically located throughout North America, Latin America and the Caribbean, Europe, Africa and Asia Pacific, with over 6,000 local market professionals, managing in excess of 1.15 billion square feet of property and facilities. Annually, NAI Global completes in excess of $20 billion in commercial real estate transactions throughout the world.

NAI Global provides a complete range of corporate and institutional real estate services, including brokerage and leasing, property and facilities management, real estate investment and capital market services, due diligence, global supply chain and logistics consulting and related advisory services.

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