ACQUISITION OF
A NEW JEA CORPORATE HEADQUARTERS

PREPARED FOR:
CBRE

REPRESENTING:
JEAA

SUBMITTED BY:
KINGS AVENUE STATION P3, LLC
KINGS AVENUE STATION P3, LLC, DEVELOPMENT TEAM
Project Team Experience

- Darden Headquarters | Orlando, FL
- Orlando Utilities Commission HQ | Orlando, FL
- American Express HQ | Sunrise, FL
- Duval County Courthouse | Jacksonville, FL
- Orlando Police Headquarters | Orlando, FL
- St. John & Partners | Jacksonville, FL

TLC Engineering
Connie Turner Interiors, Inc.
Project Team Experience

- **AVAILITY | JACKSONVILLE, FL**
  - Brasfield & Gorrie

- **BRASFIELD & GORRIE**
  - ONE GREENVILLE | GREENVILLE, SC
  - ADVENTIST HEALTH SYSTEM HQ | ORLANDO, FL
  - METLIFE | RALEIGH, NC
  - COMCAST | ATLANTA, GA
  - BRIDGESTONE TOWER | NASHVILLE TN
  - CSX INTERMODAL HQ | JACKSONVILLE FL

- **CONNIE TURNER INTERIORS**

- **ROLLAND DELVALLE & BRADLEY**

- **ELM**

- **Jacksonville, FL**

- **Orlando, FL**

- **Atlanta, GA**

- **Nashville, TN**

- **Jacksonville, FL**
Project Team Experience

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

AVAIXCHANGE | CHARLOTTE, NC
BRASFIELD & GORRIE

TRT HOLDINGS | DALLAS, TX
BRASFIELD & GORRIE

GENUINE PARTS HQ | ATLANTA, GA
BRASFIELD & GORRIE

FIDELITY INVESTMENTS | JACKSONVILLE, FL
BRASFIELD & GORRIE

MYLAN HQ | CANONSBURG, PA
ATLANTIC ENGINEERING SERVICES

ATLANTIC ENGINEERING SERVICES
Project Team Experience
Site Benefits
Conceptual Typical Floor Plan
Rendering—Northwest Corner
Rendering—Southwest Corner
Rendering—Northeast Corner
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

SAN MARCO PLACE CONDOMINIUMS | JACKSONVILLE, FL

PALM COVE MARINA | JACKSONVILLE, FL

DEERWOOD LAKE | JACKSONVILLE, FL
Kings Avenue Station Benefits

Proximity to "The District"
Kings Avenue Station Advantages

<table>
<thead>
<tr>
<th>Advantage</th>
<th>Kings Avenue Station</th>
<th>“Lot J”</th>
<th>“Block 48”</th>
</tr>
</thead>
<tbody>
<tr>
<td>PAD-READY SITE WITH INFRASTRUCTURE IN PLACE</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>LAND USE AND ZONING IN PLACE</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>DOES NOT REQUIRE DDRB APPROVAL</td>
<td>✓</td>
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<tr>
<td>25+ YEARS OF AWARD-Winning DEVELOPMENT IN JACKSONVILLE, FL</td>
<td>✓</td>
<td></td>
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</tr>
<tr>
<td>EXISTING TRANSIT-ORIENTED-DEVELOPMENT (BRT/AIRPORT/SKYWAY)</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>NO ENVIRONMENTAL REMEDIATION NECESSARY</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>EXISTING 1650-SPACE PARKING GARAGE IN PLACE</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>EXCELLENT VISIBILITY AND ACCESS ALONG I-95</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>ADJACENT HOTEL ON SITE (HILTON/HOMEWOOD SUITES)</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PRESENTLY THE ONLY APPLICANT WITH FULL CONTROL OVER SITE</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Thank You