WEST END PROFESSIONAL OFFICES

COLONNADE & CROSS TOWN DRIVES • PONTE VEDRA • FLORIDA 32081

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

- *New Construction professional office and medical space in Nocatee's Town Center.*
- *Spaces from 1,236 to 4,226/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.*
- *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

SILVERFIELD CRANFORD COMMERCIAL REALTY

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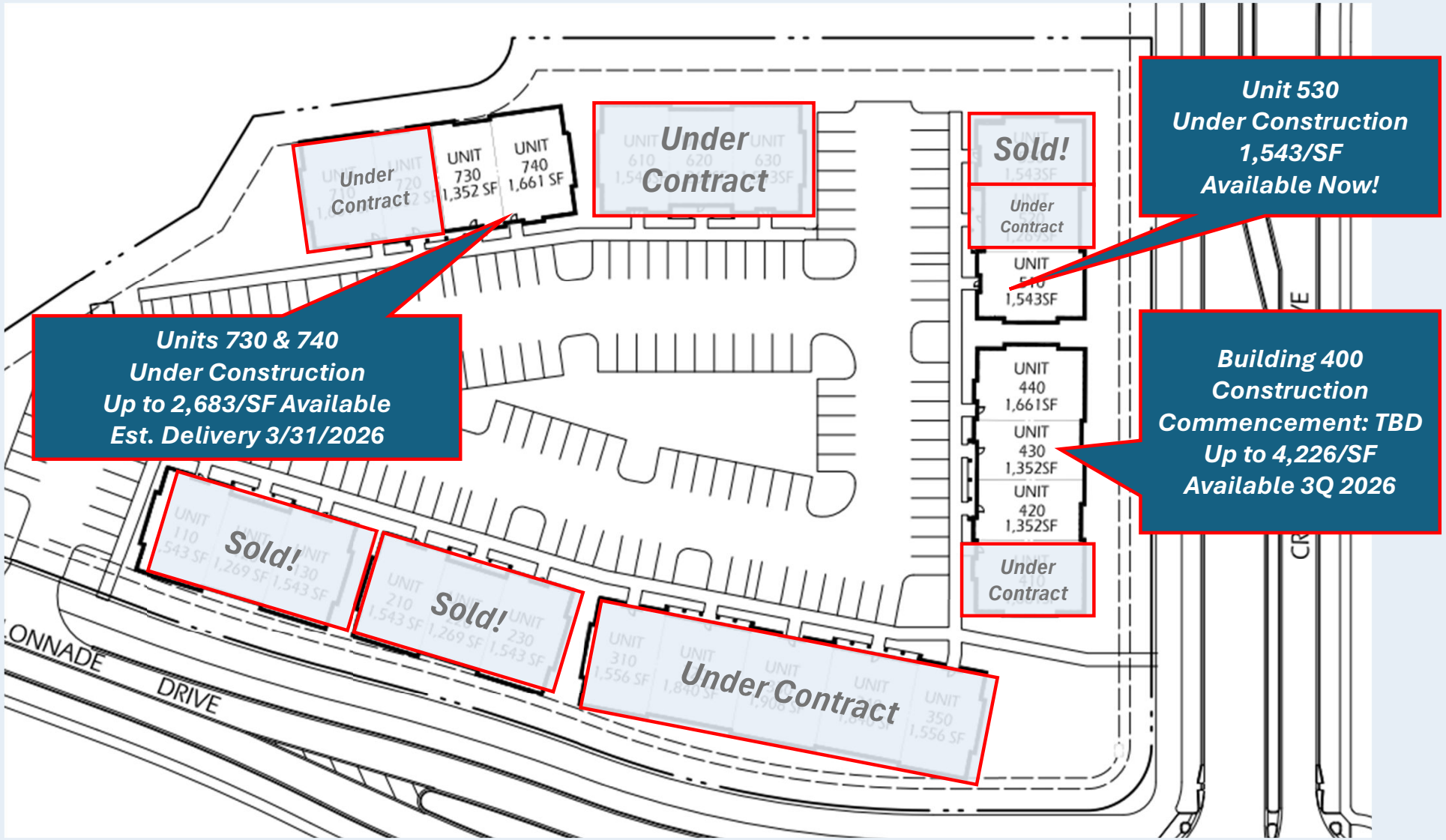
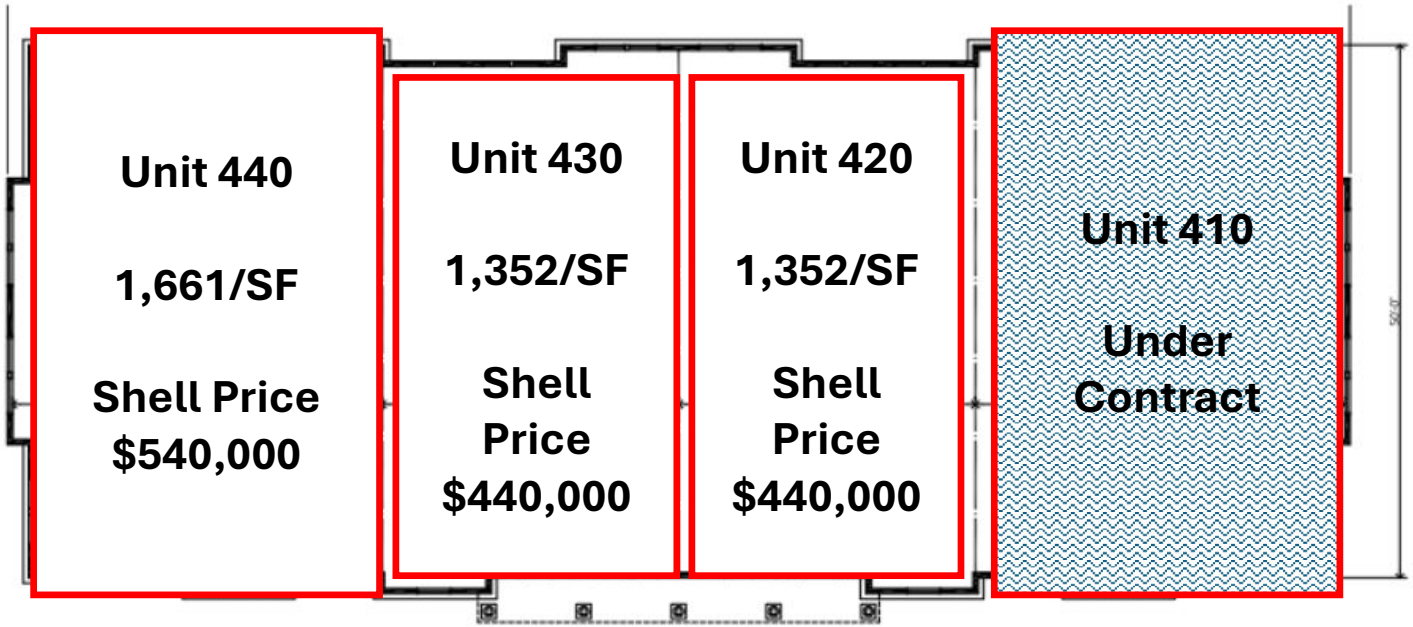
SITE PLAN & CURRENT AVAILABILITY



WEST END PROFESSIONAL OFFICES

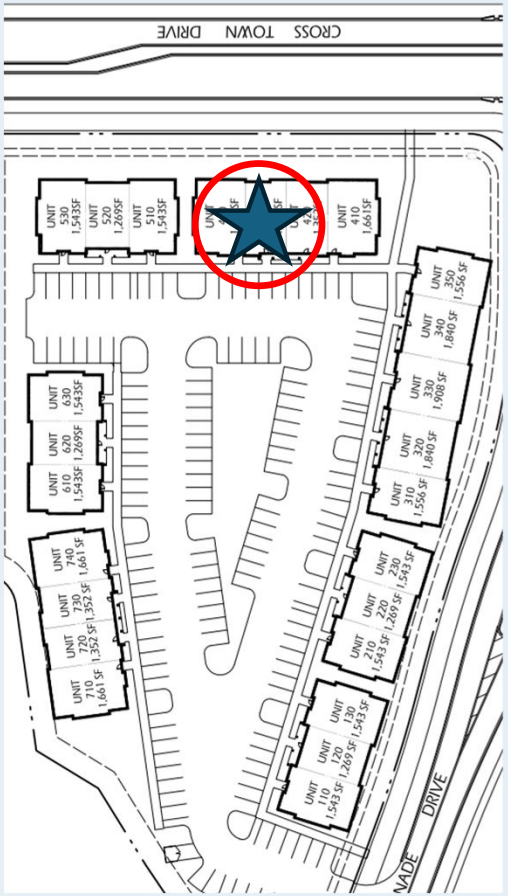
110 VENTURE VALLEY COURT · BUILDING 400· PONTE VEDRA · FLORIDA 32081



Unit sizes are flexible. Units 420-440 can be combined to make a single 4,226/SF unit

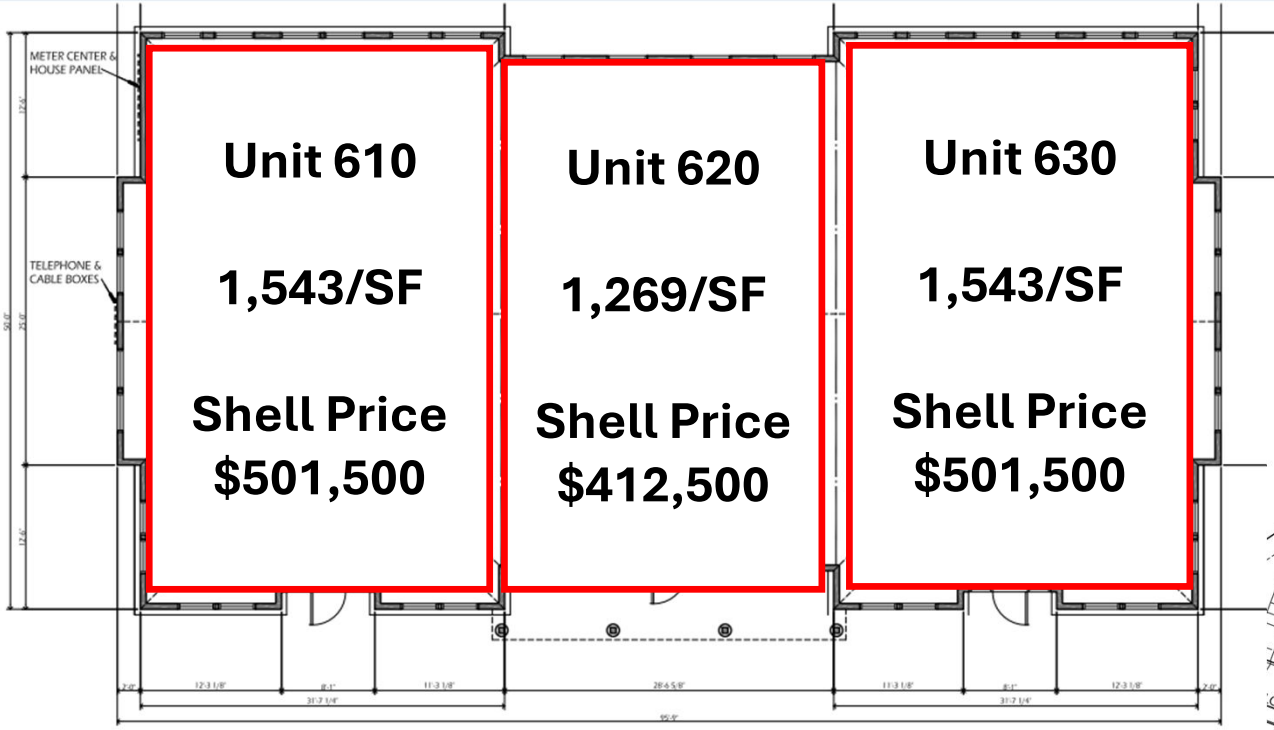
FRONT ELEVATION

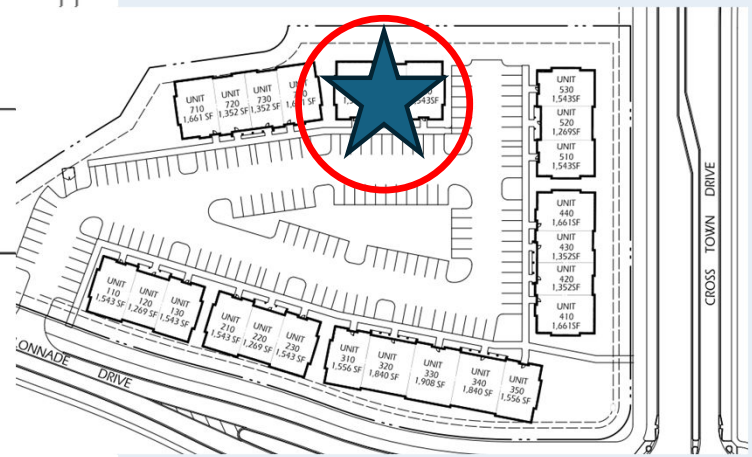
TOTAL USEABLE AREA = 6,026 SF
TOTAL GROSS AREA = 6,210 SF



WEST END PROFESSIONAL OFFICES

160 VENTURE VALLEY COURT · BUILDING 600· PONTE VEDRA · FLORIDA 32081



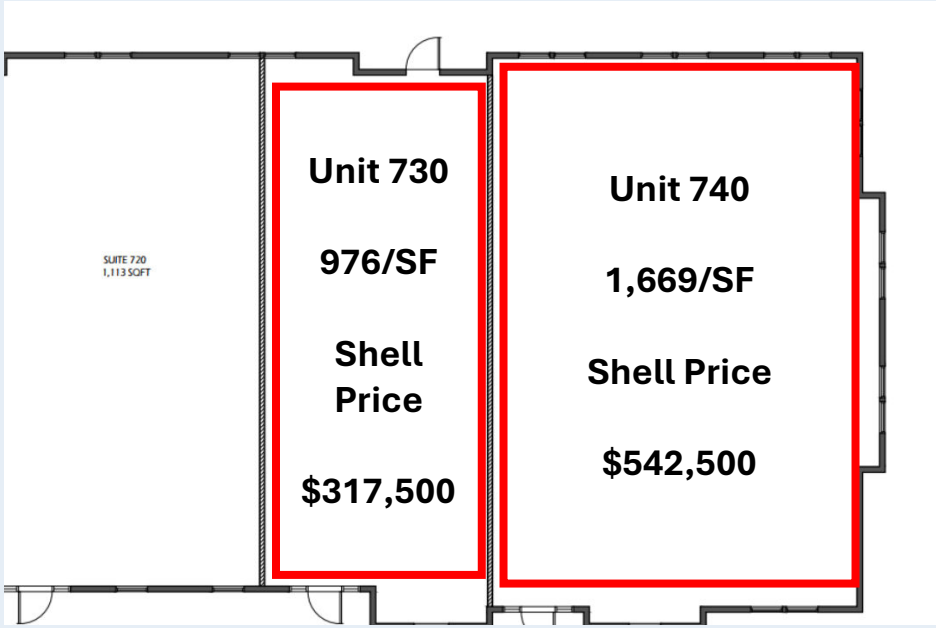


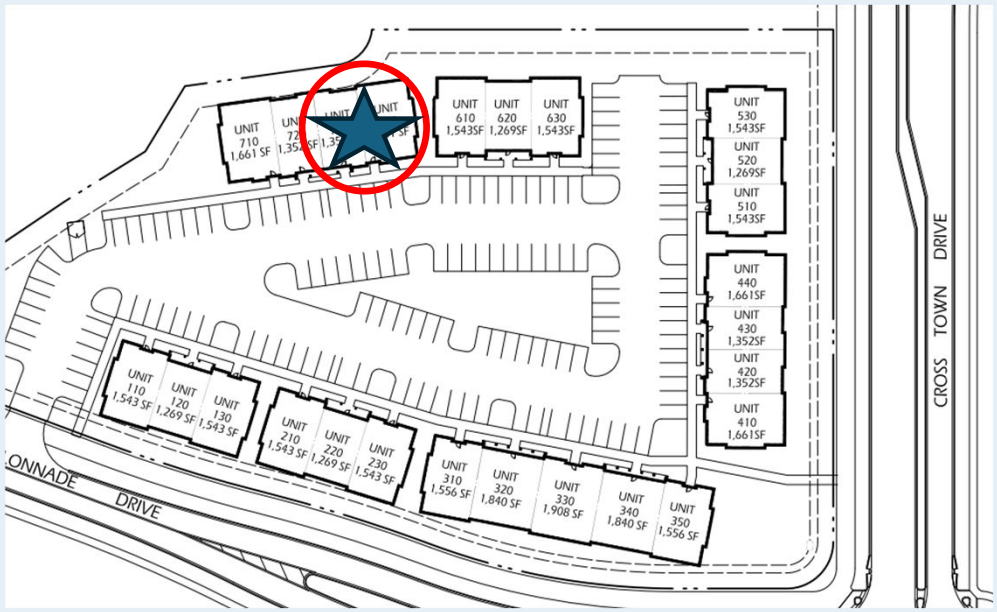
Unit sizes are flexible. Units 610-630 can be combined to make a single 4,355/SF unit

FRONT ELEVATION

WEST END PROFESSIONAL OFFICES

180 Venture Valley Court · Units 730 & 740· Ponte Vedra · Florida 32081

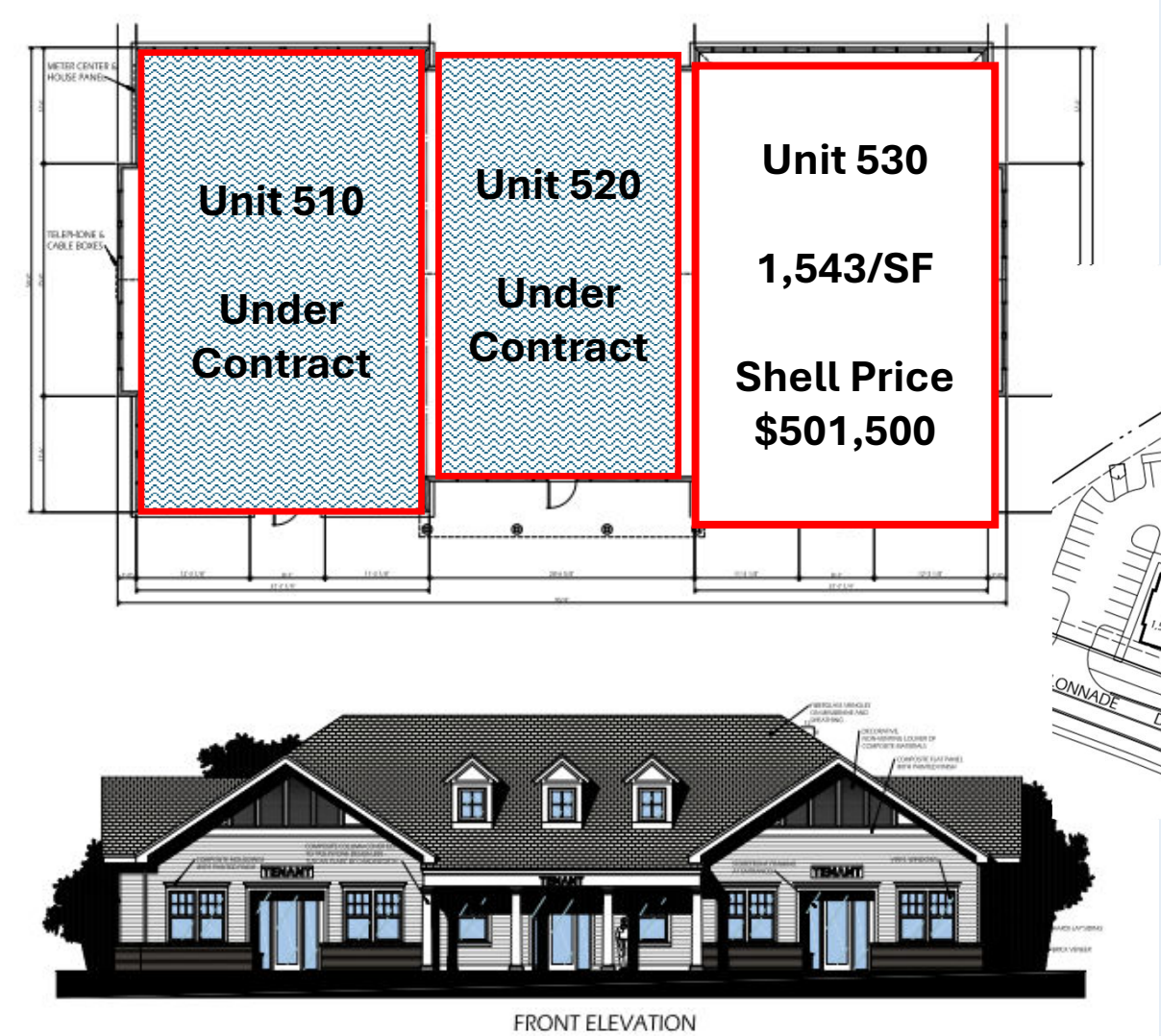


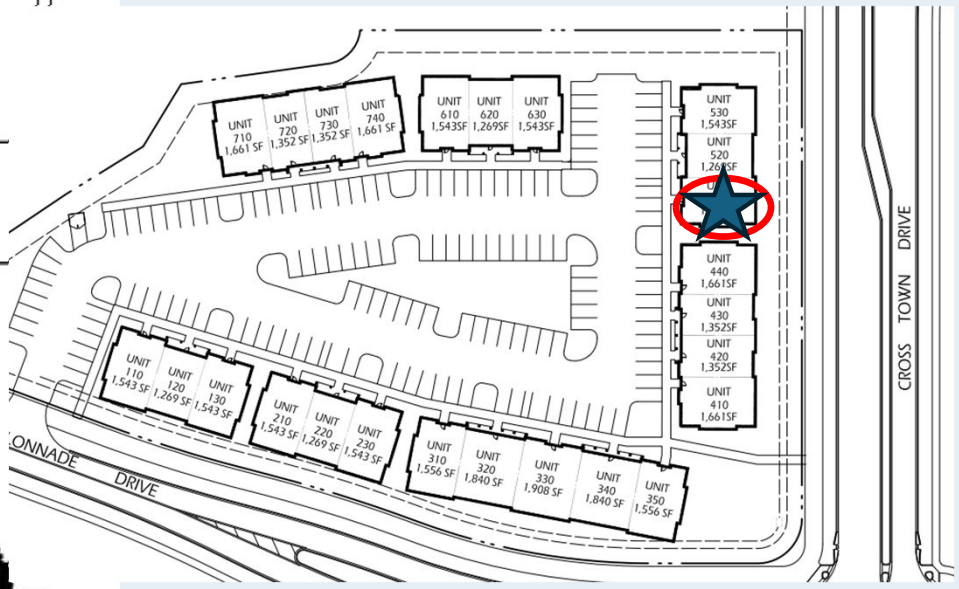


Unit sizes are flexible. Units 730-740 can be combined to make a single 2,683/SF unit

WEST END PROFESSIONAL OFFICES

130 VENTURE VALLEY COURT • UNIT 530 • PONTE VEDRA • FLORIDA 32081





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NOCATEE TOWN CENTER AERIAL MAP

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NOCATEE TOWN CENTER AERIAL MAP

WEST END PROFESSIONAL OFFICES

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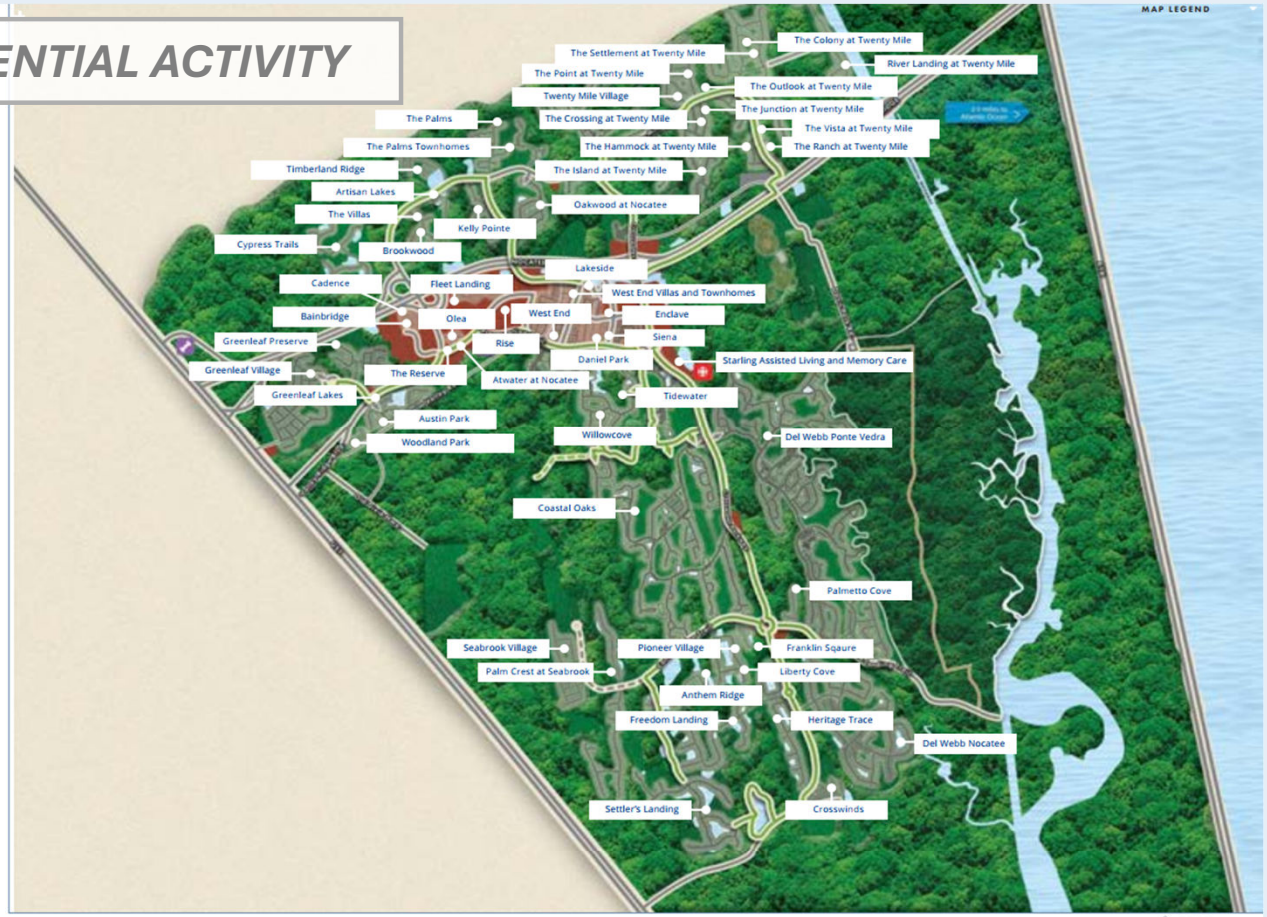
NOCATEE RESIDENTIAL ACTIVITY



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

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

Multifamily

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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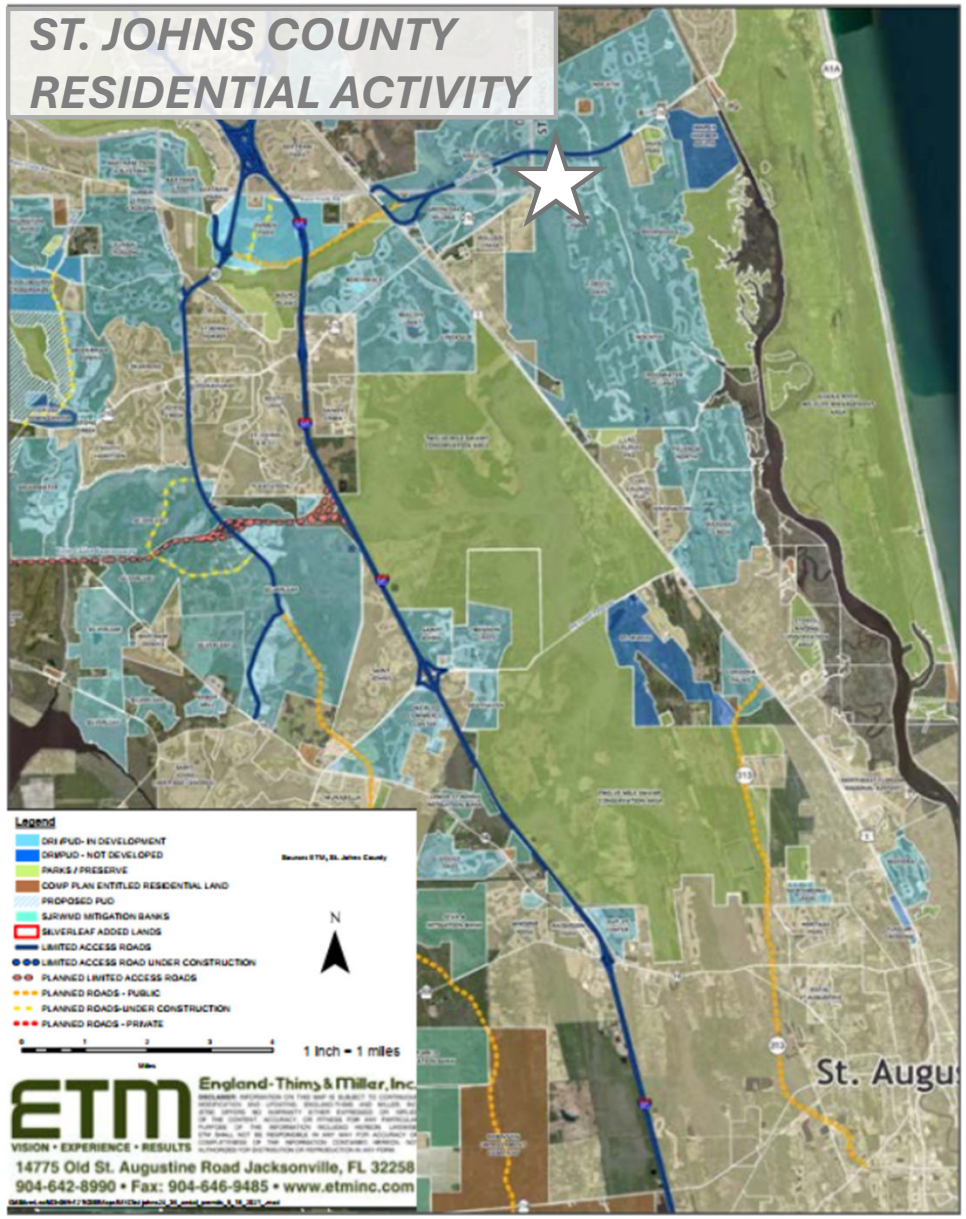

Project	Approved	Built	Unbuilt
Aberdeen	1,615	1,492	123
Anderson Greenbriar (Bartram Ranch)	365	9	356
Arbor Mill	317	313	4
Bannon Lakes	934	461	473
Bartram Park Celestina			
Cimarrone	768	768	0
Cordova Palms	750	0	750
Durbin Crossing	1,814	1,801	13
Gran Lake	296	292	4
Grand Oaks	999	58	941
Grande Creek	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
Total	67,849	38,931	28,918

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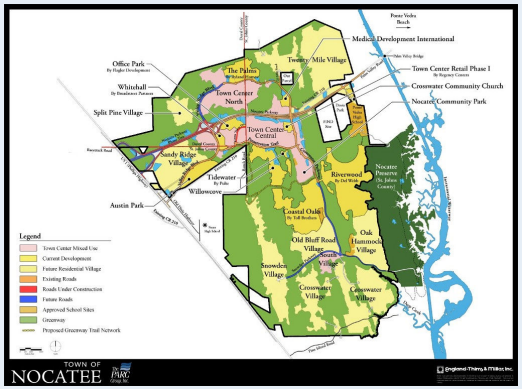
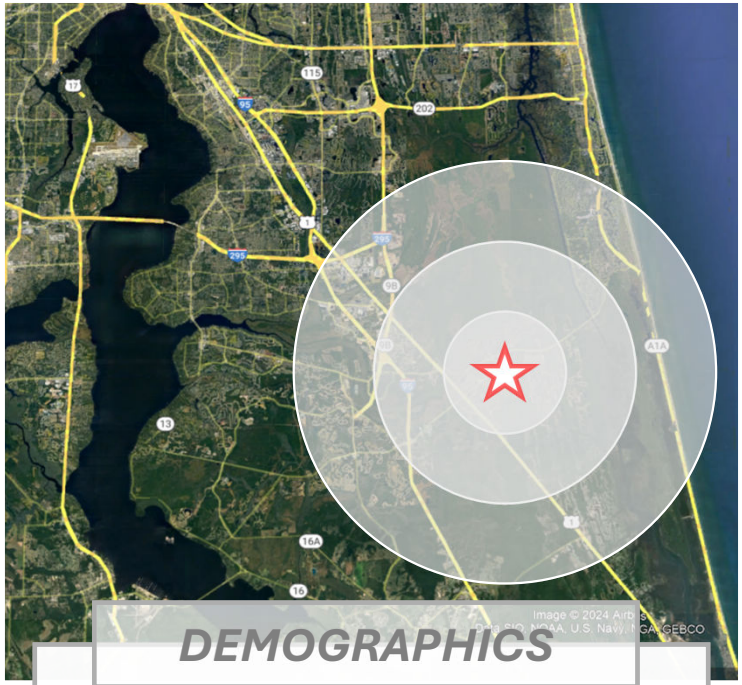


NOCATEE HIGHLIGHTS

- *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