

BARLOW THE Exchange

ANNOUNCING BARLOW AND THE EXCHANGE - TWO PREMIER MULTIFAMILY COMMUNITIES AT THE GATEWAY TO SAN MARCO

Construction of the multi-block catalytic development remains on schedule to welcome residents in the Spring 2021

Jacksonville, Fla. (August 10, 2020) The San Marco neighborhood will soon be home to an additional 700 residents seeking an energetic, urban lifestyle. Two luxury apartment communities, formerly known as San Marco Crossing, each with a distinct style and identity are currently under construction near the intersection of Kings Avenue and US-1 anchoring the entrance to San Marco Square and its connection to Atlantic Boulevard.

The Exchange, slated to open in the Spring 2021, includes 196 residential 1-, 2- and 3-bedroom units ranging in size from 632 SF up to 1,450 SF. The four-story exterior will feature bold color accents amid clean lines, giving it a youthful, fresh energy. With the freshness of a boutique hotel, this property offers premium balcony units over the resort pool as well as unique 2-story corner units with floor-to-ceiling glass throughout with views of San Marco.

Barlow, opening Summer 2021, is a 4-story residence of 290 units including 1, 2 and 3 bedrooms ranging in size from 632 SF to 1,522 SF. Inspired by the nearby railway, its sophisticated design will offer an historic-urban style coupled with a resort atmosphere. With over 25 ground floor units with direct access from the street, residents will be able to step right out into the neighborhood to enjoy the parks and stroll into San Marco Square.

In addition to an individualized sleek design throughout, both developments feature the latest fixtures, finishes and modern amenities in the home and communal spaces. Integrated Smart Home technology provides keyless entry, WiFi thermostats, 1G hi-speed internet, along with access control to buildings, garages and to all homes. Both **The Exchange** and **Barlow** will have their own co-working space, digital lounge, indoor and outdoor social areas, resort-inspired pool, 24/7 fitness center and dog park and pet spa.

Residents will enjoy direct street access along Bertha Street that will be landscaped, lighted and activated with benches to promote a pedestrian and bike-friendly environment and sense of neighborhood. "San Marco's great mix of residential charm, plentiful parks, green spaces, and convenient access to retail, entertainment and major employers, confirms its reputation as one of Jacksonville's most desirable neighborhoods. Chance Partners is proud to be part of the major improvements and ongoing investment in revitalizing the adjacent San Marco East corridor and its connection to San Marco Square," notes Jeff Rosen, principal with Chance Partners. The projects will be 2nd and 3rd residential developments by Chance Partners taking advantage of the federal Opportunity Zone tax benefits and located within this transitional census tract.

Atlanta-based Dynamik Design Partners served as the architect for both multifamily projects and Kimley-Horn provided civil engineering services. Jacksonville-based Live Oak Contracting is the General Contractor for both communities. The Exchange is scheduled for completion in Spring 2021 followed by Barlow in Summer 2021. The Exchange and Barlow will begin pre-leasing in early 2021 with pricing available at that time. Visit www.BarlowandTheExchange.com for ongoing updates.

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Jacksonville-based **Chance Partners LLC** is an award-winning, fully integrated real estate firm specializing in the acquisition and development of high quality, infill, multifamily and mixed-use communities. Backed by a deep understanding of the markets, a commitment to excellence and a track record of success, Chance Partners, led by Judd Bobilin and Jeffrey Rosen, is redefining its targeted communities, one building at a time. Since 2010, the company has developed or acquired more than \$400 million of premier assets ranging from multifamily and student housing to hospitality and retail in strategic walkable locations throughout the Southeast. Chance Partners provides the full suite of investment management, asset management and development services to minimize risk in each investment opportunity. Chance Partners has a successful track record working alongside multiple communities, institutional equity partners, and national and community lenders.

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