

# Relationships

## > News from Crews.

It's that time of year again! Children are out of school and everyone is eagerly planning their summer vacations. It is also the start of hurricane season. Hurricane season begins June 1st and ends November 30th. Last year was one of the most active hurricane seasons in recent memory and no one was fully prepared for three major storms.

In an effort to encourage everyone to prepare early, the Florida Legislature designated June 1st through June 12th as a Sales Tax Holiday. More information on the eligible items is available at [www.myflorida.com/dor](http://www.myflorida.com/dor).

We also want to remind everyone of some simple tips to prepare your space in the event of an approaching storm:

- ❑ *Close all window blinds - DO NOT TAPE WINDOWS.*
- ❑ *Remove loose pictures, plaques and other items from walls.*
- ❑ *Unplug all computers and other office equipment.*
- ❑ *If possible, move all computers, equipment and files away from windows, into the center of space, and off the floor.*
- ❑ *Plan for the backup and safe storage of all important documents - do not store on-site.*
- ❑ *Turn off all lights and lock all doors. If you use an electronic entry system, manually lock your suite doors in case of an extended power outage - most battery backups last only 6 to 8 hours.*

We encourage everyone to plan early and be prepared!



Betsy Crews, V.P. of Operations  
Hallmark Partners

## > Property in the Spotlight.

### THE 6675 BUILDING AT 95 CORPORATE CENTER

The 6675 Building is a three-story, 65,000 square foot multi-tenant office building located at 95 Corporate Center in the heart of Southpoint Business Park. The building was originally developed in 1986. In the fall of 2003 Hallmark Partners purchased the building and after a complete renovation including the atrium/lobby, common corridors and grounds, the company moved its corporate office to the building. Currently occupying over 4,600 square feet off the first floor lobby, Hallmark Partners already has plans in the works to expand again.

The 6675 Building is also home to Nova Southeastern University's Jacksonville campus, as well as several other companies. The tree-lined streets and custom designed lakes at 95 Corporate Center provide a great work environment for all the tenants in the building.



With our corporate office located on-site, Hallmark Partners provides added value and enjoys the close proximity to its customers.



Hallmark Partners recently hosted the lunch for NAIOP's (National Association of Industrial and Office Properties) annual bus tour of office and industrial properties. Eighty-five NAIOP members enjoyed the food and the view on the patio of the 6675 Building at 95 Corporate Center.



## > Hallmark Partners welcomes...



... **Randy Derr, Paul DeVille, Luis Santana,** and **Victor Hughes** to our team.

**Randy** is the Property Manager for the Stein Mart and the Riverplace South Buildings. He previously worked in property management for Carter & Associates and Trammell Crow, and served for 8 years in the U.S. Navy.

**Paul** is the Building Maintenance Engineer for the Stein Mart and the Riverplace South Buildings, and Deerwood Lake Commons Shopping Center. Paul retired from the U.S. Navy after 22 years and rejoined the work force as a Building Maintenance Engineer about 7 years ago.

**Luis** is the Building Maintenance Engineer for the 6675 Building, the Citizens Property Insurance Building, the Acosta Building, Galleria Oaks and St. Johns Commons Shopping Center. He recently relocated from New Jersey, where he worked in building maintenance for Tiffany & Co.

**Victor** joins us as Vice President responsible for the leasing of the Stein Mart and the Riverplace South Buildings. Victor relocated from Atlanta, Georgia, where he worked for 8 years for CRT Properties, Inc. as Leasing Manager.

Please visit our web site at [www.hallmarkpartners.com](http://www.hallmarkpartners.com) to find out more about our current available properties and upcoming tenant events.

The **Concourse I Building** recently won the local BOMA The Office Building of the Year (TOBY) award for 2004 in the "Under 100,000 sq. ft." category. The buildings are judged by not only their aesthetics and amenities, but also by such criteria as tenant relations, community impact, and emergency preparedness. Hallmark Partners was honored to accept this award for the 5th year in a row.



Gina Wells (Hallmark Partners) accepting the award from Cindy Patrick (BOMA).

## > Community Outreach.

### "SEA COWS FOR KIDS"

Hallmark Partners recently participated in the "Sea Cows for Kids" project, created to benefit the Otis F. Smith Kids Foundation. Hallmark sponsored the "D.R.E.A.M. On" sea cow, which represented the mission of the Foundation's summer D.R.E.A.M. camp and its focus on dedication, responsibility, education, ambition and motivation.

The fund-raising project consisted of 43 life-like fiberglass manatees, positioned around town during the Super Bowl and recently sold off at auction. Now they are being moved and proudly displayed by their new guardians in back yards and business locations throughout the First Coast.

The Otis F. Smith Kids Foundation was incepted in 1989, and has since made a positive impact on the lives of more than 10,000 Northeast Florida children. The core programs provided by the Foundation are education initiatives and

development. It also offers enrichment activities such as field trips, cultural programs, career days, sporting events, holiday parties, and scholarships to FCCJ.

Hallmark Partners will continue its involvement with the Foundation by participating in other charity projects improving the lives of children in our community.

