

655

PEARL
STREET



 GATEWAY JAX

 JLL

±100,000 SF OFFICE

Pearl Square, Jacksonville, FL

PEARL SQUARE:

CENTERED IN JACKSONVILLE'S TRANSFORMATION

Jacksonville is entering a new era of unprecedented growth, with more than **\$8 billion in public and private investment** underway — from the new University of Florida Technology & Innovation campus to the Jaguars Stadium of the Future.



\$8 BILLION
in the development pipeline



\$500 MILLION
in transportation and public spaces



\$300 MILLION
University of Florida Technology and Innovation campus to start classes 2026



UNIVERSITY OF FLORIDA
New \$300 million graduate campus and \$80 million Florida Semiconductor Institute

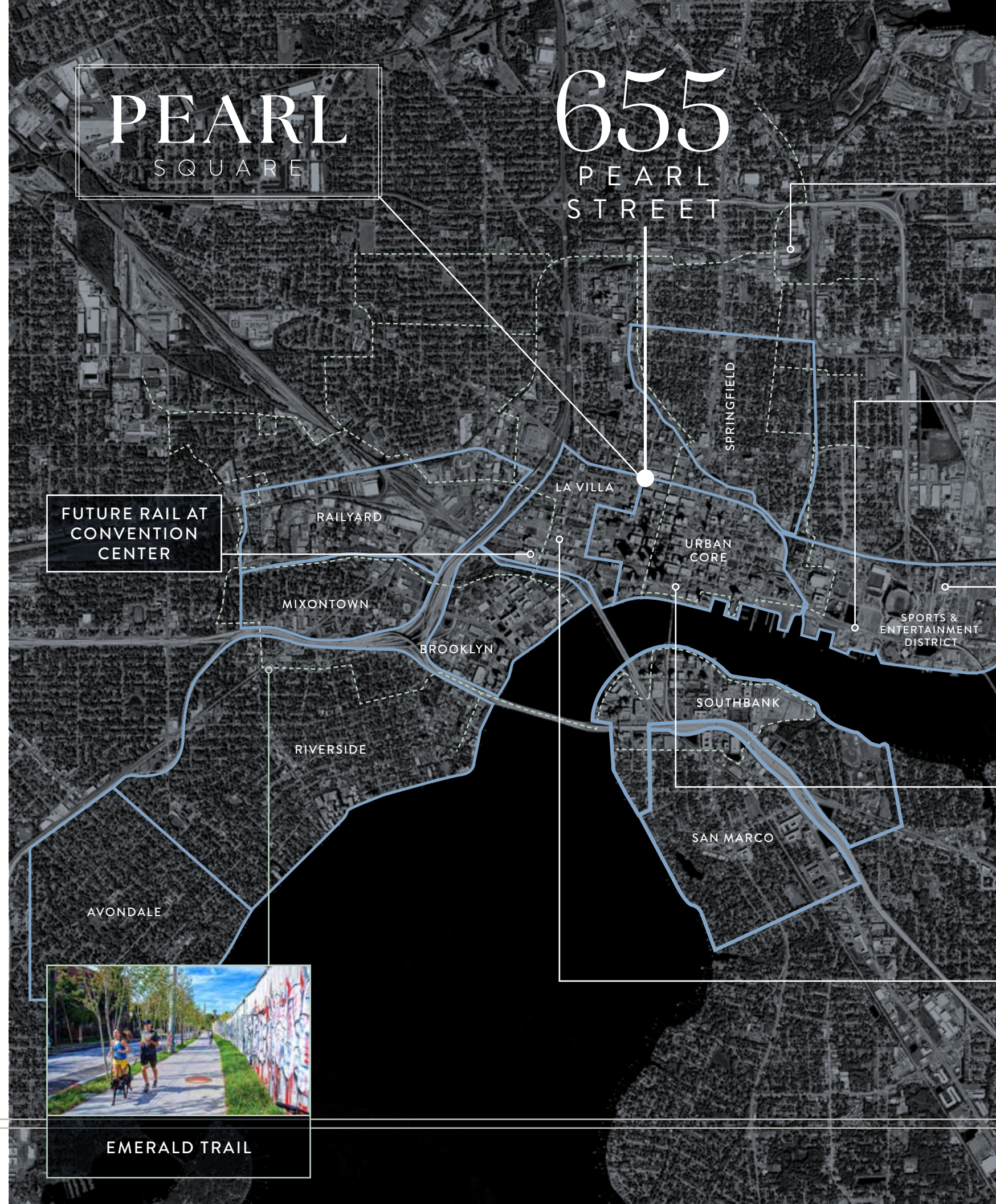


EVERBANK STADIUM
Jaguars' Stadium of the Future — \$1.4 billion investment partnership between The City of Jacksonville and the Jacksonville Jaguars



EMERALD TRAIL
A 30-mile bicycle/pedestrian trail connecting 14 historic neighborhoods and downtown to local trails, parks, schools, businesses, and transit, linking Jacksonville's boroughs experiencing exciting development and growth.

At the center of it all is **Pearl Square**, a \$750M transformation of nine downtown blocks into a vibrant, walkable neighborhood. This is where people will live, dine, shop, and gather — and where forward-looking companies can establish their presence.



PEARL
SQUARE

655
PEARL
STREET

FUTURE RAIL AT
CONVENTION
CENTER

RAILYARD

MIXONTOWN

BROOKLYN

RIVERSIDE

AVONDALE

LA VILLA

SPRINGFIELD

URBAN
CORE

SPORTS &
ENTERTAINMENT
DISTRICT

SOUTHBANK

SAN MARCO



PHOENIX ARTS DISTRICT



FOUR SEASONS



EVERBANK STADIUM



RIVERFRONT PLAZA



UNIVERSITY OF
FLORIDA TECHNOLOGY
& INNOVATION
CAMPUS



EMERALD TRAIL



JONES FURNITURE



1ST AND MAIN



UNION ST. TERMINAL



RISE | DORO



BROOKLYN - PARK ST.



BROOKLYN - FOREST ST.



ONE RIVERSIDE
Whole Foods - Opening 2026



MANOR - RELATED GROUP



RIVERSEGE



RESIDENTIAL GROWTH

IN JACKSONVILLE



12.3K
total residential units



18.3K
total residents



#1
Fastest Growing Metro in the State
- 2025 JAXUSA Report



#3
Largest City for Economic Growth
- Coworking Café 2025



#7
Best Big City to Live
- U.S. News and World Report 2025



TOP 10
US cities for fastest population growth
- U.S. Census Bureau, May 2025

A NEW NEIGHBORHOOD

IN THE HEART OF DOWNTOWN JACKSONVILLE

Pearl Square offers more than 2 million square feet of mixed-use development across residential, retail, hospitality, and green space. For companies, this means:

- Talent Advantage:**
 1,250 new apartments + 5,000 residents within walking distance.
- Lifestyle at the Doorstep:**
 Publix grocery, The Ambassador Hotel, 15+ chef-driven restaurants, 20+ shops.
- A Curated Outdoor Realm:**
 Signature plazas, shaded sidewalks, Porter House Garden, and the curbless Klutho's Alley for outdoor dining and events.

What the future holds:

- 
\$2 BILLION
 District Development
- 
1.5 MILLION+
 Square Feet of Urban Density
- 
5,000 UNITS
 of Multi-Family Development
- 
500,000
 Square Feet of Retail Space
- 
30 ACRES
 of Urban Land Holding

655
PEARL STREET

PEARL SQUARE
Public Space
 Pearl Square serves as the community's gathering place, where mature trees, generous sidewalks, and cozy outdoor dining elevate everyday experiences for all who live, work and visit.



VANDEVEER
Residential & Retail
 205 fully-amenitized residential units featuring 5 ground floor dining options and steps away from lively programming. Delivering 2026.

AMBASSADOR HOTEL
Hospitality
 Overlooking Porter House Garden, offering 110 guest rooms and featuring a curated dining experience.

440 BEAVER STREET
Hotel, Residential & Retail
 394 rental units and 143 hotel rooms with high design and modern amenities, including vibrant social spaces, a lush pool deck, full-service gym, and ground-floor shops and restaurants along Pearl Square.

425 BEAVER STREET
Residential & Retail
 286 refined apartments positioned along bustling Beaver Ave and beautiful Pearl Street, connecting residents to daily goods, convenient services and novel dining experiences.

PEARL & HOGAN GARAGES
Retail & Parking
 Over 1,400 convenient parking spaces anchored by retail and restaurants along Beaver Street within a revitalized public realm.

KLUTHO'S ALLEY
Public Space
 Retail lined European-style woonerf with outdoor dining experiences and walkable neighborhood shops



PORTER HOUSE
Green Space
 Pearl Square's hidden gem serves as the central outdoor gathering space featuring an activated north lawn, lush garden, and vibrant shops and restaurants along Klutho's Alley.

RETAIL AND DINING AMENITIES





A FLAGSHIP ADDRESS

IN JACKSONVILLE'S
NEW DOWNTOWN

655 Pearl Street
Anchoring a new neighborhood

- 100,000 SF across 6 stories
- Flexible, efficient floorplates (21,000 SF)
- Abundant natural light + outdoor terraces
- Hospitality-inspired lobby and amenities
- Ground-floor food & beverage destinations
- Parking ratio of 3/1,000 SF
- This boutique office environment is designed for companies who want the prestige of being first - with the visibility and branding opportunities that come with it.


MA




Hoerr Schaudt


FEATURES





 Generous ceiling heights

 Large windows with abundant natural light


 Side core design for flexible layout

 17K - 21K SF floorplates

 Terrace/outdoor space

 Optional primary tenant stair connection to lobby

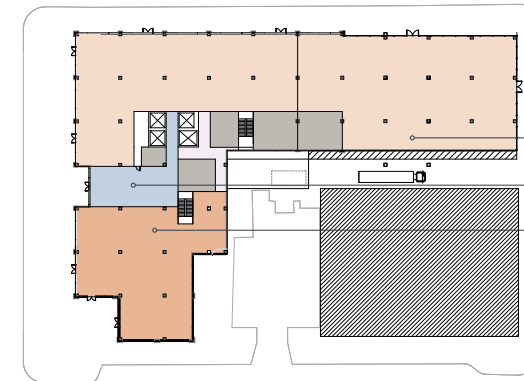
 Parking Ratio: 3/1,000 SF

 Ground floor dining destinations

 Hospitality-inspired common area design

FLOOR PLANS

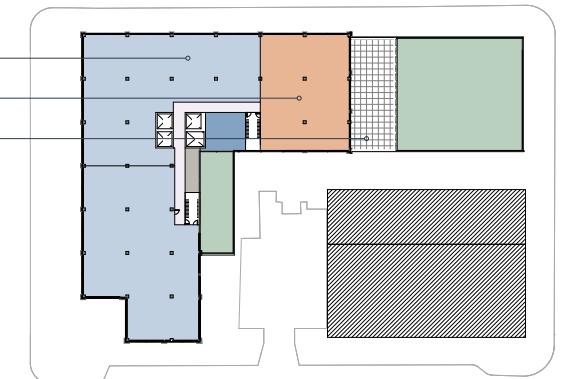
Ground Floor



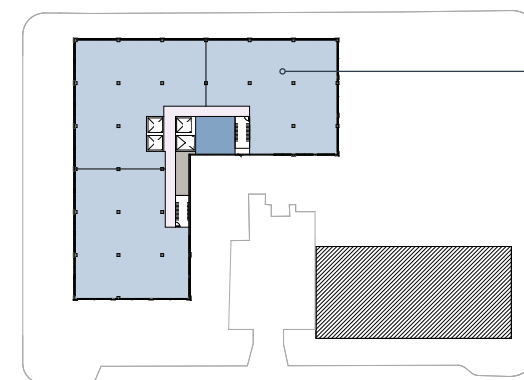
Retail - 20,280 SF
Office Lobby - 2,500 SF
F&B - 7,250 SF

Office - 17,340 SF
Amenity - 5,000 SF
Amenity Terrace - 1,250 SF

Second Floor



Office 21,000 SF
Typical Floor





A TEAM WITH A TRACK RECORD OF TRANSFORMATION

Pearl Square is led by Gateway Jax, a Jacksonville-based development firm founded in 2022 by a team with decades of experience delivering transformative projects across North America — including Water Street Tampa and National Landing DC.

Backed by strong financial partners, Pearl Square construction is underway now, with first residential and retail deliveries in 2026 and 655 Pearl Street soon after.

This is not a vision — it’s a neighborhood already taking shape.

 GATEWAY JAX



Water Street Tampa

- 56 acres of contiguous land
- \$4B in total investment
- 9M SF of new commercial, residential, hospitality, retail, cultural, entertainment and educational uses
- 13 acres of public space
- The world’s first Pre-certified WELL Community
- LEED ND Designation



National Landing

- 20 acres of public space
- 6,000 multifamily units
- 5M SF Amazon HQ2
- 7M SF new and repositioned office space
- 600K SF retail
- \$1B Virginia Tech Innovation Campus
- \$4B in transportation projects, including new Metro station, new Amtrak station and North America’s first downtown pedestrian airport connection

BE FIRST. BE CENTRAL. BE PART OF JACKSONVILLE'S FUTURE

655 Pearl Street is your opportunity to secure a flagship office presence in Jacksonville's newest neighborhood. With limited availability and unmatched amenities, this is where the city's future takes root.



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