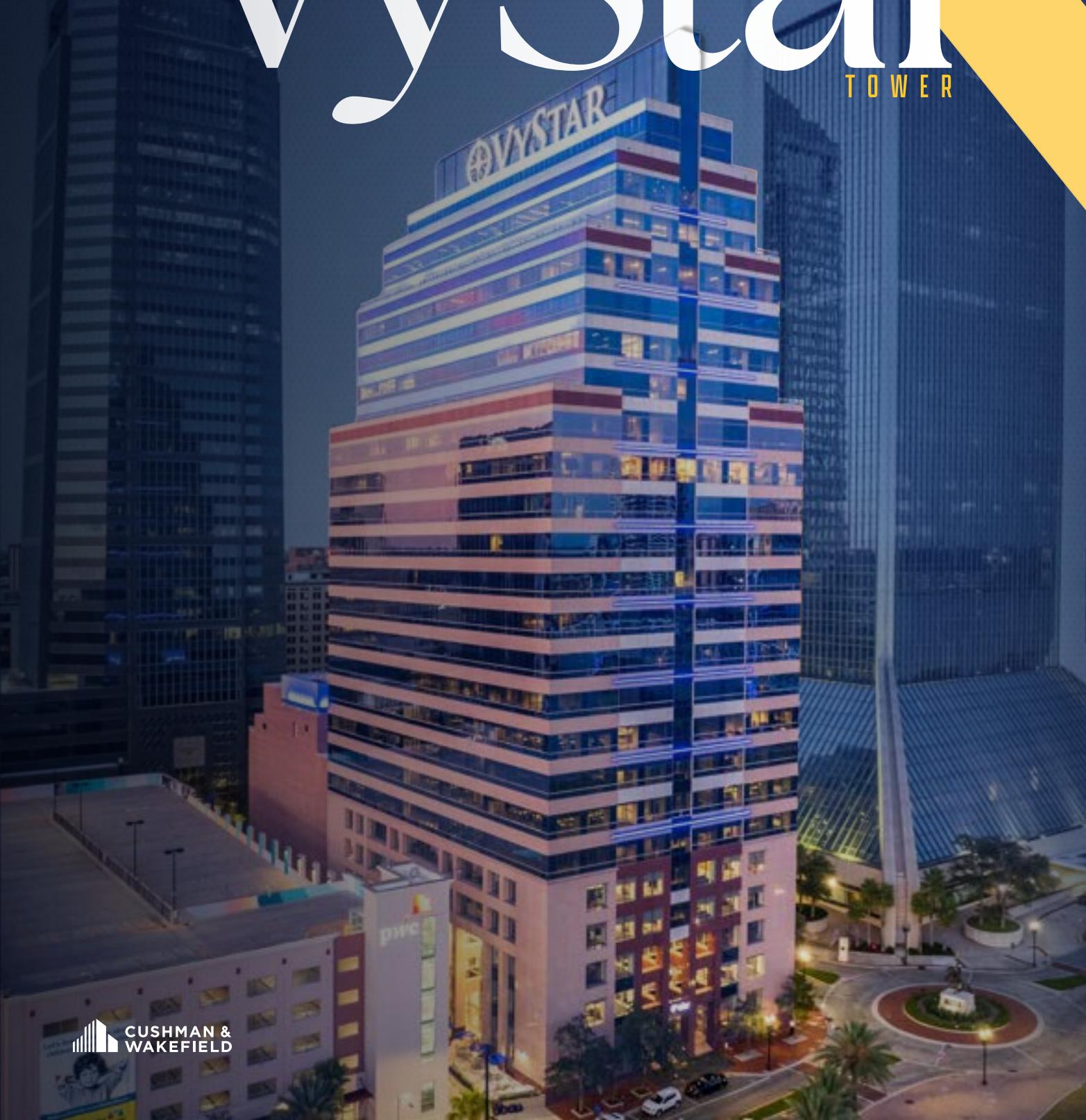


A TOWER OF DISTINCTION

VyStar

TOWER



 CUSHMAN &
WAKEFIELD

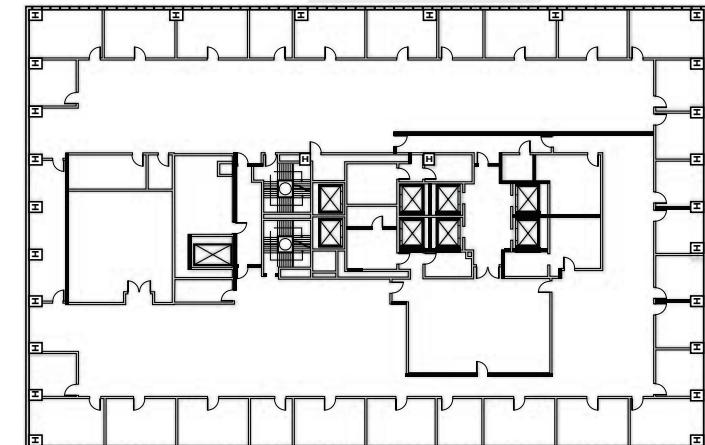
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ROOM FOR WHAT'S NEXT

Whether you're growing or refining your presence, VyStar Tower is built for what's next. This building features enhanced outdoor spaces, upgraded infrastructure, and a design that inspires momentum.

JACKSONVILLE'S POWER ADDRESS

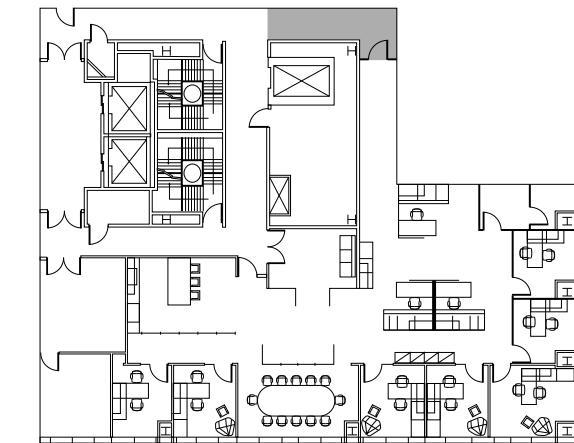
Set in the heart of downtown Jacksonville, VyStar Tower is a flagship address for companies that want more from their workplace. Steps from Riverfront Plaza, City Hall and county and federal courthouses, this Class A office surrounds tenants with lifestyle convenience and a dynamic urban energy. Anchored by VyStar Credit Union and home to a strong roster of prominent professional tenants, the 23-story tower reflects a forward-looking commitment to both quality and community.



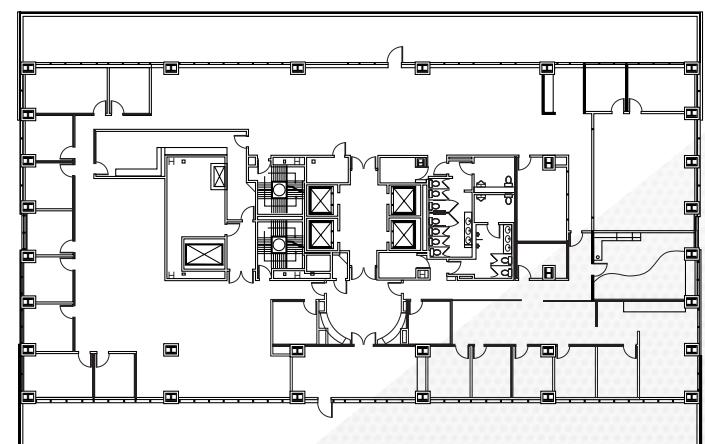
10TH FLOOR - 18,437 SF

PROPERTY HIGHLIGHTS

- 23 stories
- 369,841 total SF
- Class A office building
- Surrounded by restaurants, retail, hotels and public art
- Easy access to I-95, I-10, JTA Skyway, regional transit, and NAVI Autonomous Vehicle
- Campus amenities include Tossgreen café, Pour Taproom, Pizza Dynamo, and VyStar full-service branch
- Expansive outdoor communal spaces, including a furnished, programmed breezeway with direct access to the Riverwalk, Riverfront Plaza, and the future Emerald Trail along Hogan Street
- Multimillion-dollar renovations include a modern lobby, new parking garages, and upgraded mechanical and elevators
- Electric vehicle charging stations available in both parking garages
- State-of-the-art building security with professional on-site personnel, surveillance coverage, and turnstile access
- The Court Urban Food Park – A rotating lineup of food options available daily
- Close to Jacksonville's top cultural and entertainment destinations, including the Florida Theatre, Times Union Performing Arts Center, and Museum of Contemporary Art



14TH FLOOR - 3,643 SF



18TH FLOOR - 14,352 SF

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CONVENIENCE COMES STANDARD

From quick lunches to everyday errands, VyStar Tower makes it easy to move through the day. With curated onsite amenities and recent upgrades throughout the property, tenants benefit from a space that works as hard as they do.

 3 ON-SITE RESTAURANTS

 VYSTAR CREDIT UNION

 ATM

 VIEWS OF ST. JOHNS RIVER

 2 PARKING GARAGES

 UPDATED LOBBY

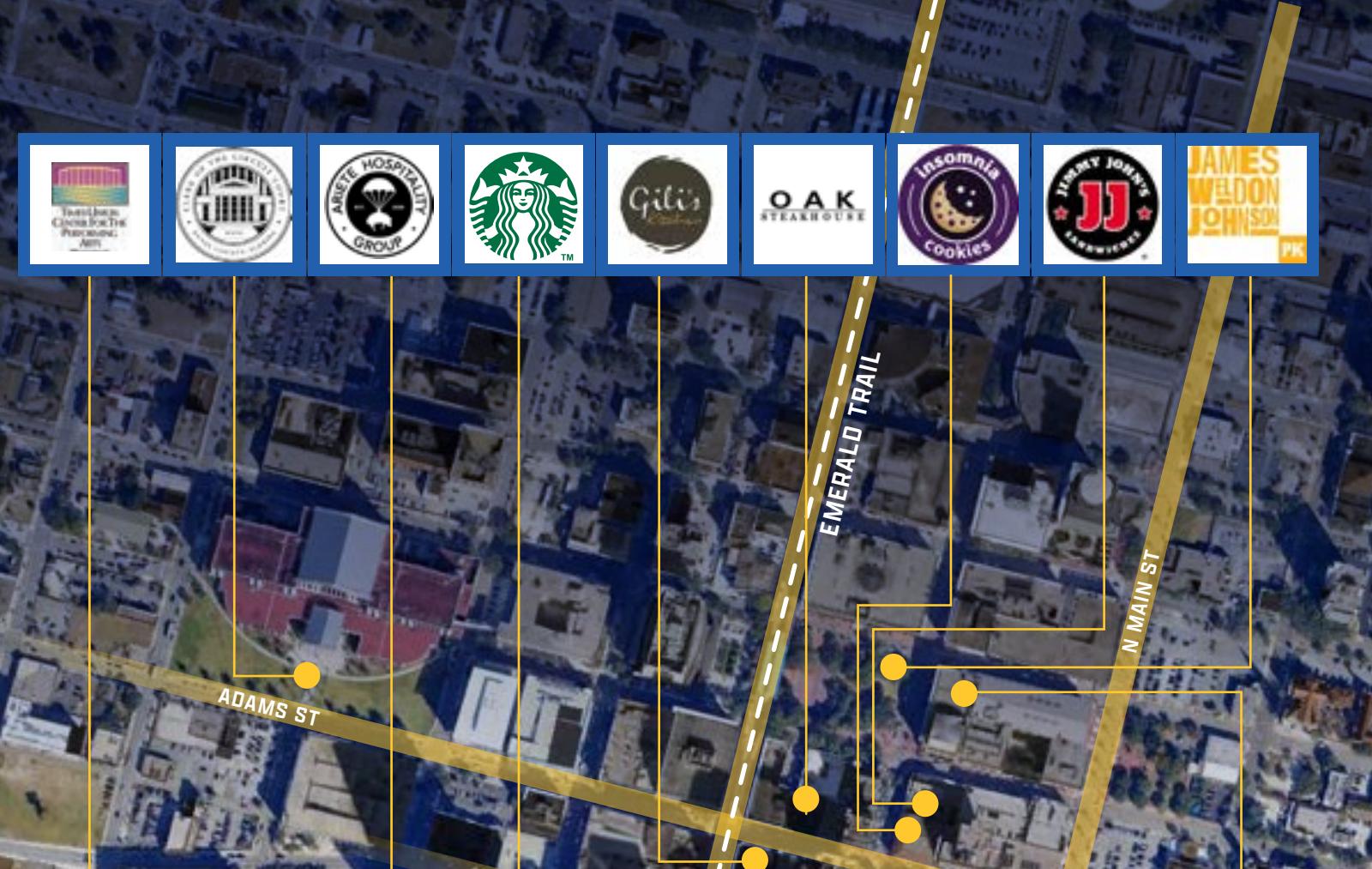
 OUTDOOR SPACE

 24/7 SECURITY

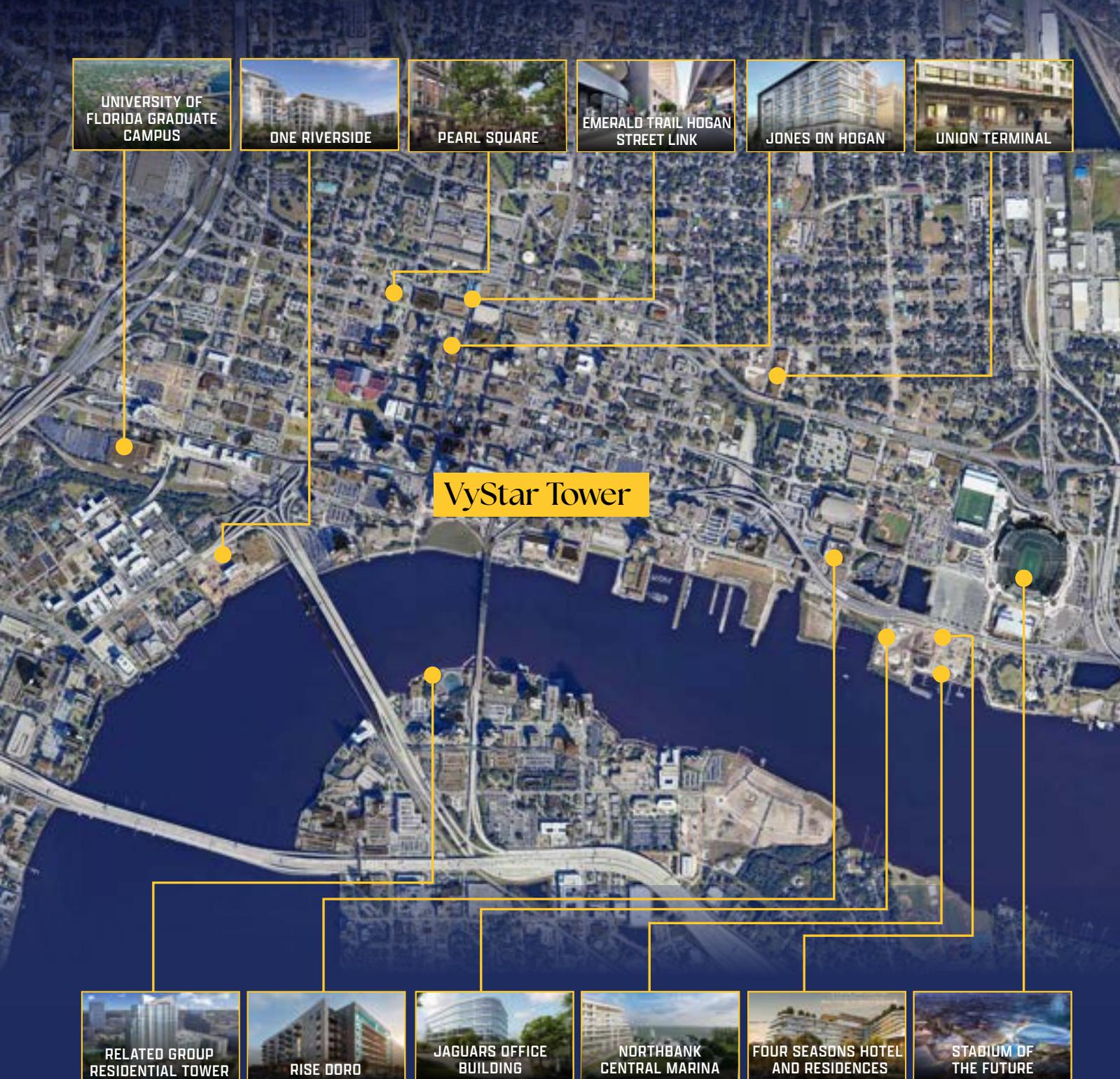
 THE COURT URBAN FOOD PARK

PLUGGED INTO THE CITY'S PULSE

Set in Jacksonville's Central Business District, VyStar Tower is surrounded by restaurants, hotels and local attractions. With Riverfront Plaza across the street, tenants enjoy a walkable setting that's connected and full of momentum. Whether it's a client lunch at Cowford Chophouse, a Jacksonville Jaguars game at EverBank Stadium or drinks with coworkers, the city's energy is always close.



DOWNTOWN JACKSONVILLE DEVELOPMENTS



City of Jacksonville

GROUNDED IN GROWTH

Downtown Jacksonville is home to a steady influx of professionals, residents and daily commuters. From workforce access to built-in foot traffic, the numbers reflect a district that's primed for business. A new wave of investment is adding to that momentum, with landmark projects reshaping the city's core.

DEVELOPMENTS UNDERWAY

- Four Seasons Hotel & Residences
- Pearl Square
- Emerald Trail Hogan Street Link
- Northbank Central Marina
- University of Florida Graduate Campus
- And many more!

DOWNTOWN'S NEXT DESTINATION

Set on the former site of Jacksonville Landing, Riverfront Plaza is taking shape as a two-phase park with event space, playgrounds, dining and riverwalk connections, reinforcing Downtown Jacksonville's growth and community investment.

POPULATION

1 Mile – 11,050 | 3 Mile – 82,776 | 5 Mile – 208,120

TOTAL HOUSEHOLDS

1 Mile – 4,650 | 3 Mile – 36,627 | 5 Mile – 88,233

MEDIAN HOUSEHOLD INCOME

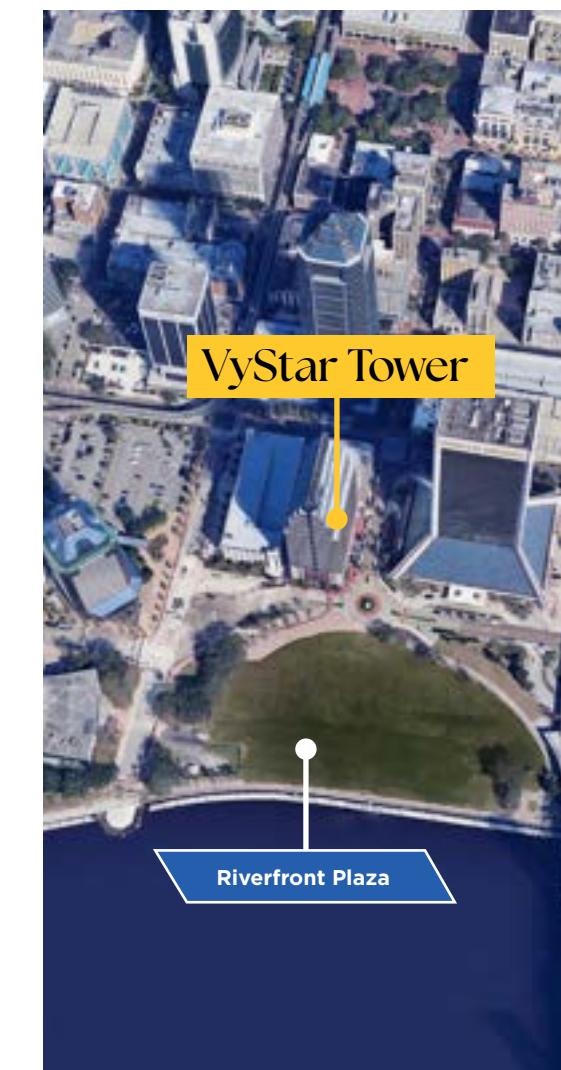
1 Mile – \$44,412 | 3 Mile – \$45,323 | 5 Mile – \$54,802

MEDIAN AGE

1 Mile – 41.2 | 3 Mile – 38.7 | 5 Mile – 38.7

% BACHELORS DEGREE OR HIGHER

1 Mile – 27% | 3 Mile – 29% | 5 Mile – 28%



CONNECTED FROM EVERY DIRECTION



At VyStar Tower, you're connected to the city's top transit routes and shielded from its parking headaches. With two parking garages and easy reach to I-95, I-10 and JTA Skyway, your commute is always a breeze.



TRAVEL TIMES

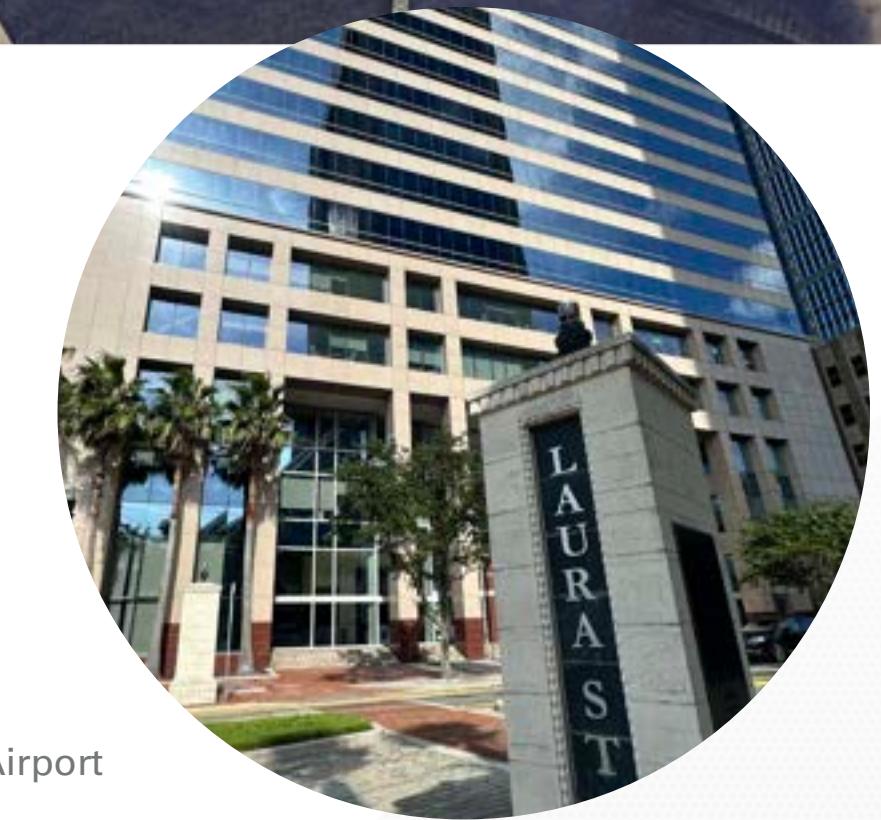
MINS.

3 I-95

5 JTA Skyway

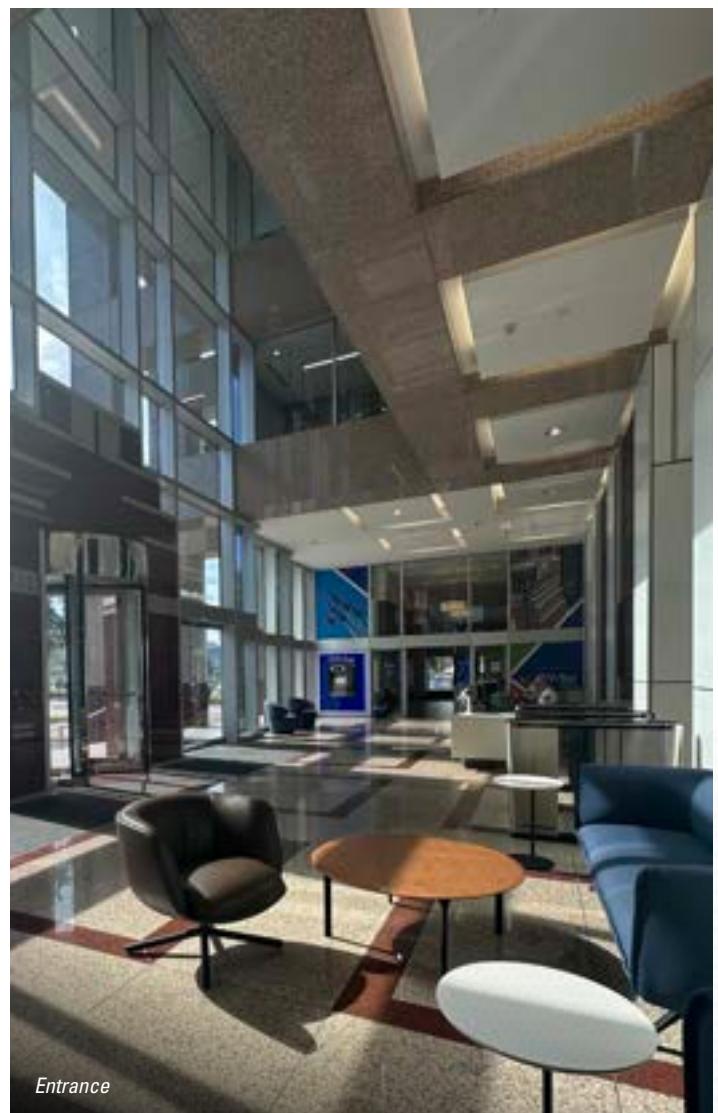
8 I-10

18 Jacksonville International Airport



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9

A WORKSPACE WITH PRESENCE



VYSTAR TOWER

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