

OFFICE SPACE MINIMUM REQUIREMENTS

- Minimum of 281,000 square feet of Class A office space available for build-out and occupancy within 12 months.
- Space must be within one building or adjacent buildings (campus style walking distance).
- Additional space available for expansion over term of the lease (minimum of 10, 000 additional square feet).
- Centrally located within Duval County (close to downtown is preferred).
- Access to main roads and interstate.
- Ten-year term with two five-year options to renew.
- Employee entrances separate from public entrance.
- Separate elevators for employees and visitors.
- Not in flood zone.
- Minimum of 1,000 parking spaces for employees.
- Parking area must be gated and include physical security.
- Minimum of 50 visitor parking spaces with easy access to public entrance.
- Loading dock.
- Rooftop must be able to accommodate microwave dishes for secure data transmissions.
- High speed fiber optic connection.
- Physical barrier security around the perimeter of the building and parking areas.
- 24-hour access to the office space and parking.
- 24/7 HVAC service at no extra charge consistent with other similar Class A office buildings.
- 24/7 HVAC service at no extra charge for data center.
- Generator to power the building.
- Space within public entrance for physical security to include x-ray machines and security counter.
- Cafeteria operated and maintained by lessor within the building.
- Build-out planning service included in cost of the lease.
- If not already present, key-card security access to all entrances, elevators, floors, and restricted areas.
- Build-out capacity to include (but not limited to) offices, a communications center, public counter, conference rooms, media rooms, security monitoring room, gym, locker rooms, showers, rest rooms, data center, break rooms, interview rooms, secured sally port area with separate building access, and supply/storage areas.
- Any other tenants of the building must not conflict with the operations of the JSO.