

VOL. 2021



Newmark Phoenix Realty Group Presents

Businesses Relocate to Jacksonville

Find out why top companies like
Cantor Fitzgerald and Deutsche
Bank are relocating offices to
Jacksonville from NYC

NO PERSONAL INCOME
TAXES TO PAY IN FLORIDA

48% LESS EXPENSIVE
THAN NYC BEFORE
HOUSING COSTS

AWESOME QUALITY OF LIFE WITH THE
ST. JOHNS RIVER, THE BEACHES, AND
VAST PARK SYSTEM



Jim Sebesta, CEO/Principal
Newmark Phoenix Realty Group

As we see more and more NYC companies investigating the possibility of moving operations to Florida, I wanted to just let you know some of the reasons that companies like Cantor Fitzgerald and Deutsche Bank chose Jacksonville. Our outstanding labor force combined with other advantages outlined in this magazine make Jacksonville an appealing location for companies looking for ways to cut costs and increase productivity. Call us if you would like to have a confidential conversation on “WHY JAX?”

Low regulations,
low cost of labor,
excellent colleges
and universities and
zero state income tax
are only a few of the
reasons to relocate
your company.

Florida’s tax structure provides one of the most favorable environments for both businesses and individuals alike



Economic Incentives

Competitive tax incentives
may also be available
from our state and local
governments for businesses
that relocate or expand in
the Jacksonville region

NO corporate income tax on limited partnerships

*NO corporate income tax on subchapter
S-corporations*

NO state personal income tax

NO corporate franchise tax on capital stock

NO state-level property tax assessed

NO property tax on business inventories

*NO sales tax on manufacturing machinery and
equipment*

*NO property tax on goods-in-transit for
up to 180 days*

*NO sales and use tax on goods manufactured or
produced in Florida for export outside the state*

*NO sales tax on purchases of raw materials
incorporated in a final product for resale,
including non-reusable containers or packaging*

NO sales/use tax on co-generation of electricity

Tax Increment Economic Development Grant:

Incentive between the company and the local government and operates similar to a tax rebate on net new county/city property taxes payable to the local government.

Capital Investment Tax Credit (CITC):

Annual credit for up to 20 years against the corporate income tax to cover costs related to the acquisition, construction and equipping of a project with at least \$25 million in capital costs that will create 100 jobs.

High Impact Performance Incentive Grants:

Grants provided to pre-approved applicants in certain high-impact sectors. Once approved, the high impact business is awarded 50 percent of the eligible grant upon commencement of operations and the other half once full employment and capital investment goals are met.

Economic Development Transportation Fund:

Awards up to \$3 million based on investment and jobs for companies to alleviate a transportation problem that might impact their expansion decision.



COST OF LIVING INDEX

Moving from NYC to JAX

Our low cost of living is one of the many reasons why talented workers are attracted to the Jax region. With a cost of living well below the national average, see for yourself how affordable and economical it is to live and work here in the example below.

For Example, Moving from Manhattan to Jacksonville; if you are earning \$85,000 (after tax dollars) in Manhattan, you only need to bring home \$31,644 (after tax dollars) to live the same lifestyle in Jacksonville!

If you move from Manhattan to Jacksonville

Groceries will cost:	31.63%	less
Housing will cost:	82.68%	less
Utilities will cost:	9.67%	less
Transportation will cost:	31.21%	less
Healthcare will cost:	22.76%	less

Monthly Expected Spending Comparison By Household

Household Type	New York (Manhattan), NY	Jacksonville, FL	National Average
Married Couple with Children Under 6	\$15,198	\$5,866	\$6,348
Married Couple with Children 6-17	\$16,052	\$6,254	\$6,805
Home Owner	\$13,637	\$4,871	\$5,535
Renter	\$8,951	\$3,440	\$3,397

Index Comparison

Category	New York (Manhattan), NY	Jacksonville, FL	National Average
Composite (100%)	244.7	91.1	100.0
Grocery (13.89%)	143.9	98.4	100.0
Housing (27.53%)	545.5	85.4	100.0
Utilities (9.55%)	108.6	98.1	100.0
Transportation (9.20%)	127.1	85.9	100.0
Health Care (4.31%)	109.4	83.5	100.0

To calculate *YOUR* exact Cost of Living Index, visit:
<https://jaxusa.org/why-jax/living-in-jax/cost-of-living/>



Newmark Phoenix Realty Group

*The people
who care about
your people.*

Let's move together

We can find the perfect space to fit your needs.
Office spaces from 5,000 SF to 500,000 SF are plentiful.

Need an on-site cafe? We have that.
Need a gym next door? We have that.
Want walking distance to parks and restaurants? We have that.

BUILDING CONNECTIONS

At Newmark Phoenix Realty Group, we have a different way of doing business. Our brokers work side by side with you, learning everything we can about your business to bring additional value to the relationship. We pride ourselves on being one of Jacksonville's leading full-service commercial real estate brokerage firms.

LOCAL EXPERTS WITH GLOBAL REACH

Our commercial specialists are from every sector of the real estate industry, including banking and development. We'll help you evaluate opportunities from multiple angles in the Jacksonville market and across the USA. Through Newmark Knight Frank, one of the largest commercial real estate companies in the world you will benefit from invaluable resources and global reach.

IN TOUCH WITH TARGET MARKETS

Whether you are a business in search of office space, an investor, a property owner with space to lease, or a business in search of industrial/warehouse space; Newmark Phoenix Realty Group, will make the process easy. We bring you research tools and marketing resources that will connect you to locations or prospects with potential.

BIG PICTURE THINKING THAT BEGINS WITH LISTENING

Every business has a unique history and a distinctive set of dreams, goals, and challenges. At Newmark Phoenix Realty Group, we partner with our customers to learn everything we can about their challenges and opportunities, company culture, and growth objectives. Customer input remains critical during each phase of our working relationship.

In the last five years Newmark Phoenix Realty Group is pleased to have supported clients in over \$1 Billion in sales and leases. We leased over 65 million SF of Office and Industrial space.



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Why Jacksonville



Scott Henley, Senior Vice President
Global Corporate Services
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I've looked over the current availabilities of the Jacksonville market and selected these four properties to highlight as a cross section of the great spaces in Jacksonville. We can offer a wide variety of offices with many different amenities and accommodations.

“A Snap Shot of Different Spaces
Currently Available”



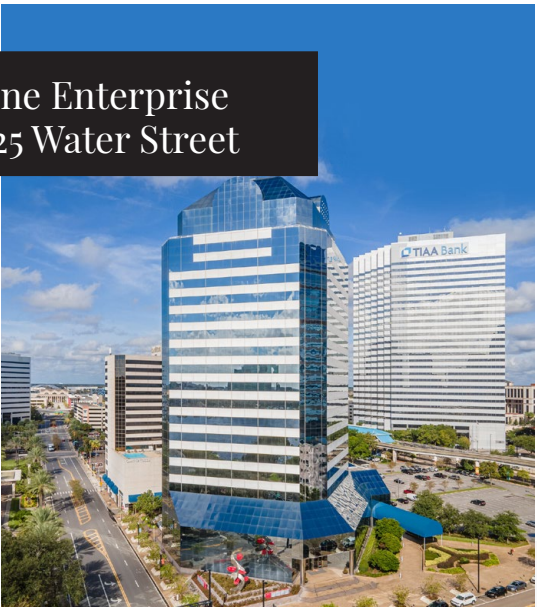
5335 Gate Parkway
Town Center Two

Lease ±6,157 SF - ±81,039 SF
Floors 1, 4 and 6
5.5/1,000 Parking Ratio
Brand New Construction
Full Service café, full generator backup
Asking Lease Rate: \$26 PSF Full Service



7601 Centurion
Parkway

Purchase ±57,662 SF
High tech bullpen/trading floor
Completely renovated in 2012 (built 1990)
Fitness area with lockers/showers
2 generators - 100% back up
Asking price: \$6,500,000



One Enterprise
225 Water Street

Lease ±14, 435 RSF — ±317,577 RSF
Located in Downtown Northbank Submarket
Cafe, River Views, Lobby Bank.
Asking Lease Rate: \$21 PSF Full Service



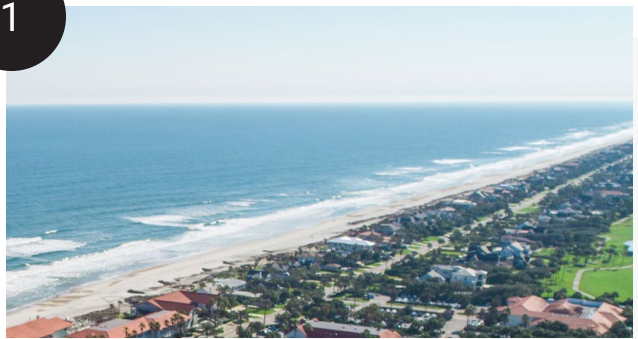
Blue Cross Blue Shield
532 Riverside Ave

Lease ±6,831 SF - ±275,566 SF
The Blue Cross/Blue Shield building is located near downtown Jacksonville. It has excellent views of Downtown and the St. Johns River. The building was completely renovated in 2003 and has numerous state-of-the-art finishes. Building amenities includes a cafeteria, gift shop, and covered parking.
Asking Lease Rate: \$20 PSF Full Service

FLORIDA!

The easiest state to vacation in year-round!
Everything is just a quick drive or flight!

1



1,350 miles of Florida Coastline

Jacksonville housing runs along the coast from Amelia Island to St. Augustine. The beautiful stretch of beach includes Jacksonville Beach and Ponte Vedra!

2



More than 700 clear water Springs

Awesome day trips for the entire family. Grab the kids and go floating down a crystal clear spring fed river. Many in North Florida.

3



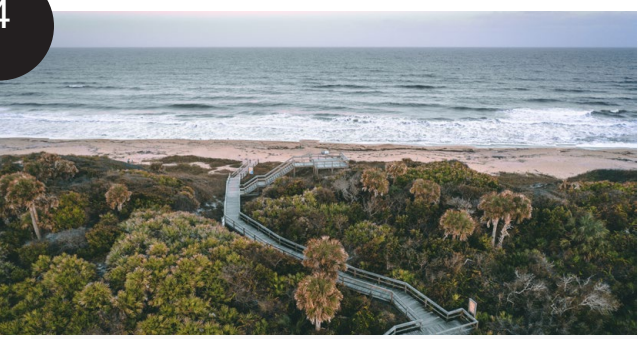
Over 20 Theme Parks and Water Parks.

Disney, Epcot, Universal Studios and many others just 2 hours away in Orlando. Enjoy the convenience without the daily traffic of living there.

175 State Parks

Many in North Florida. Jacksonville has over 485,120 acres alone! The largest park system in Florida.

4



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WHY JAX?



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