



Seven Pines Medical Office Building

Stillwood Pines Boulevard - 2nd floor available

From 2,500± SF - 25,000± SF (full floor) available 4th quarter 2025

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Onicx

Colliers

Seven Pines Medical Office Building

Property Overview

The under development **Seven Pines Community** will be a focal point, mixed-use urban environment feel in the region's premier/retail market close to major medical hubs. The two-story 50,000± SF medical office building (MOB) located on Stillwood Pines Boulevard in the commercial section next to a new 10± AC development planned by Baptist Hospital and fronting on J. Turner Butler Boulevard will be easily accessible from I-95, I-295, J. Turner Butler, the Beaches and the Butler/Baymeadows/Deerwood submarkets.

The building will be a **Onicx Group Development** with the entire 2nd floor available for a long-term lease.





Property Highlights

- Call for pricing
- 2,500± SF - 25,000± SF (full second floor) medical office space available
- Anticipated delivery: 4th quarter 2025
- 1st floor anchor tenant is Halo/Precision Imaging Diagnostics
- Parking—5 spaces/1,000 RSF

About Onicx Group

Onicx is a full-service real estate company with development, construction and property management divisions. Onicx creates value for its' health care system partners and doctors by managing their assets from groundbreaking through lease up and property management while maximizing bottom line performance for investors.

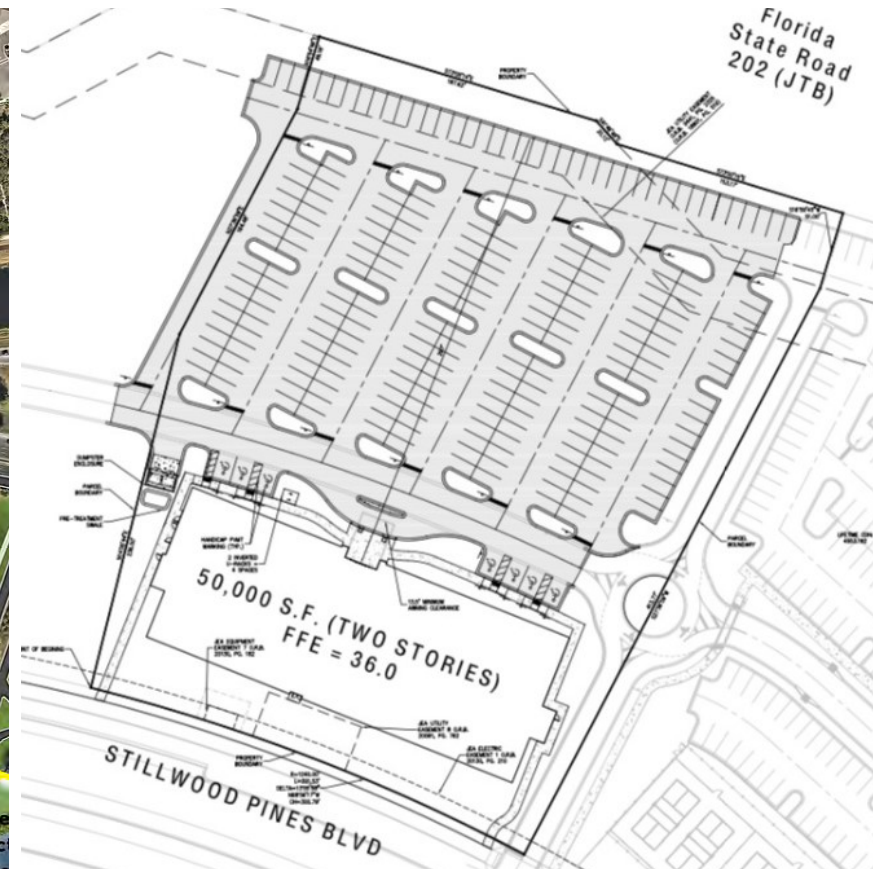
Source: LinkedIn, Onicx Group

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ONIXC MOB



Location Plan



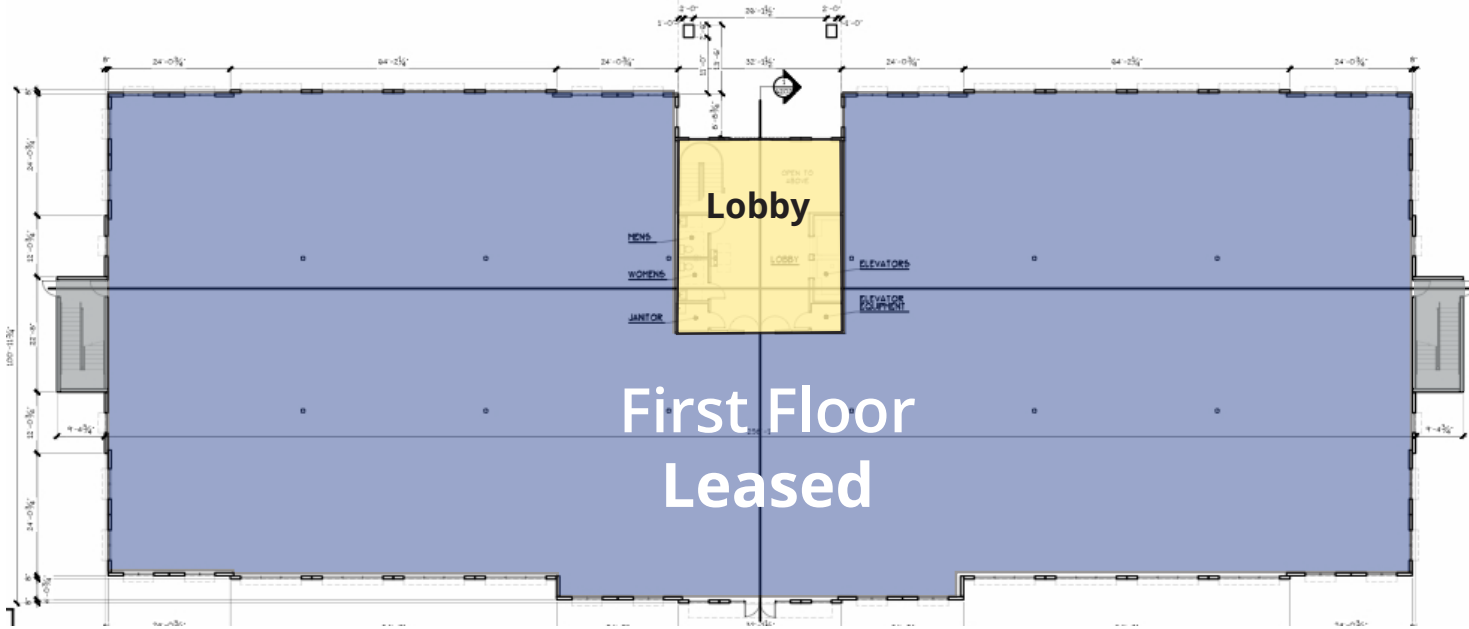
Site Plan

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Floor Plan



Second Floor Available



First Floor Leased



The Seven Pines Development

Located at the highly desired crossroads of I-295 and J. Turner Butler Boulevard, Seven Pines provides an urban environment with the convenience of the suburbs. Complete with a walkable neighborhood of approximately 1,600± units, a mixed-use village center featuring a Baptist HealthPlace, Innovation & Office Hub, Lake District and Regional Retail, Seven Pines provides the type of complete “live-work-play” lifestyle that today’s market desires. Boasting the region’s premier office market and unmatched regional accessibility to the beach, major medical hubs such as Mayo Clinic, University of North Florida and JAX International Airport, Seven Pines is situated in a prime location to provide access to life’s needs, allowing residents, visitors, corporations and their employees that choose to call Seven Pines to experience a complete community that will be unique in North Florida.



The Seven Pines Concept Plan



OVERALL CONCEPT PLAN

SEVEN PINES DISTRICTS	
1	Village Center
2	Innovation/Office Hub
3	Regional Retail
4	Lake District
5	Seven Pines Neighborhood

Area Map



2023 Total Population

1 Mile	1,365
3 Miles	58,164
5 Miles	166,250



2028 Projected Population

1 Mile	1,452
3 Miles	62,068
5 Miles	174,606



2023 Est. Avg. HH Income

1 Mile	\$69,228
3 Miles	\$114,594
5 Miles	\$104,548

Demographics

Source: ESRI Business Analyst



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