

WEST END PROFESSIONAL OFFICES

180 VENTURE VALLEY COURT • UNITS 730 & 740 • PONTE VEDRA • FLORIDA 32081

PROFESSIONAL & MEDICAL OFFICE CONDOS FOR SALE IN THE NOCATEE TOWN CENTER



- New Construction up to 2,683/SF professional office and medical space in Nocatee
- Flexible unit sizes. Can be demised to make a 976/SF and a 1,669/SF unit
- 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.
- Shell Price: \$325/SF



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



SILVERFIELD GROUP



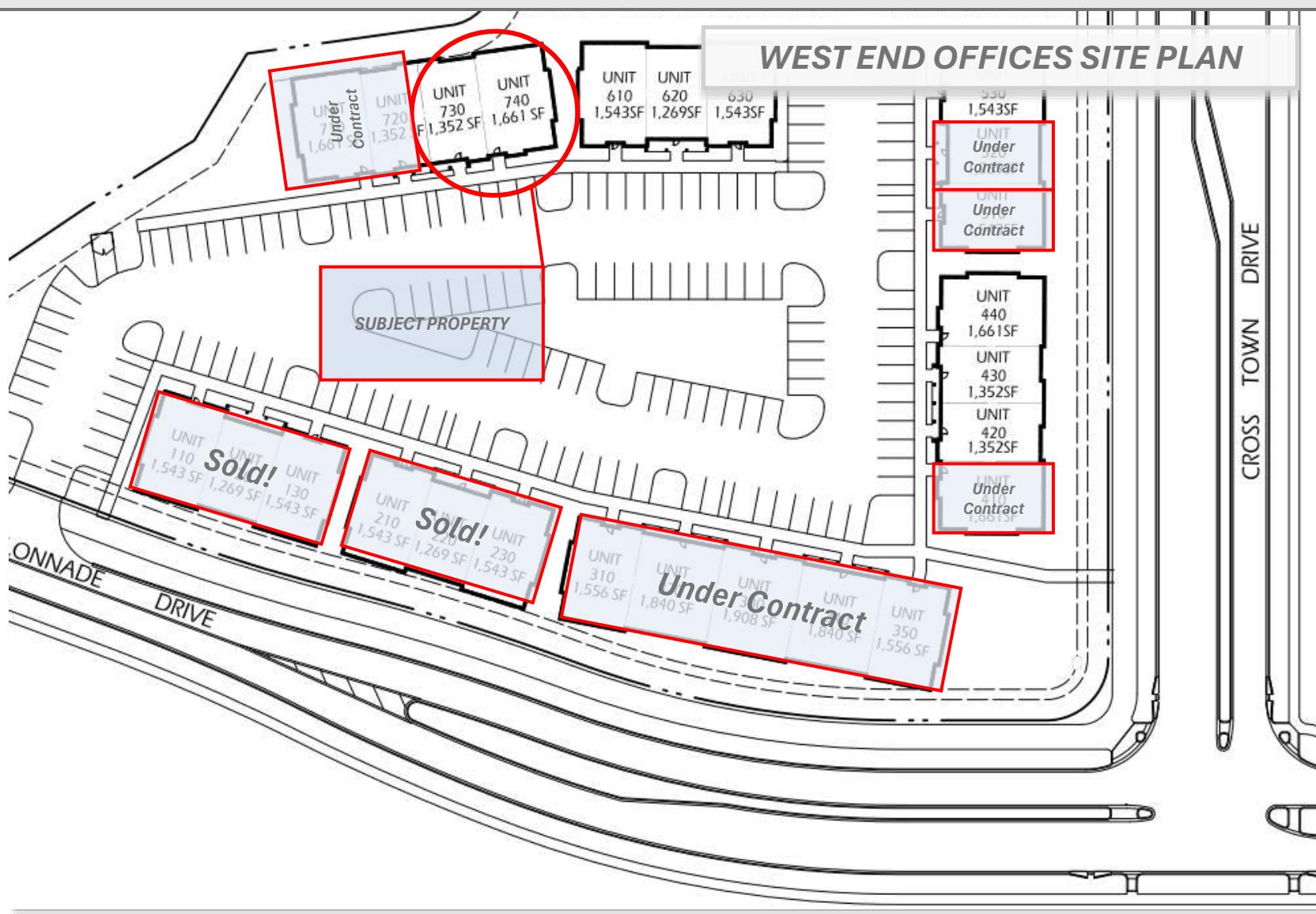
MORALES
CONSTRUCTION
COMPANY, INC.

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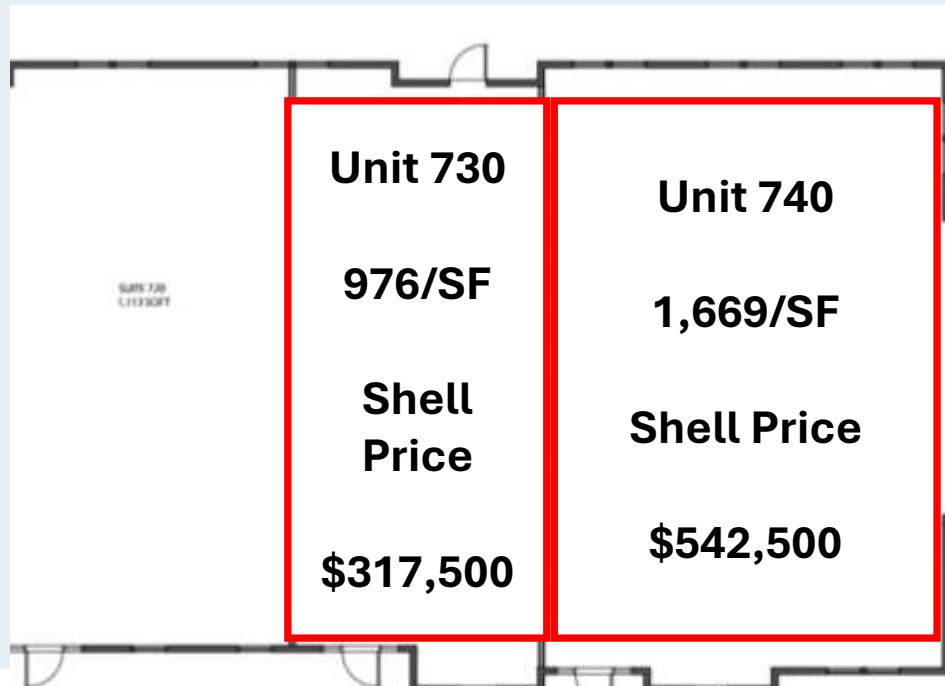


SILVERFIELD COMMERCIAL
REALTY

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The image contains two architectural drawings. The top drawing is a site plan showing two rectangular units, UNIT A and UNIT B, side-by-side. UNIT A is 1661 SF and UNIT B is 1352 SF. The bottom drawing is a front elevation of a building with four bays, each featuring a double door and a transom window. The building is labeled 'TENANT' above each entrance. A red box highlights the right side of the site plan, containing the following text:

Available Early 2026

2,683/SF

Shell Price

\$979,225

FRONT ELEVATION

TOTAL USEABLE AREA = 6,026 SF
TOTAL GROSS AREA = 6,210 SF

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NOCATEE RESIDENTIAL ACTIVITY

Single Family Neighborhoods

Neighborhood	# Homes
Addison Park	108
Antenn Ridge at Crosswater	57
Artisan Lakes	196
Austin Park	189
Brookwood	107
Coastal Oaks	900
Cypress Trails	295
Daniel Park	106
Dell Webb at Ponte Vedra	1960
Dell Webb Nocatee	882
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	150
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	41



Multifamily

Neighborhood	# Homes	Neighborhood	# Homes	Neighborhood	# Units	Occupancy
The Junction	55	The Villas	90	The Reserve at Nocatee	244	90%
The Outlook at Twenty Mile	226	The Vista	44	Clea at Nocatee	175	92.5%
The Palms at Nocatee - MF	109	Tidewater	104	Cadence at Nocatee	180	78%
The Palms at Nocatee - SF	173	Timberland Ridge	133	Starling at Nocatee	92	94%
The Pointe at Twenty Mile	28	Twenty Mile Village	250	Rise	178	78%
The Ranch	56	West End at Town Center	342	Atwater at Nocatee	175	78%
The Settlement at Twenty Mile	101	Willowcove	442	Rainbridge	396	78%
		Woodland Park	65			

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Project	Approved	Built	Unbuilt
Aberdeen	1,615	1,482	123
Anderson Greenview (Bartram Ranch)	305	9	356
Arbor Mill	317	213	4
Banana Lakes	934	481	473
Bartram Park Collection			
Cinnarizine	768	768	0
Caribe Palms	750	0	750
Durbin Crossing	1,814	1,801	13
Gran Lake	294	292	4
Grand Oaks	939	18	941
Granite Creek	400	0	400
Greembriar Downs	818	15	803
Jahns Creek	543	532	1
Julington Lakes	512	385	127
Kensington	299	299	0
Las Calinas PUD	155	115	0
Las Calinas PUD	28	26	2
Markland			
HCI Middlebourne	428	0	428
Murabellia	740	740	0
Nocanae	8,595	7,268	1,326
Oxford Estates	321	163	58
Palencia			
Palencia North	736	719	7
Rivertown	3,700	1,483	2,217
Saint James	7,598	4,758	2,800
Samara Lakes	800	856	4
Sandy Creek	383	303	80
Shearwater	1,918	952	966
SilverLeaf (Plantation)	11,400	683	10,717
South Hampton	779	298	48
St. Johns Forest	545	538	15
St. Johns Golf & Country	799	797	2
Stone Creek (Landing)	64	44	0
Stonemhurst	530	517	13
Twin Creeks Heartwood			
Twin Creeks South Jay			
Whisper Ridge	405	403	0
World Commerce Center	405	403	0
Total	67,849	38,931	28,918

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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