



THE CHALLENGE

Website Pros, an existing tenant in Flagler Center, planned to merge with Web.com, an Atlanta-based provider of online marketing services for small businesses. The merger would involve the relocation of 150 employees from Atlanta to Jacksonville. The combined company wanted to consolidate its operations and bring all employees into a single building with the ability to expand down the road.

OUR RESPONSE

Flagler Center is designed to accommodate the present and future needs of companies looking for customized space with room to expand. Flagler had just delivered Lakeside Three, a 112,300-square-foot, Class-A office building, on a speculative basis. Website Pros' lease at Flagler Center was set to expire after the date of the merger but before the newly merged company was ready to consolidate operations. Flagler worked with Web.com to extend the lease in its original premises and to execute a new lease for all of Lakeside Three to allow Web.com to keep its planned consolidation on track.

THE RESULTS

Web.com moved into a new building designed to meet its operational needs and on schedule for its business consolidation and the relocation of its employees. Situated within the heart of the fast-growing South Jacksonville sub-market, Flagler Center has become one of the most desirable business locations in Jacksonville. The strategic location is conveniently accessed from the north and the south via I-95 (thanks to the new St. Augustine Road interchange that Flagler delivered in 2003), from the west via I-295 and from the Beaches via State Road 9A.

"Flagler went above and beyond to provide the ideal real estate solution for us. Our new space at Flagler Center provides our employees with a superior workplace—an environment that fosters the unparalleled level of services that our clients expect from Web.com. It fits our needs perfectly today and allows room for future expansion tomorrow."

David L. Brown
CEO of Web.com