

# Building Relationships

Hallmark Partners' Quarterly Newsletter

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## Gresham, Smith and Partners



Gresham, Smith and Partners was one of the first tenants in the Concourse I Building and has been a tenant since July 1998. Gresham, Smith was also the architect for the Concourse Project and was responsible for the overall design. The Jacksonville office recently celebrated its fifteenth anniversary. It has grown to over 50 employees, including architects, engineers and interior designers.

Gresham, Smith and Partners was founded in 1967 in Nashville, Tennessee. Their headquarters continues to be located in Nashville and the firm employs over 650 people in 14 cities. It is ranked among the largest architectural and engineer firms in the United States. For more than three decades the firm has developed into a comprehensive multi-disciplined firm active in the core markets of healthcare, aviation, transportation, corporate architecture and environmental services. They bring to

their clients a specialized team with the unique talents required to program, plan and design technically complex buildings and systems.

We are proud to have Gresham, Smith & Partners as a tenant at Concourse I.



Concourse

## Dear Friends...

...Every year brings many challenges and rewards and this year has been no exception. Year 2004 was very exciting for Hallmark Partners. We have grown, and this summer we moved our offices to our new building at 95 Corporate Center.

Unfortunately, this year will be also remembered with the several hurricanes that hit the area. There were many challenges in preparing for the storms and their aftermath, and we took the opportunity to learn from each one.

We wish everyone good health, prosperity and much happiness in the coming year. We are proud to have been able to serve you in 2004 and look forward to serving you in 2005. Have a safe and happy Holiday Season!

Vice President of Operations  
Hallmark Partners



**CONCOURSE  
BUILDING HOURS**

Mon. - Fri.	7:00 a.m. to 6:00 p.m.
Sat. & Sun.	Closed
Holidays:	Dec. 24 & Dec. 31, 2004

### LOST AND FOUND

Just a reminder to let everyone know that if you have lost any personal items on the property, call our office at 904.363.9002. We have several unclaimed items in our Lost and Found.



HallmarkPartners  
BUILDING RELATIONSHIPS



## Hallmark Partners Hosts Annual Food Drive 2004



Once again we are hosting our Annual City Rescue Mission Food Drive. Please help the City Rescue Mission provide free groceries for needy families in our community during the Holiday Season by

placing non-perishable food items in the bins located in the lobbies of the Concourse Buildings between December 2nd and December 22nd.

All donations of non-perishable items such as canned vegetables, tuna fish, canned soups (especially chicken noodle), canned fruits, canned meats, and dry packed foods (noodles, macaroni, powdered milk, pudding, stuffing, Hamburger Helper, instant mashed potatoes, etc.) are greatly needed and appreciated.

The City Rescue Mission is a privately funded, non-profit organization and has been helping the homeless and needy since 1946. They provided comprehensive programs, including their LifeBuilder's Program and Community Outreach Program, to North Florida's homeless and addicted population.



## Southpoint Drivers Will Have New Way To Leave

By DAVID BAUERLEIN  
The Times-Union  
October 8, 2004

Thousands of office workers in Jacksonville's Southpoint will soon see signs of construction on a \$16.5 million extension of A.C. Skinner Parkway, which will connect Belfort Road to Southside Boulevard in two years.

The four-lane road will give commuters in the Southpoint area south of Butler Boulevard another way home. Currently, the only road for departing workers is Belfort Road to Butler Boulevard, where traffic is so heavy that office building owners banded together and hired an off-duty police officer to manually operate traffic signals during evening rush hour.

Whether that second option of A.C. Skinner Parkway's extension will get commuters home any faster depends on how much traffic uses the road when it opens, an engineer said Thursday at a Jacksonville Transportation Authority open house about the project.

"On day one, yes," said Tom Gyrog, project manager for Parsons, which designed the project for the JTA. "On day 100 when everybody has figured out how to use it, I can't answer that."

The potential chokepoint is where A.C. Skinner Parkway will connect to Southside Boulevard, across the street from Deerwood Park Boulevard. A week ago, the JTA board received a regional traffic study which showed that intersection will need an overpass by 2025.

To ease the traffic load on the intersection, the parkway extension will include changes to the frontage road that runs along Southside Boulevard. Instead of being able to drive north on the frontage road all the way to the intersection, drivers will be directed to a new entry point about a half-mile south of the intersection. A new traffic light will let drivers turn north onto Southside Boulevard from the frontage road.

John Carlo Inc. will build the Skinner Parkway extension.

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