



(ITN) #010-19

ACQUISITION OF
**A NEW JEA
CORPORATE HEADQUARTERS**

PREPARED FOR:

CBRE

REPRESENTING:

JEA[®]

SUBMITTED BY:

KINGS AVENUE STATION P3, LLC

KINGS AVENUE STATION P3, LLC, DEVELOPMENT TEAM



CHASE
PROPERTIES

 **PARKWAY**



Rolland, DelValle & Bradley
ARCHITECTURE ■ INTERIOR DESIGN

CONNIE
TURNER
Interior Design
&
Space Planning

Kimley»»Horn
Expect More. Experience Better.



**BRASFIELD
& GORRIE**
GENERAL CONTRACTORS

Chase Properties, Inc.



CHASE
PROPERTIES

Parkway Property Investments, LLC



TEMPE GATEWAY | TEMPE, AZ



NASCAR | CHARLOTTE, NC



HAYDEN FERRY | TEMPE, AZ



CITYWESTPLACE | HOUSTON, TX



INTERNATIONAL PLAZA IV | TAMPA, FL



HAYDEN FERRY LAKESIDE I AND II | TEMPE, AZ



245 RIVERSIDE | JACKSONVILLE, FL

Project Team Experience



DARDEN HEADQUARTERS | ORLANDO, FL
TLC ENGINEERING



ORLANDO UTILITIES COMMISSION HQ | ORLANDO, FL
TLC ENGINEERING



AMERICAN EXPRESS HQ | SUNRISE, FL
TLC ENGINEERING



DUVAL COUNTY COURTHOUSE | JACKSONVILLE, FL
TLC ENGINEERING



ORLANDO POLICE HEADQUARTERS | ORLANDO, FL
TLC ENGINEERING



ST. JOHN & PARTNERS | JACKSONVILLE, FL
CONNIE TURNER INTERIORS, INC.

Project Team Experience



ST. JOHN & PARTNERS | JACKSONVILLE, FL
CONNIE TURNER INTERIORS, INC.



82nd AIRBORNE DIVISION HQ | FT. BRAGG, NC
ATLANTIC ENGINEERING SERVICES



RANGE RESOURCES HQ | PITTSBURGH, PA
ATLANTIC ENGINEERING SERVICES



GE GLOBAL OPERATIONS | CINCINNATI, OH
BRASFIELD & GORRIE



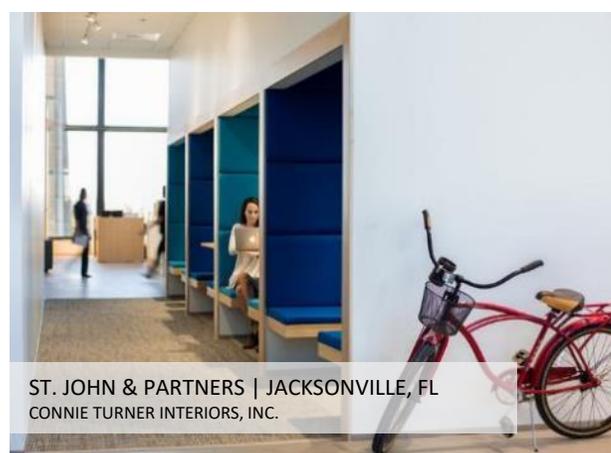
ALCOA HQ | PITTSBURGH, PA
ATLANTIC ENGINEERING SERVICES



BUTLER PLAZA OFFICE COMPLEX
ATLANTIC ENGINEERING SERVICES



ST. JOHN & PARTNERS | JACKSONVILLE, FL
CONNIE TURNER INTERIORS, INC.



ST. JOHN & PARTNERS | JACKSONVILLE, FL
CONNIE TURNER INTERIORS, INC.

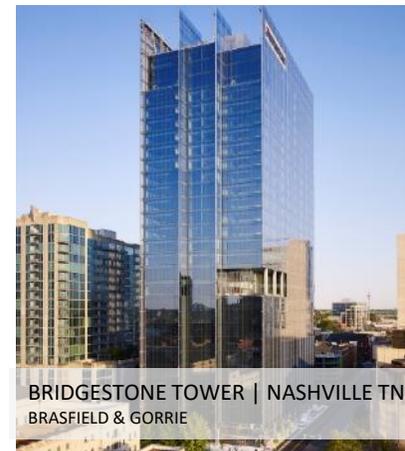


BNY MELLON CLIENT SERVICE CENTER | PITTSBURGH, PA
ATLANTIC ENGINEERING SERVICES



DICK'S SPORTING GOODS HQ | PITTSBURGH, PA
ATLANTIC ENGINEERING SERVICES

Project Team Experience



Project Team Experience



AVAILITY | JACKSONVILLE, FL
BRASFIELD & GORRIE | CONNIE TURNER INTERIORS | ROLLAND DELVALLE & BRADLEY | ELM



TRT HOLDINGS | DALLAS, TX
BRASFIELD & GORRIE



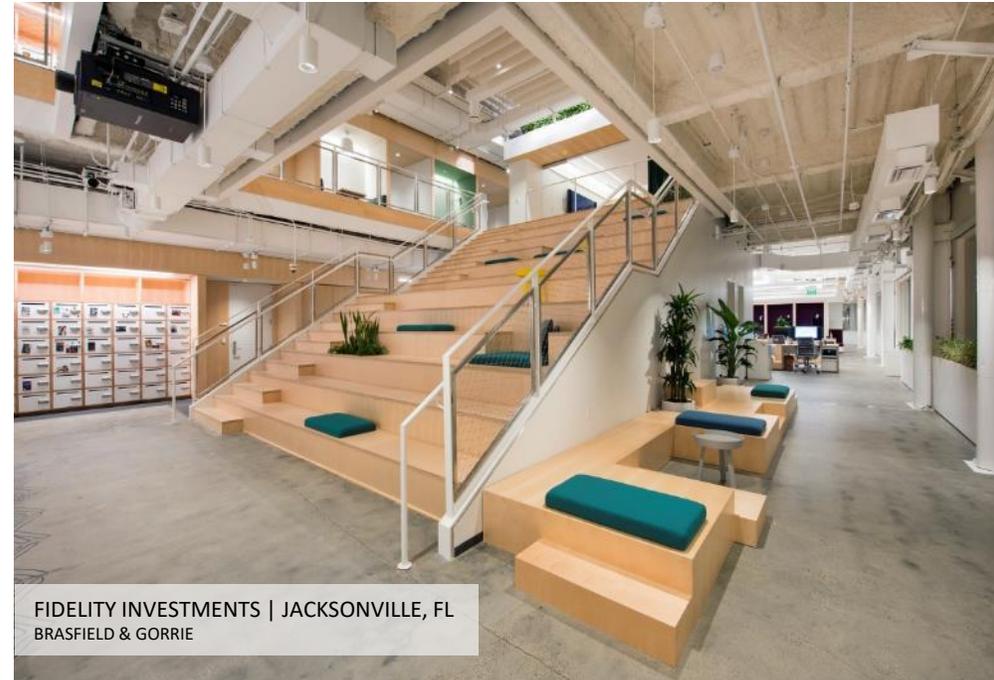
MYLAN HQ | CANONSBURG, PA
ATLANTIC ENGINEERING SERVICES



AVIDXCHANGE | CHARLOTTE, NC
BRASFIELD & GORRIE



GENUINE PARTS HQ | ATLANTA, GA
BRASFIELD & GORRIE



FIDELITY INVESTMENTS | JACKSONVILLE, FL
BRASFIELD & GORRIE

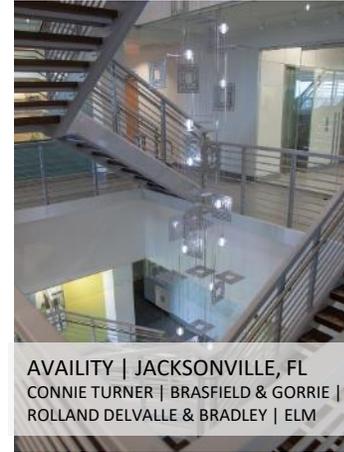
Project Team Experience



EVERBANK | JACKSONVILLE, FL
ROLLAND DELVALLE & BRADLEY



FIDELITY NATIONAL FINANCIAL | JACKSONVILLE, FL
ROLLAND DELVALLE & BRADLEY



AVALITY | JACKSONVILLE, FL
CONNIE TURNER | BRASFIELD & GORRIE |
ROLLAND DELVALLE & BRADLEY | ELM



WEB.COM HQ | JACKSONVILLE, FL
ELM | ROLLAND DELVALLE & BRADLEY | BRASFIELD & GORRIE |
CONNIE TURNER INTERIORS



DEPARTMENT OF REVENUE | TALLAHASSEE, FL
ROLLAND DELVALLE & BRADLEY

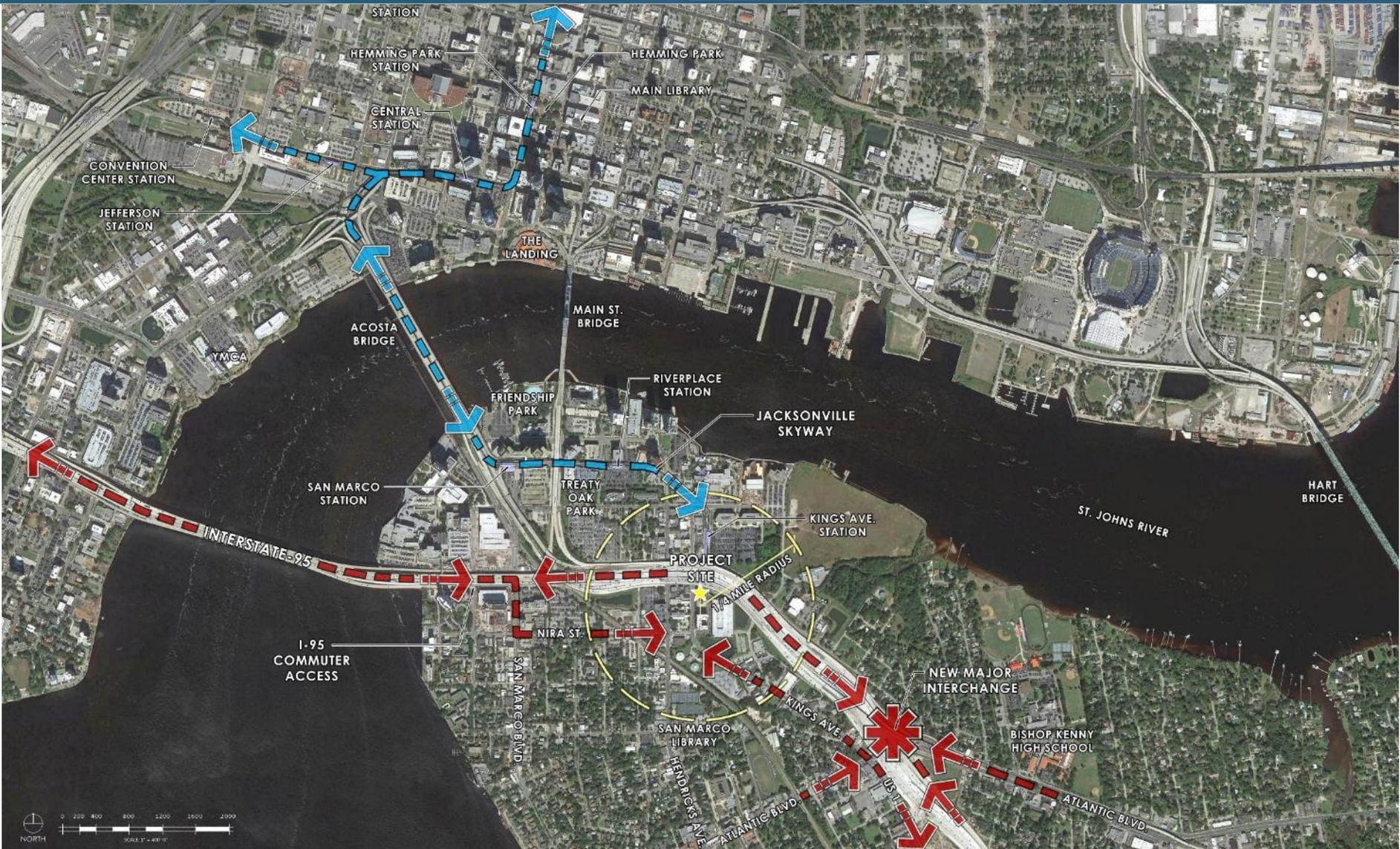


MAYO CLINIC PRIMARY CARE | JACKSONVILLE, FL
ELM | TLC ENGINEERING | ATLANTIC ENGINEERING SERVICES



AVALITY | JACKSONVILLE, FL
ROLLAND DELVALLE & BRADLEY | ELM | BRASFIELD & GORRIE |
CONNIE TURNER INTERIORS

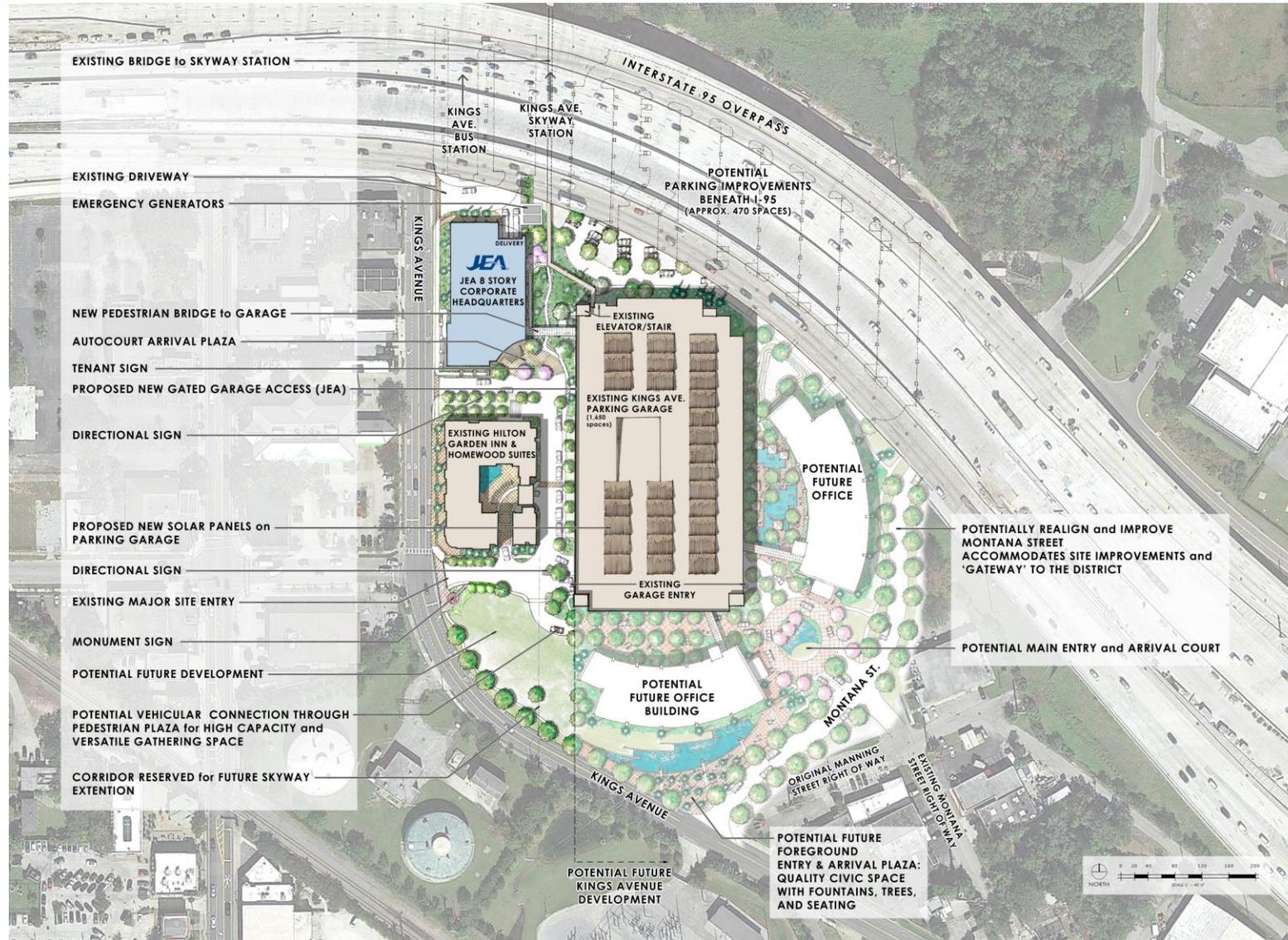
Site Benefits



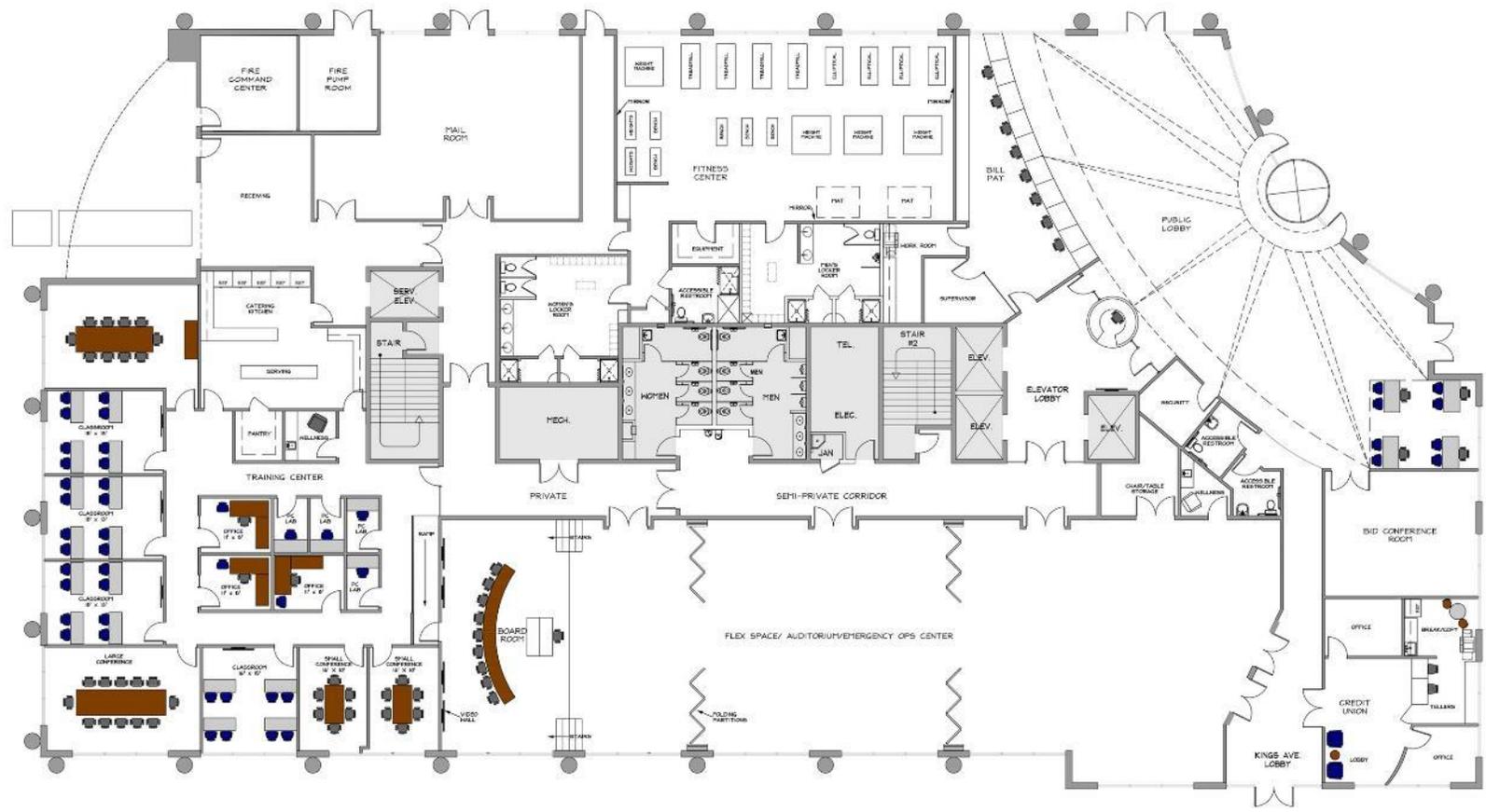
Site Benefits



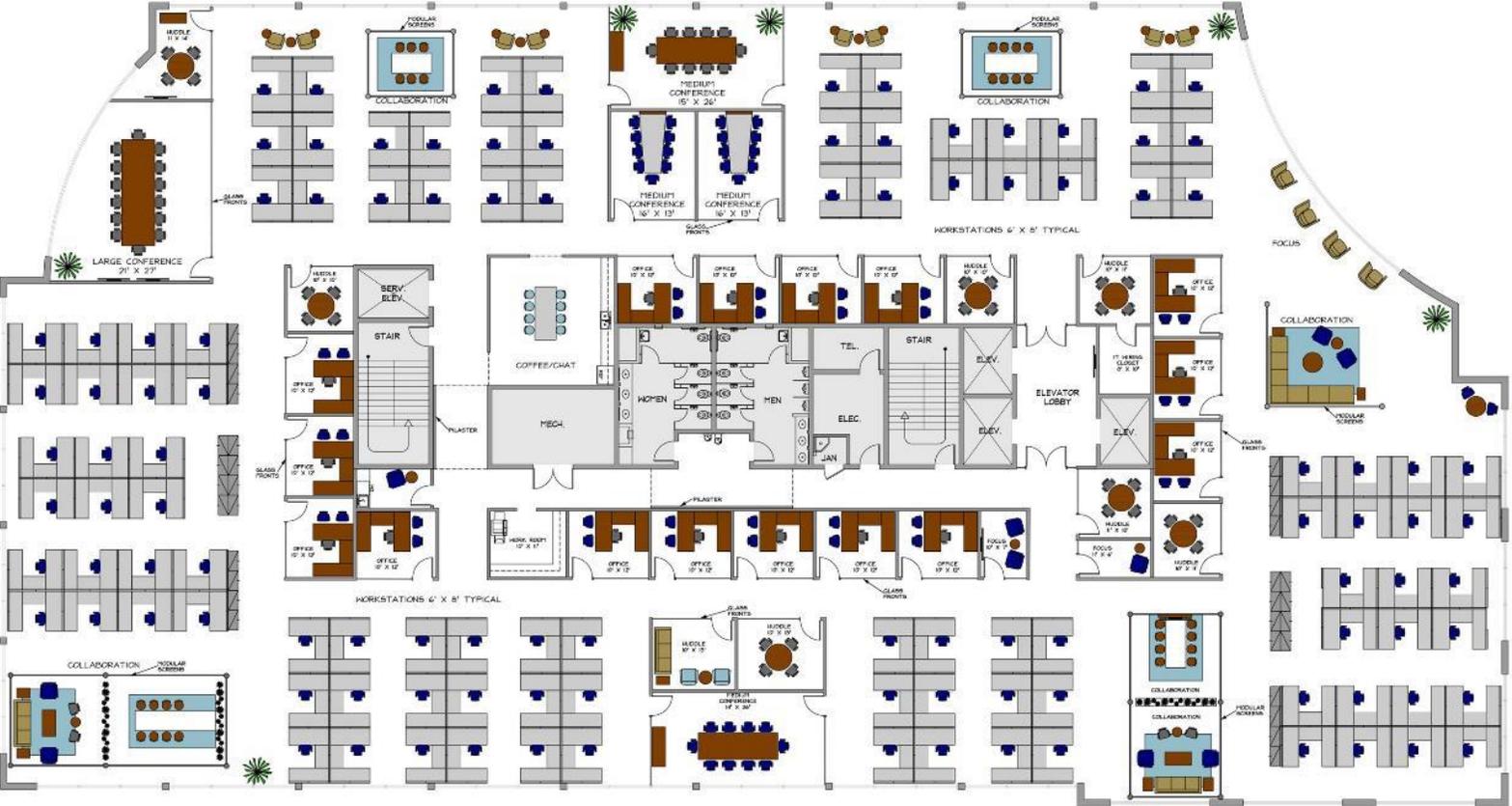
Site Plan



Conceptual First Floor



Conceptual Typical Floor Plan



Rendering—Northwest Corner



Rendering—Southwest Corner



Rendering—Southeast Corner



Rendering—Northeast Corner



Kings Avenue Station Advantages



**10 REASONS WHY
KINGS AVENUE STATION
WILL BE THE NEXT
JEA HEADQUARTERS**

Kings Avenue Station Advantages

EXISTING 1650-SPACE PARKING GARAGE ON SITE

COST AND TIME
SAVINGS



Kings Avenue Station Advantages

**PAD-READY
SITE**

LET'S



GO!

**OVERSIZED
INFRASTRUCTURE
ALREADY IN PLACE**

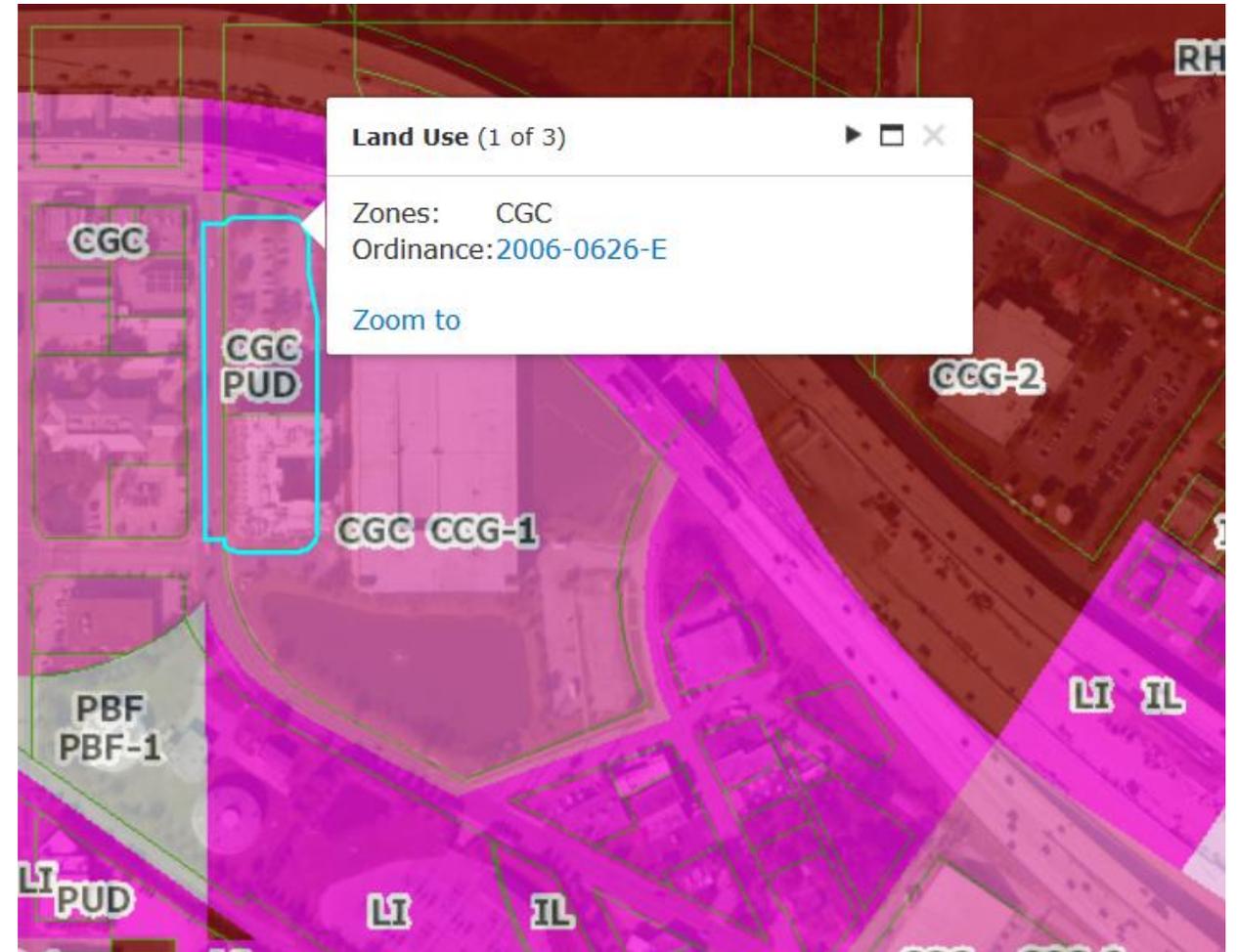


Kings Avenue Station Advantages

LAND USE & ZONING IN PLACE

NO LENGTHY REGULATORY
PROCESS NEEDED FOR A NEW
LAND USE AND PROPERTY
ZONING APPROVAL

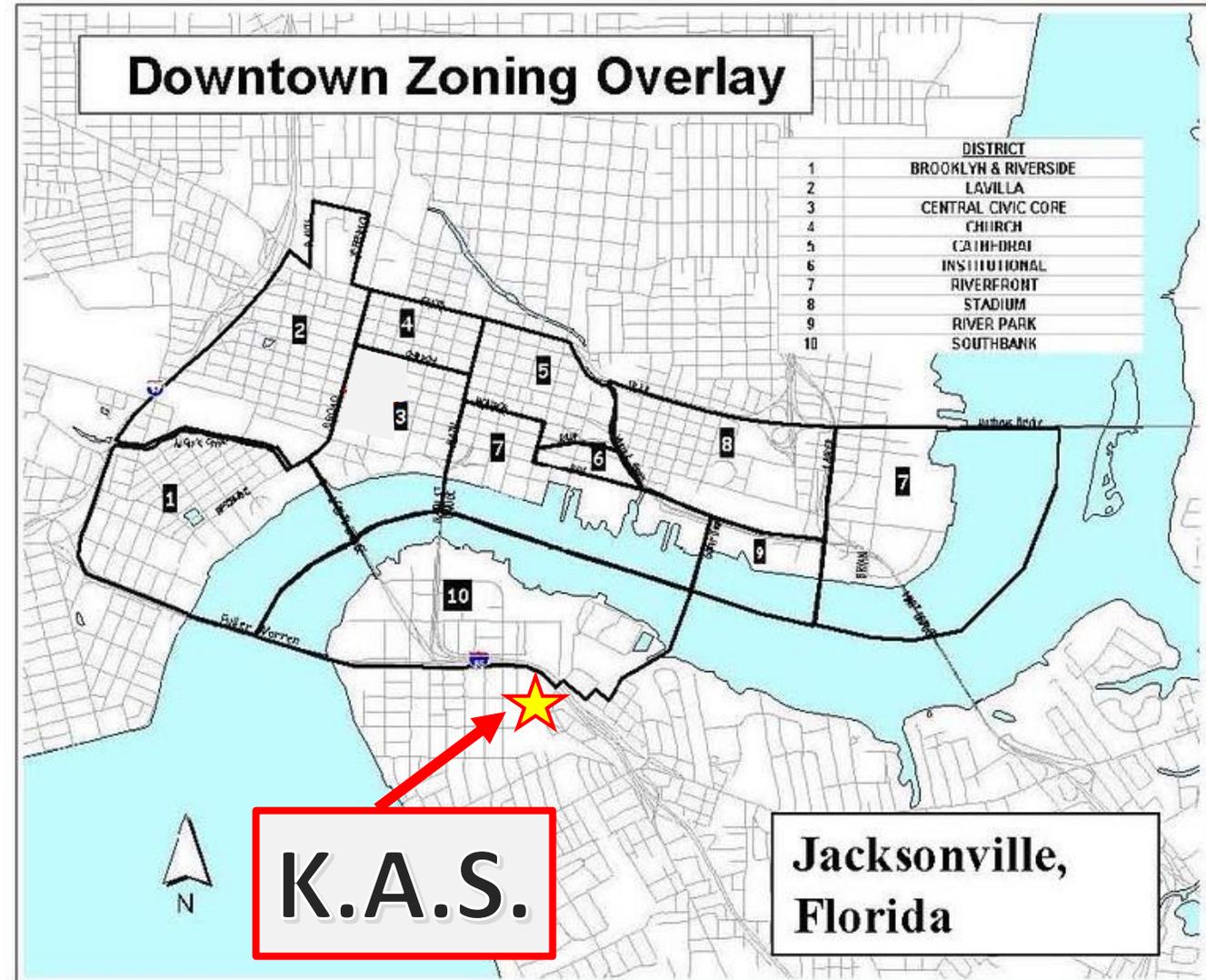
COMMERCIAL OFFICE: PRE-APPROVED



Kings Avenue Station Advantages

**NO D.D.R.B.
APPROVAL
NECESSARY**

**NO POTENTIAL LAG DUE
TO DOWNTOWN
DEVELOPMENT REVIEW
BOARD EVALUATIONS**



Kings Avenue Station Advantages

HOME TO JACKSONVILLE'S *FIRST* TRANSIT-ORIENTED DEVELOPMENT



OUR PROJECT TEAM COLLABORATED WITH COJ
& JTA TO CREATE THE CITY'S *FIRST* T.O.D.

- BUS-RAPID-TRANSIT
- SKYWAY
- AIRPORT SHUTTLE
- RETAIL/RIVERWALK PUBLIC PARKING
- PRIVATE TWIN FLAG HOTEL

Kings Avenue Station Advantages

KINGS AVENUE STATION
REQUIRES NO ENVIRONMENTAL
REMEDiation



Kings Avenue Station Advantages



- ✓ VISIBILITY
- ✓ ACCESS
- ✓ SIGNAGE



Kings Avenue Station Advantages



TWIN FLAG HILTON HOTEL ON SITE FOR OUT OF TOWN VISITORS OR EMERGENCIES

Kings Avenue Station Advantages

**ONLY APPLICANT
PRESENTLY IN CONTROL OF
THEIR PROJECT SITE**

**NO TIME NEEDED TO
NEGOTIATE THE RIGHTS OF
PROJECT LOCATION**



Kings Avenue Station Advantages

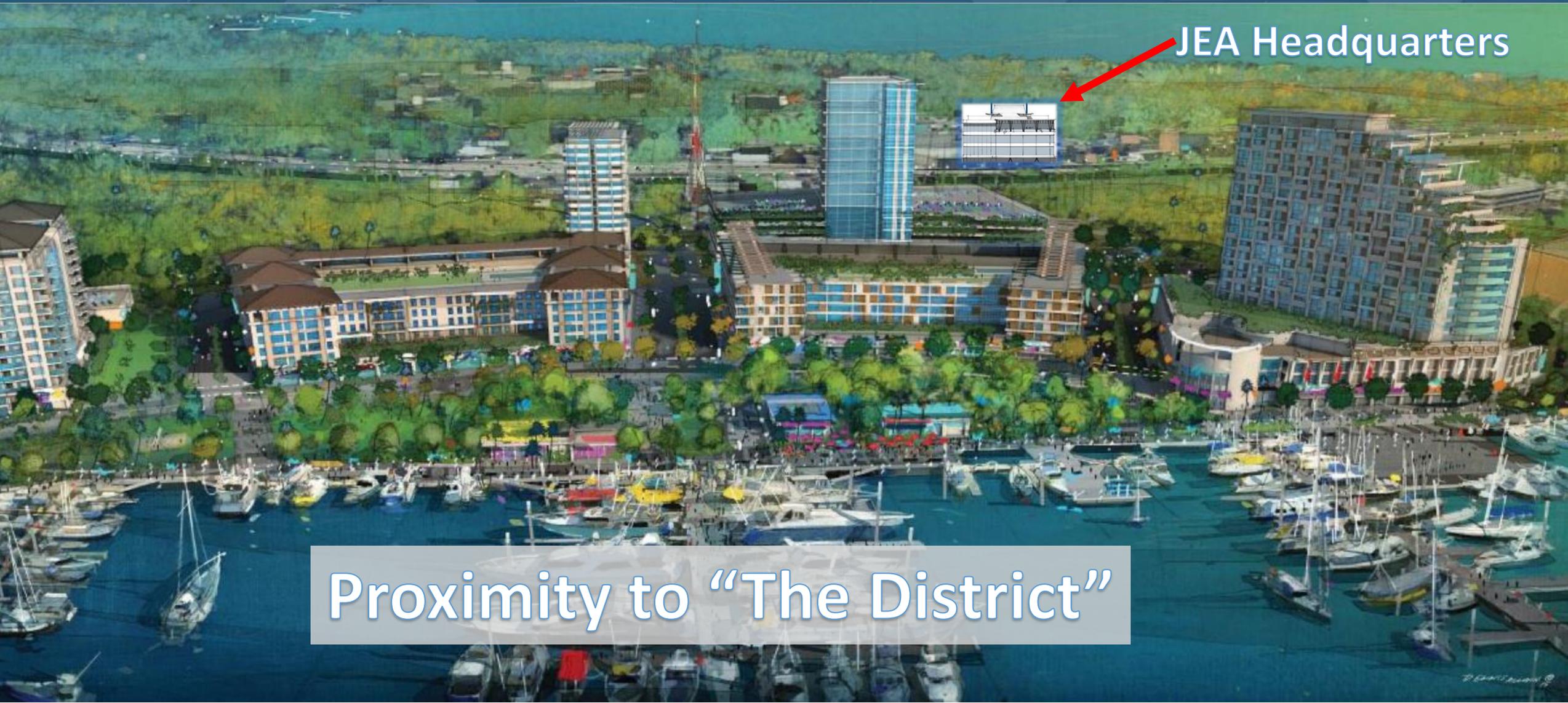


CHASE PROPERTIES

DEVELOPING OVER 25 YEARS IN JACKSONVILLE



Kings Avenue Station Benefits



JEA Headquarters



Proximity to "The District"

Kings Avenue Station Advantages

	KINGS AVENUE STATION	"LOT J"	"BLOCK 48"
PAD-READY SITE WITH INFRASTRUCTURE IN PLACE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LAND USE AND ZONING IN PLACE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DOES NOT REQUIRE DDRB APPROVAL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
25+ YEARS OF AWARD-WINNING DEVELOPMENT IN JACKSONVILLE, FL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXISTING TRANSIT-ORIENTED-DEVELOPMENT (BRT/AIRPORT/SKYWAY)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
NO ENVIRONMENTAL REMEDIATION NECESSARY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXISTING 1650-SPACE PARKING GARAGE IN PLACE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXCELLENT VISIBILITY <i>AND</i> ACCESS ALONG I-95	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ADJACENT HOTEL ON SITE (HILTON/HOMEWOOD SUITES)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PRESENTLY THE ONLY APPLICANT WITH FULL CONTROL OVER SITE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Thank You

