



MATHIS REPORT

JAX DAILY RECORD

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Availity build-out approved at Town Center One

The city approved a permit Thursday for Brasfield & Gorrie LLC to build-out 105,000 square feet of space in the Town Center One building for tenant Availity LLC at a cost of \$4.82 million.

Availity, a Jacksonville-based health care IT company, will lease space on the first floor and the entire third, fourth and fifth floors of the five-story building under development at 5555 Gate Parkway.

Town Center One is 160,000 square feet.

Availity told employees in May it would relocate to Town Center One in summer 2018. It now leases in the WaterView building nearby.

The company said it signed a 10-year lease at Town Center One, which is under development by VanTrust Real Estate.

As of May, Availity employed 350 people in Jacksonville and 800 systemwide.

City incentives approved in April call for Availity to add 250 positions at an average annual salary of \$70,000 by December 2021.

As Project Avalanche, Availity sought \$1.875 million in incentives comprising \$1.5 million, or \$6,000 a job, through the Qualified Target Industry Tax Refund program from the city and the state. The city would pay \$300,000 and the state would pay \$1.2 million.

Town Center Two also is under development by VanTrust to be fully leased by Web.com Group Inc., a Jacksonville-based global provider of internet services and online marketing solutions for small businesses.

Fifth Third Bank issued a \$39 million mortgage to JO Town Center Two LLC, led by VanTrust executives. The mortgage was recorded Thursday with the Duval County Clerk of Court.

Web.com will relocate its headquarters from Flagler Center to the Town Center Two building at 5379 Gate Parkway. It said it expects to occupy the six-story, 218,700-square-foot building in spring 2019.