

# WEST END PROFESSIONAL OFFICES

70 VENTURE VALLEY COURT • UNIT 220 • PONTE VEDRA • FLORIDA 32081

1,269/SF PROFESSIONAL & MEDICAL OFFICE CONDO FOR SALE IN THE NOCATEE TOWN CENTER

AVAILABLE NOW!



- *New Construction 1,269/SF professional office and medical space.*
- *Site plan includes seven buildings with unit sizes ranging from 1,500/SF to 9,000/SF.*
- *Future spaces up to 6,026/SF available.*
- *Custom floor plans by Lane Architecture and quality construction by Morales Construction Co.*
- *Rare opportunity to purchase professional/medical office space in Nocatee.*
- *Strategic Nocatee Town Center location and near all dining and entertainment options.*
- *Located across the street from Baptist Health Place and the YMCA.*
- *Great visibility, easy access, excellent parking (parking ratio: 4 spaces per 1,000/SF).*
- *Strong surrounding demographics and great schools.*
- *Call or email Ray Adams for sales and pricing information.*



Another Quality Development Brought to You By  
The Silverfield Group & Morales Construction Company



SILVERFIELD GROUP



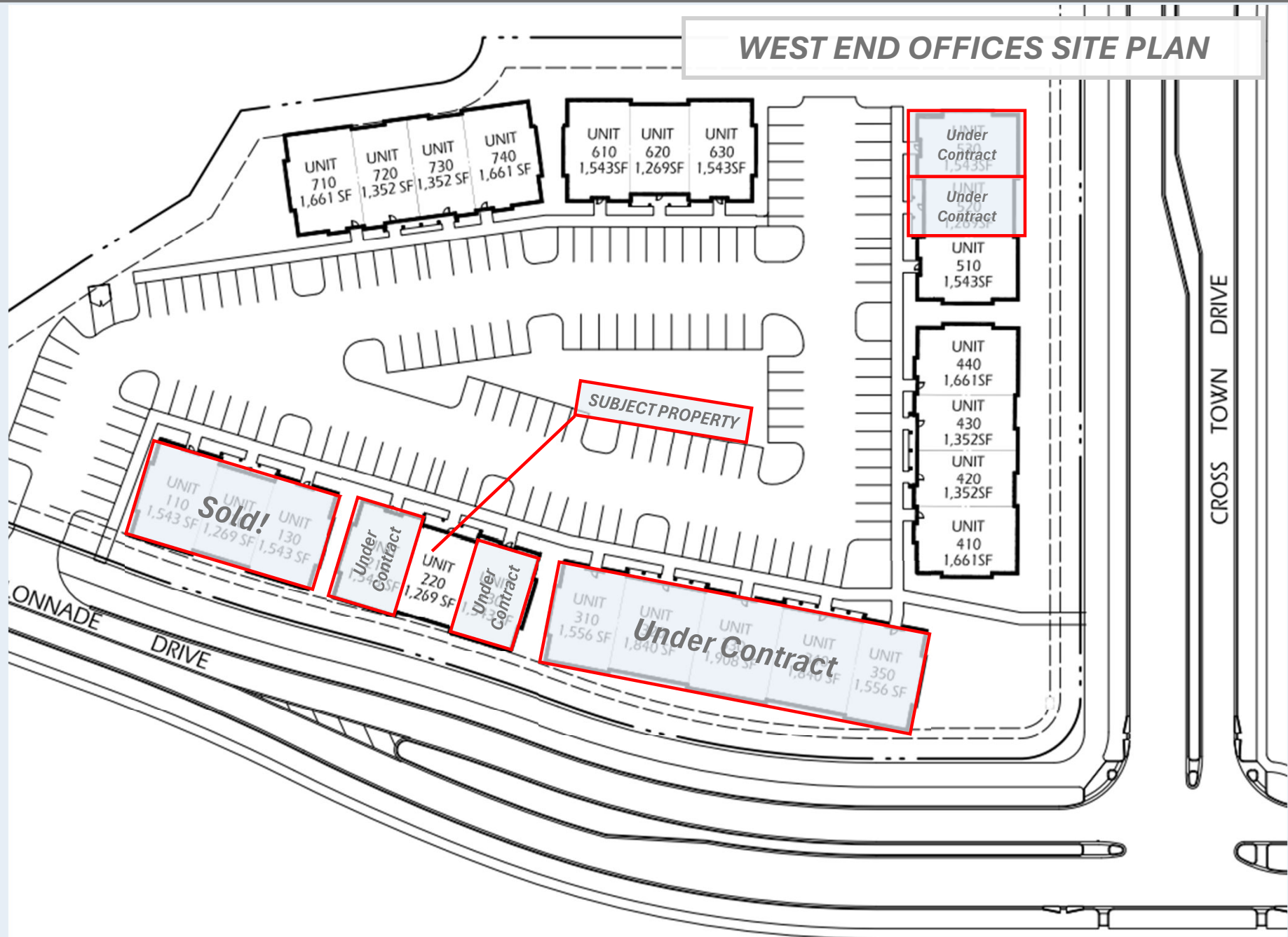
MORALES  
CONSTRUCTION  
COMPANY, INC.

For Sales Information, Call:  
Ray Adams  
904-657-1614  
[ray@silverfieldgroup.com](mailto:ray@silverfieldgroup.com)



SILVERFIELD COMMERCIAL  
REALTY

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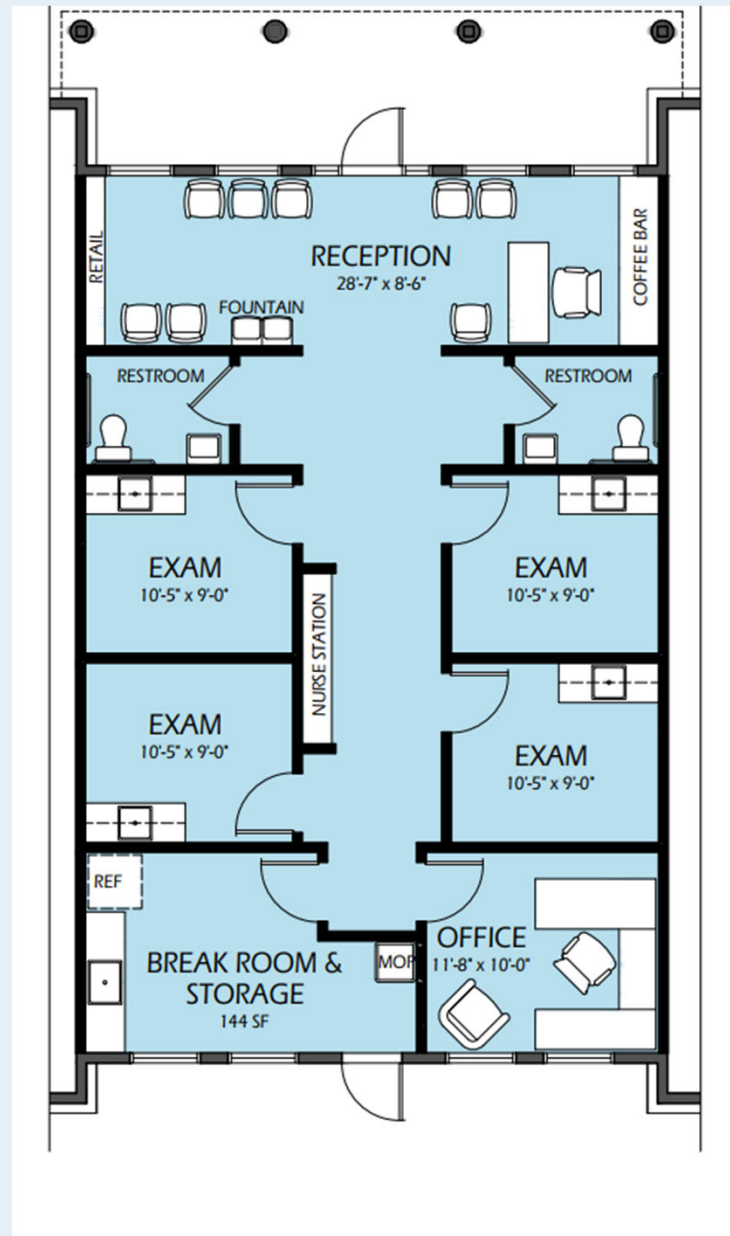
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SAMPLE UNIT 220 FLOOR PLAN



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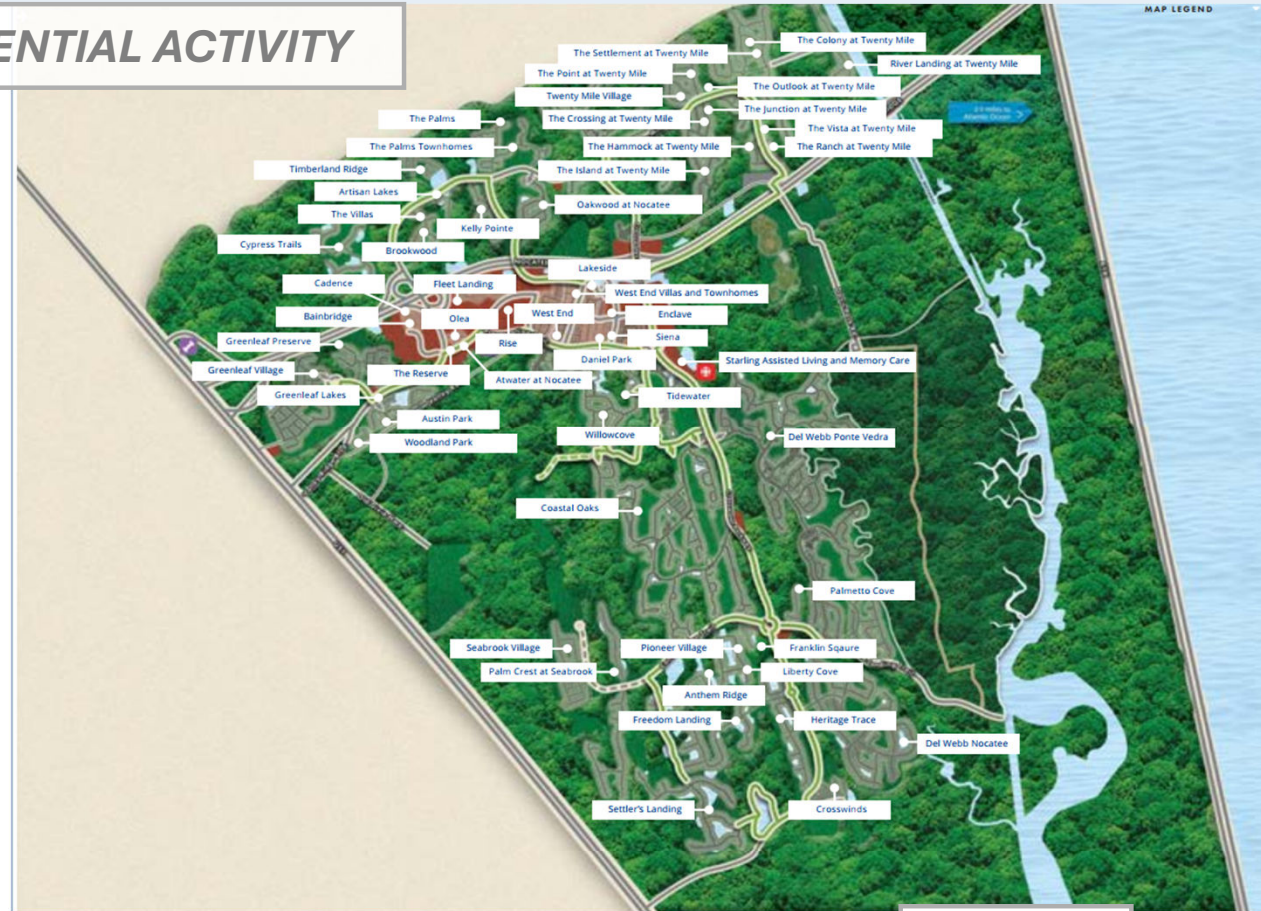


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## NOCATEE RESIDENTIAL ACTIVITY

### Single Family Neighborhoods

Neighborhood	# Homes
Addison Park	108
Anthem Ridge at Crosswater	67
Artisan Lakes	196
Austin Park	189
Brookwood	107
Coastal Oaks	900
Cypress Trails	295
Daniel Park	106
Del Webb at Ponte Vedra	1940
Del Webb Nocatee	862
Enclave	141
Franklin Square at Crosswater	76
Freedom Landing at Crosswater	239
Greenleaf Lakes	230
Greenleaf Preserve	41
Greenleaf Village	531
Heritage Trace at Crosswater	188
Kelly Pointe	176
Lakeside	237
Liberty Cove at Crosswater	138
Oakwood at Nocatee	43
Pioneer Village at Crosswater	159
River Landing at Twenty Mile	104
Settlers Landing	330
Siena	85
The Colony at Twenty Mile	218
The Crossing at Twenty Mile	274
The Hammock	9
The Island at Twenty Mile	45



### Multifamily

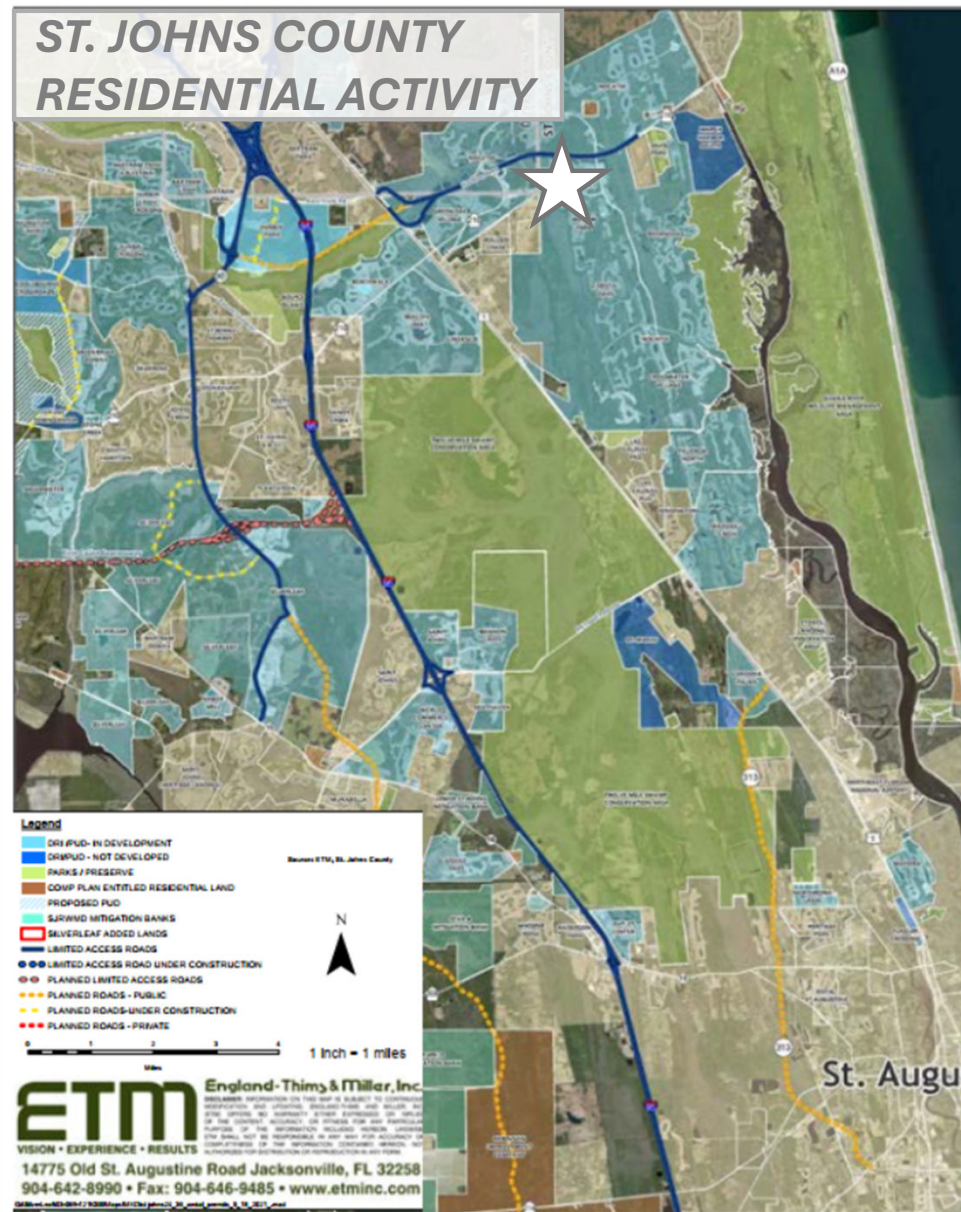
PARC Community

Neighborhood	# Homes
The Junction	51
The Outlook at Twenty Mile	226
The Palms at Nocatee - MF	109
The Palms at Nocatee - SF	173
The Pointe at Twenty Mile	28
The Ranch	56
The Settlement at Twenty Mile	101

Neighborhood	# Homes
The Villas	90
The Vista	44
Tidewater	104
Timberland Ridge	133
Twenty Mile Village	259
West End at Town Center	342
Willowcove	442
Woodland Park	65

Neighborhood	# Units	Occupancy
The Reserve at Nocatee	244	90%
Olea at Nocatee	175	92.57%
Cadence at Nocatee	TBD	TBD
Starling at Nocatee	92	94%
Rise	178	TBD
Atwater at Nocatee	175	TBD
Bainbridge	396	TBD

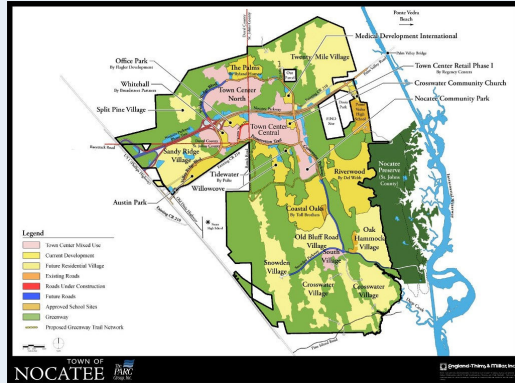
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Project	Approved	Built	Unbuilt
Aberdeen	1,615	1,492	123
Anderson Greenbriar (Bartram Ranch)	365	9	356
Arbor Mill	317	313	4
Bannon Lakes	934	461	473
Bartram Park Celestina			
Cimarrone	768	768	0
Cordova Palms	750	0	750
Durbin Crossing	1,814	1,801	13
Gran Lake	296	292	4
Grand Oaks	999	58	941
Grande Creek	400	0	400
Greenbriar Downs	818	15	803
Johns Creek	583	582	1
Julington Lakes	512	385	127
Kensington	299	299	0
Las Calinas PRD	115	115	0
Las Calinas PUD	26	26	0
Markland			
ICI Middlebourne	426	0	426
Murabella	740	740	0
Nocatee	8,595	7,200	1,395
Oxford Estates	321	263	58
Palencia			
Palencia North	736	729	7
Rivertown	3,700	1,483	2,217
Saint Johns	7,598	4,798	2,800
Samara Lakes	860	856	4
Sandy Creek	383	303	80
Shearwater	1,918	950	968
SilverLeaf (Plantation)	11,400	683	10,717
South Hampton	779	769	10
St. Johns Forest	545	530	15
St. Johns Golf & Country	799	797	2
Stone Creek (Landing)	44	44	0
Stonehurst	530	517	13
Twin Creeks Heartwood			
Twin Creeks South Jax			
Whisper Ridge	405	405	0
World Commerce Center	405	405	0
<b>Total</b>	<b>67,849</b>	<b>38,931</b>	<b>28,918</b>

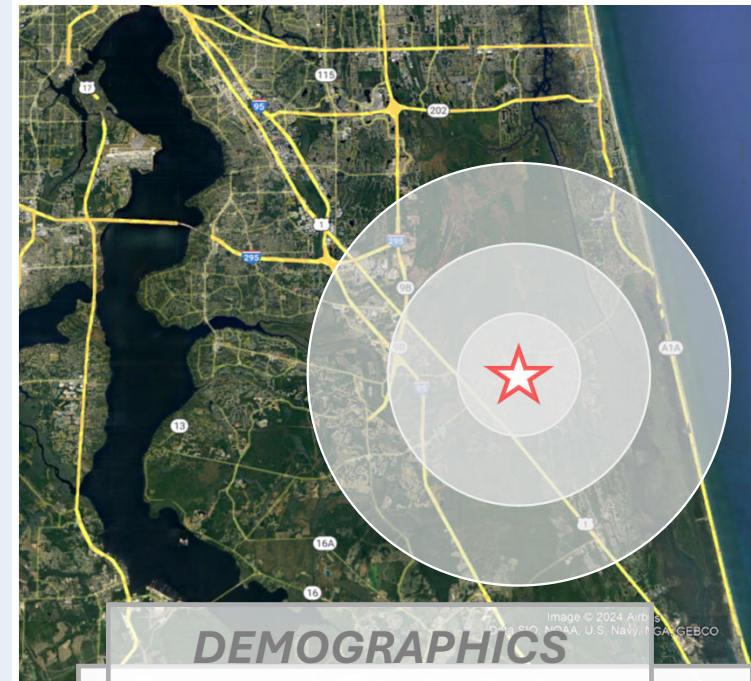


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## NOCATEE HIGHLIGHTS

- **Nocatee, for the 4th consecutive year, has been ranked the #1 Best Place to Raise a Family in Florida in 2024 by Niche.**
- **For the 11th consecutive year, Nocatee ranks in the top 15 master-planned communities in America.**
- **Newsweek named Nocatee “The Best Place to Live” in Florida in 2020.**
- **10,600 single-family homes are sold to date and over 500 multi-family units delivered.**
- **St. Johns County has the highest-ranked public school system in Florida.**
- **Nearby daytime office users include Treace Medical Concepts, Baptist HealthPlace, Flagler Health Village, Care Spot, the First Coast YMCA, several financial services providers, and many more.**
- **Publix purchased 168,000± SF distribution center 4.3 miles from Nocatee Town Center.**
- **New 64,000/SF Publix-anchored shopping center planned to deliver in 2025.**
- **Average median income of \$150,703 within three miles.**



## DEMOGRAPHICS

### 2023 POPULATION

1 MILE	3 MILES	5 MILES
4,738	23,609	43,157

### PROJECTED 2028 POPULATION

1 MILE	3 MILES	5 MILES
5,499	27,553	49,854

### 2023 AVG. HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$ 159,239	\$ 163,107	\$ 150,703

### NEARBY TRAFFIC COUNTS

Nocatee Parkway	22,500 AADT
Valley Ridge Blvd	10,600 AADT
CR 210	25,000 AADT