

# JAX TOWER

AT 50 NORTH

WHERE MOMENTUM MEETS OPPORTUNITY



CUSHMAN &  
WAKEFIELD

# DISTINCTIVE DETAILS



An architectural icon designed by world-renowned architect Helmut Jahn.

Rising 42 stories, **Jax Tower at 50 North** is the tallest office tower between Atlanta and Miami.

*A premier office destination designed to support productivity, collaboration, and connection in the heart of Jacksonville.*

698,015 SF | 42 Stories

Flexible floorplate in a variety of sizes

On-site, enclosed parking with elevator access

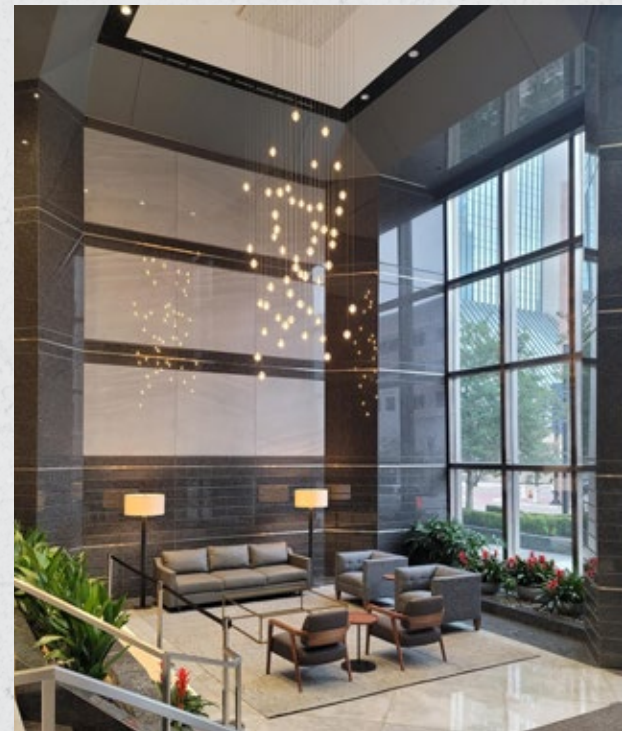
Stunning views of the St. Johns River and Downtown Jacksonville

Walking distance to Riverfront Plaza and the Times-Union Performing Arts Center

Quick access to Everbank Field and Veterans Memorial Arena

On-site property management & 24/7-manned security

Conference Center free for Tenants



## New at Jax Tower

STARBUCKS AND ARIETE GROUP'S TWO NEW RESTAURANTS

NEW HOTEL STYLE LOBBY BAR

UPGRADED FITNESS CENTER

BETTER PARKING RATIOS



# EXPERIENCE THE EPICENTER

## EASY ARRIVAL

Start the day with a seamless commute, pulling into the parking garage or arriving via nearby transit just steps from the front door.

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## MORNING COFFEE

Fuel up in the Starbucks, where a quick coffee or casual conversation sets the tone for the day.

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## MIDDAY RECHARGE

Step out for lunch or a midday reset with a short walk to Riverfront Plaza, where green space and river views offer a refreshing break from the office.

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## CONNECTED COLLABORATION

Host virtual meetings or client presentations in the building's modern conference center, designed to support professional, tech-enabled collaboration.

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## EVENING ENTERTAINING

Close out the day with clients or colleagues for happy hour at Pour Taproom just across the street, then head to Cowford Chophouse minutes away for upscale dining and skyline views in the heart of downtown.

62

DINING

3

HOTELS

14

RETAIL

9

ENTERTAINMENT

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# JAX TOWER

AT 50 NORTH

James Weldon  
Johnson Park

Museum of  
Contemporary Art

Indochine

The Elbow

The Florida  
Theatre

Cowford  
Chophouse

Morton's  
The Steakhouse

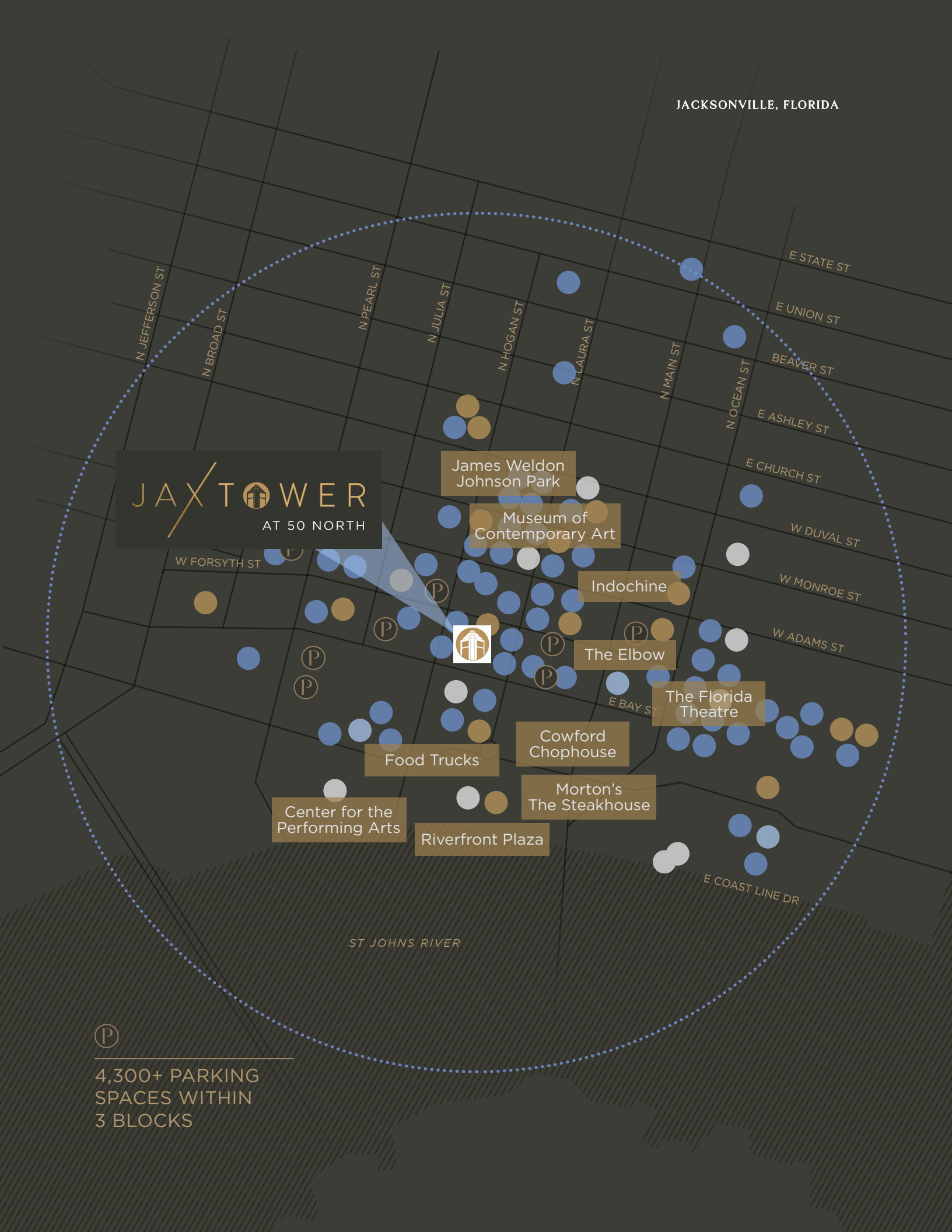
Riverfront Plaza

Food Trucks

Center for the  
Performing Arts



4,300+ PARKING  
SPACES WITHIN  
3 BLOCKS



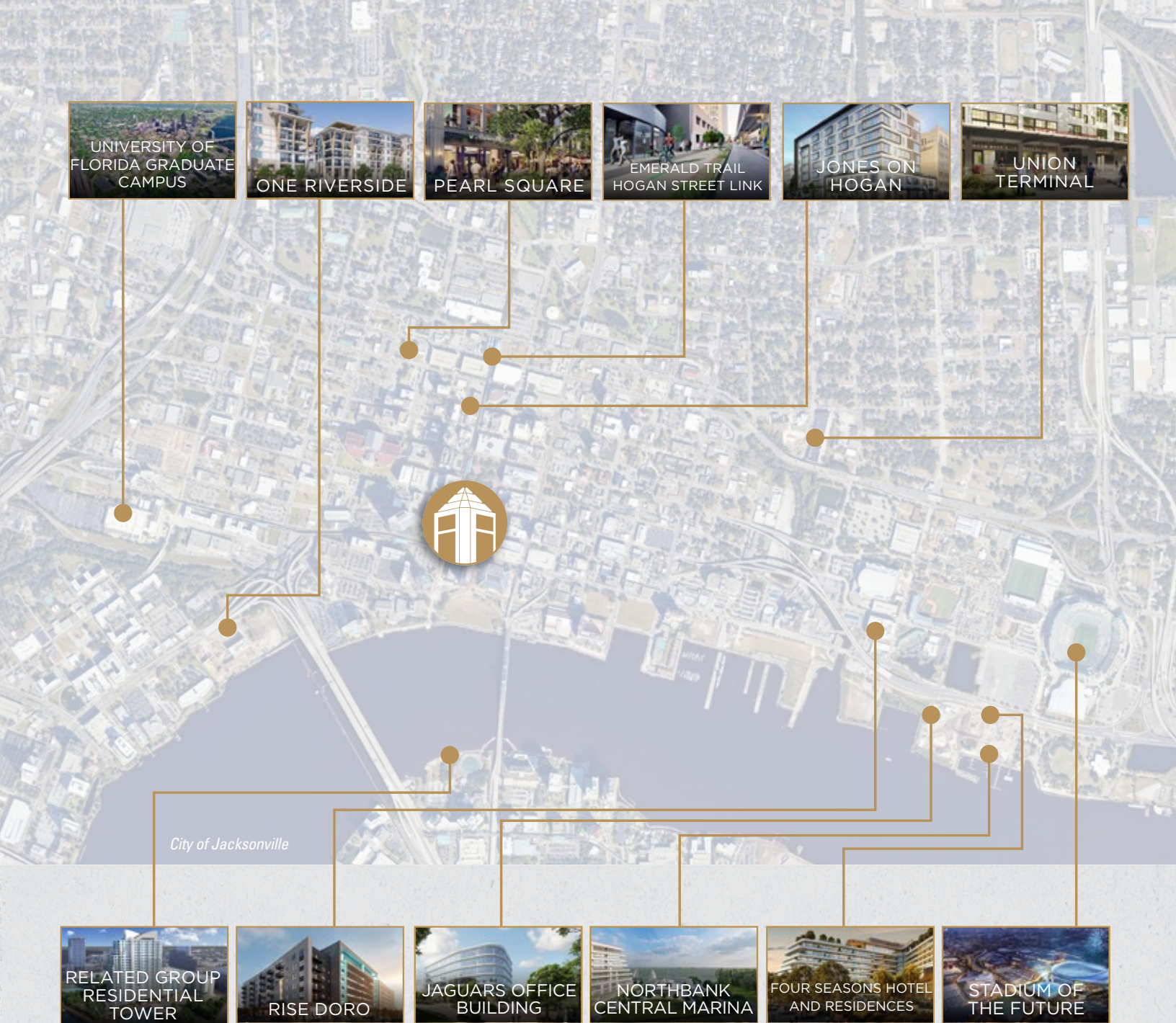


JAX TOWER AT 50 NORTH

# BUILDING DOWNTOWN'S NEXT CHAPTER

Downtown Jacksonville is entering a new era of growth, fueled by a rising population of professionals and residents, an expanding workforce, and a surge of transformative investments in the city's core. Landmark projects, such as the redevelopment of Jacksonville Landing into the vibrant destination of Riverfront Plaza, along with several other high-profile developments, signal significant momentum and long-term confidence in Downtown. These initiatives are paving the way for a more connected, activated, and future-forward business district.





|                            | 1 MILE   | 3 MILE   | 5 MILE   |
|----------------------------|----------|----------|----------|
| POPULATION                 | 11,050   | 82,776   | 208,120  |
| TOTAL HOUSEHOLDS           | 4,650    | 36,627   | 88,233   |
| MED HOUSEHOLD INCOME       | \$44,412 | \$45,323 | \$54,802 |
| MEDIAN AGE                 | 412      | 38.7     | 38.7     |
| BACHELORS DEGREE OR HIGHER | 27%      | 29%      | 28%      |



The logo for JAXTOWER AT 50 NORTH is displayed in a dark grey rectangular box. The word "JAXTOWER" is in a gold-colored serif font, with a gold-colored stylized tower icon replacing the letter 'O'. A thin gold diagonal line crosses the 'J' and 'A'. Below "JAXTOWER" is the text "AT 50 NORTH" in a smaller, gold-colored sans-serif font.

# JAXTOWER

AT 50 NORTH

FOR MORE INFORMATION, PLEASE CONTACT:

**SARAH TEAGLE**

SENIOR ASSOCIATE

+1 904 380 8342

[SARAH.TEAGLE@CUSHWAKE.COM](mailto:SARAH.TEAGLE@CUSHWAKE.COM)

**TRACI JENKS**

SENIOR DIRECTOR

+1 904 380 8333

[TRACI.JENKS@CUSHWAKE.COM](mailto:TRACI.JENKS@CUSHWAKE.COM)