

New Construction

St Johns County, Florida

1,115 - 2,230 SF

Office Condos

Roberts Village

Office Condominium Complex



NAI Hallmark



STRATAGEM



Welcome to Roberts Village

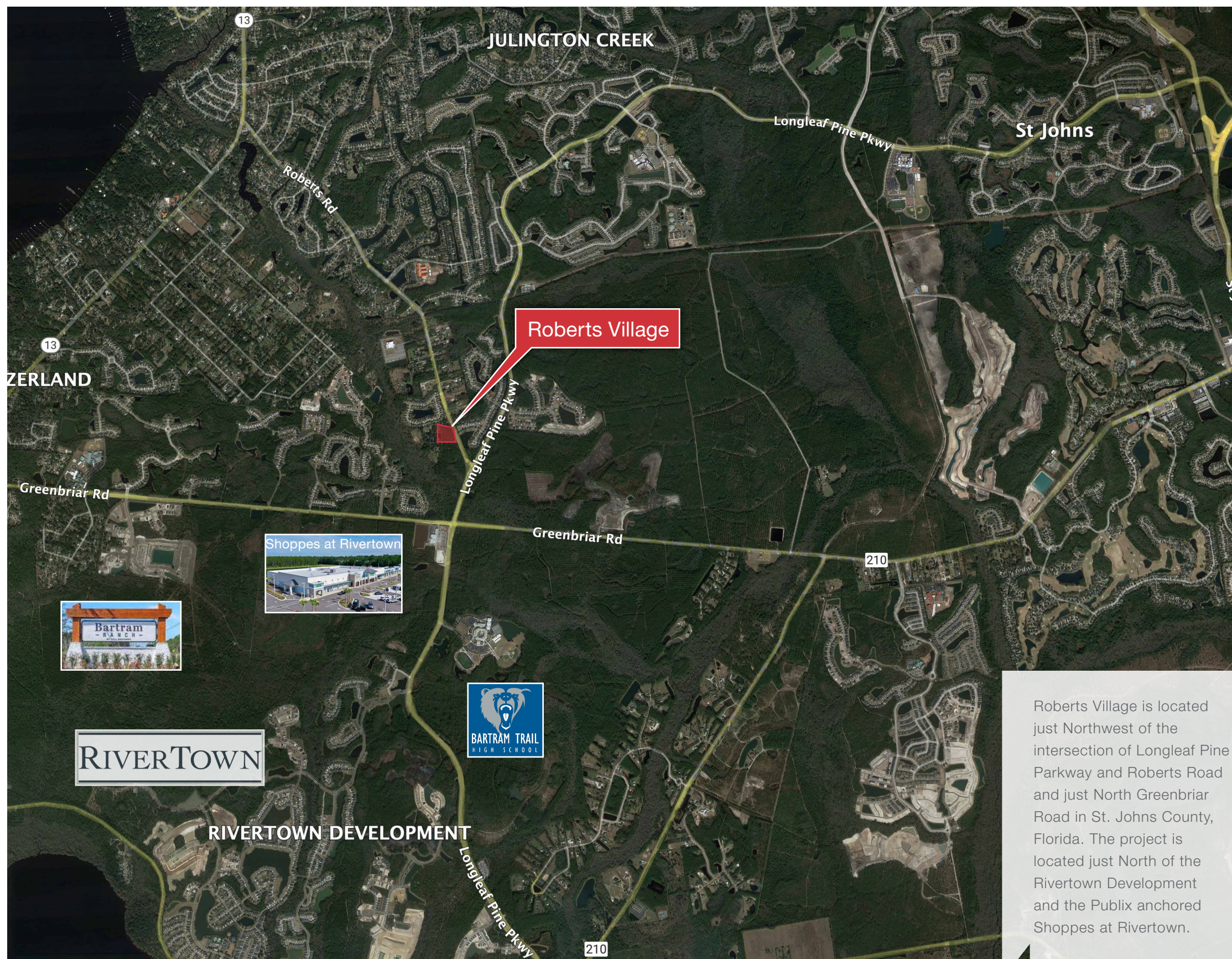
If you are looking for a new office address that offers prime location, quality construction and ownership value, you have come to the right place!

Roberts Village is located just Northwest of the intersection of Longleaf Pine Parkway and Roberts Road and just North of Greenbriar Road in St. Johns County, Florida. The rapid growth of the surrounding area in the past few years has provided the complex with a large residential customer base. In addition, with easy access to I-95, Roberts Village is only minutes away from Jacksonville and St. Augustine.

The distinctive architecture and quality craftsmanship makes Roberts Village the area's premier office condo complex. Roberts Village offers units starting at 1,115 square feet. Each unit is priced at \$390,250. Combining multiple units is also an option and it allows for larger square footage.

This opportunity for commercial real estate ownership offers numerous financial and functional advantages. Let us show you why purchasing an office condo at Roberts Village is your next great business decision.

Roberts Village Aerial



Roberts Village is located just Northwest of the intersection of Longleaf Pine Parkway and Roberts Road and just North Greenbriar Road in St. Johns County, Florida. The project is located just North of the Rivertown Development and the Publix anchored Shoppes at Rivertown.

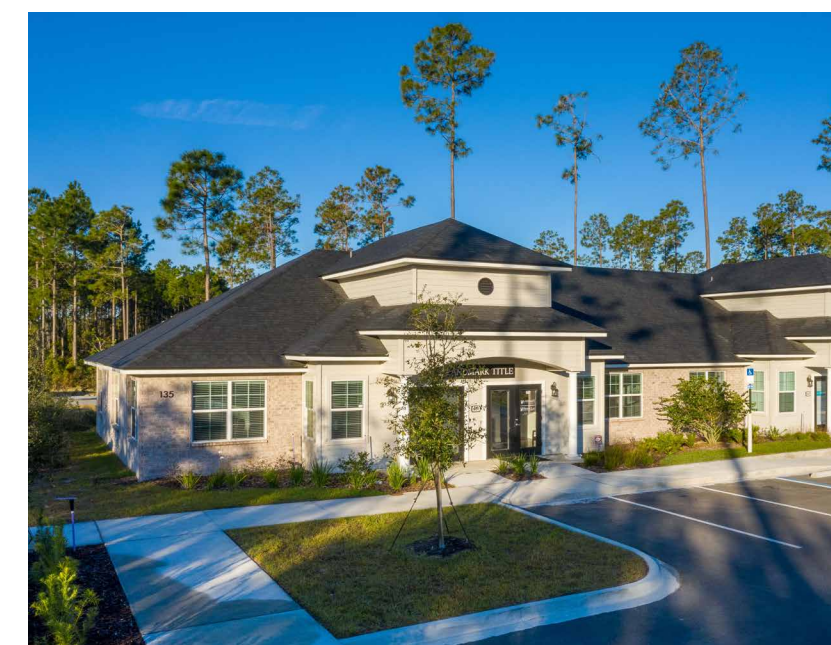
Driving Directions

From I-95 North (Jacksonville):

- › Take exit 329 for County Road 210 West
- › Turn left onto County Road 210 West
- › Continue straight onto Greenbriar Road
- › Turn right onto Longleaf Pine Parkway
- › Roberts Village is located on the left

From I-95 South:

- › Take exit 329 for CR 210 West towards Ponte Vedra Beach/Green Cove Springs
- › Use right 2 lanes to turn right onto CR 210 W
- › Continue straight onto Greenbriar Road
- › Turn right onto Longleaf Pine Parkway
- › Roberts Village is located on the left



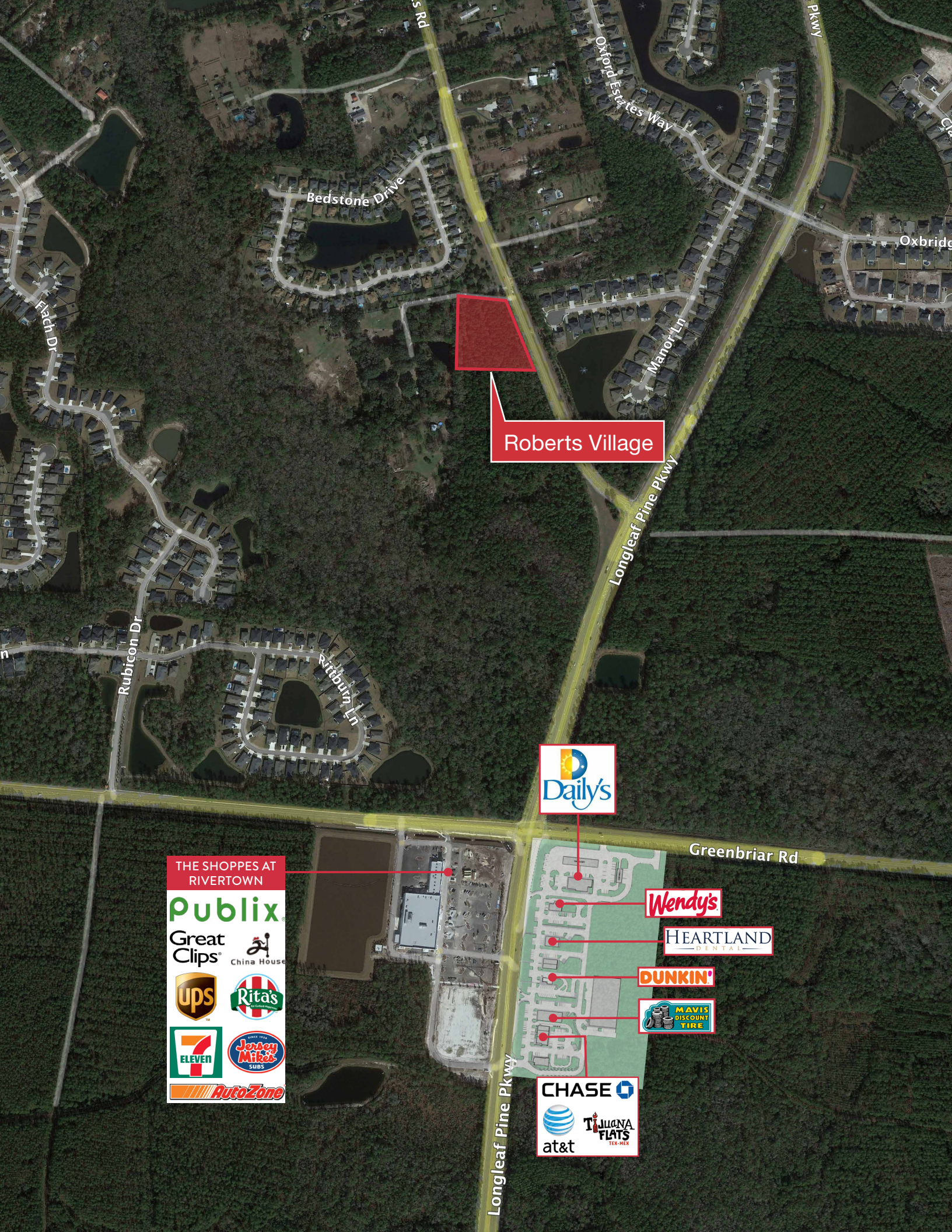
Site/Delivery Conditions

The buildings within The Professional Park are designed to be low rise, traditional architecture constructed within a park-like setting with parking close at hand and easily accessible entrances to each suite.

Site

A circle drive allows easy drop-off and pick-up in front of each building. The circle drives and walkways will be banded and accented, and each building will be surrounded with pleasant landscape planting to create a natural, relaxing outdoor environment.

- › **Storm** - Storm system will be completed in concert with shell building construction to include offsite retention within the "master retention system".
- › **Parking Lot and Landscape Lighting** - A photometrically designed, automatic parking lot lighting system with seasonal timers will be installed as part of the site development. Landscape lighting to enhance planting beds will also be included within the site work provided by developer. Both will be tied to the house meter and costs shall be borne by the Association.



Roberts Village Site Plan

Building Exterior

- › **Structure/Flooring** - Wood framed 2"x4" structured bearing walls on continuous reinforced concrete footings. Reinforced 4" concrete floor slab will be termite treated and carry a five (5) year written warranty signed by the Contractor and the Applicator from date of building completion. Wood truss roof structure, with wood sheathing, bearing on wood framed walls and on beams and columns at the interior and covered walkways.
- › **Roofing** - Thirty-year architectural shingles.
- › **Exterior Walls** - Hardie lap siding finish in natural tones, accented with contrasting roof support brackets and banding. Cultured stone or brick veneer accents are used on the fronts, columns, and courtyards of the buildings to create a warm, natural appearance.
- › **Windows** - A large amount of glass area on all sides of the building, providing a strong connection between the natural outdoor environment and the indoor spaces. The frames are vinyl in a white color. The glass is tinted and insulated to insure comfort and energy efficiency.
- › **Doors** - Exterior suite entry doors will be fiber glass to match the storefront windows, with brushed chrome plated

hardware, lever handles and double cylinder dead bolts for security. Back exit doors, when separate from window areas, are painted flush hollow metal doors and frames.

- › **Electrical** - Electric meter banks will be installed at locations noted on drawings with a conduit into each designated suite. It is intended that each suite will have allocated a 200 amp electrical service, to be individually metered. A house panel will be installed for site lighting and irrigation within the common areas.

Signage

All signage locations, text, materials and dimensions shall adhere to the requirements set forth by the St. Johns County Sign Ordinance together with the Durbin Crossing DRI standards.

Entry monuments and signs shall be consistent with the architectural materials, style and scale of the building it serves. When more than one sign is used for a single building, the text, materials and style shall be consistent.

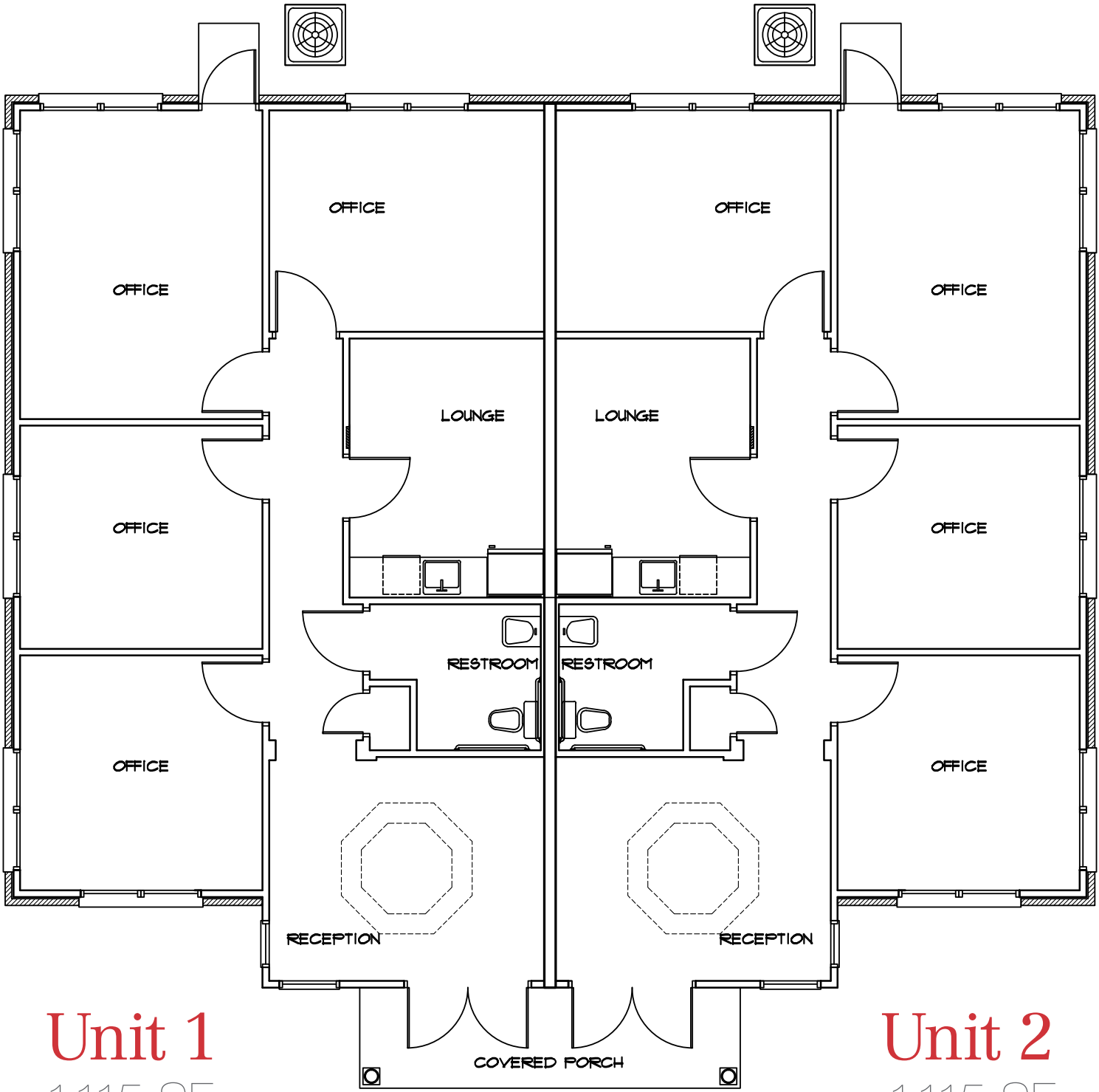
Developer reserves the right to review all Occupant Signs which are subject to approval by the Developer, St. Johns County and the Architectural Review Committee of St. Johns County.



Roberts Village
Building Elevation

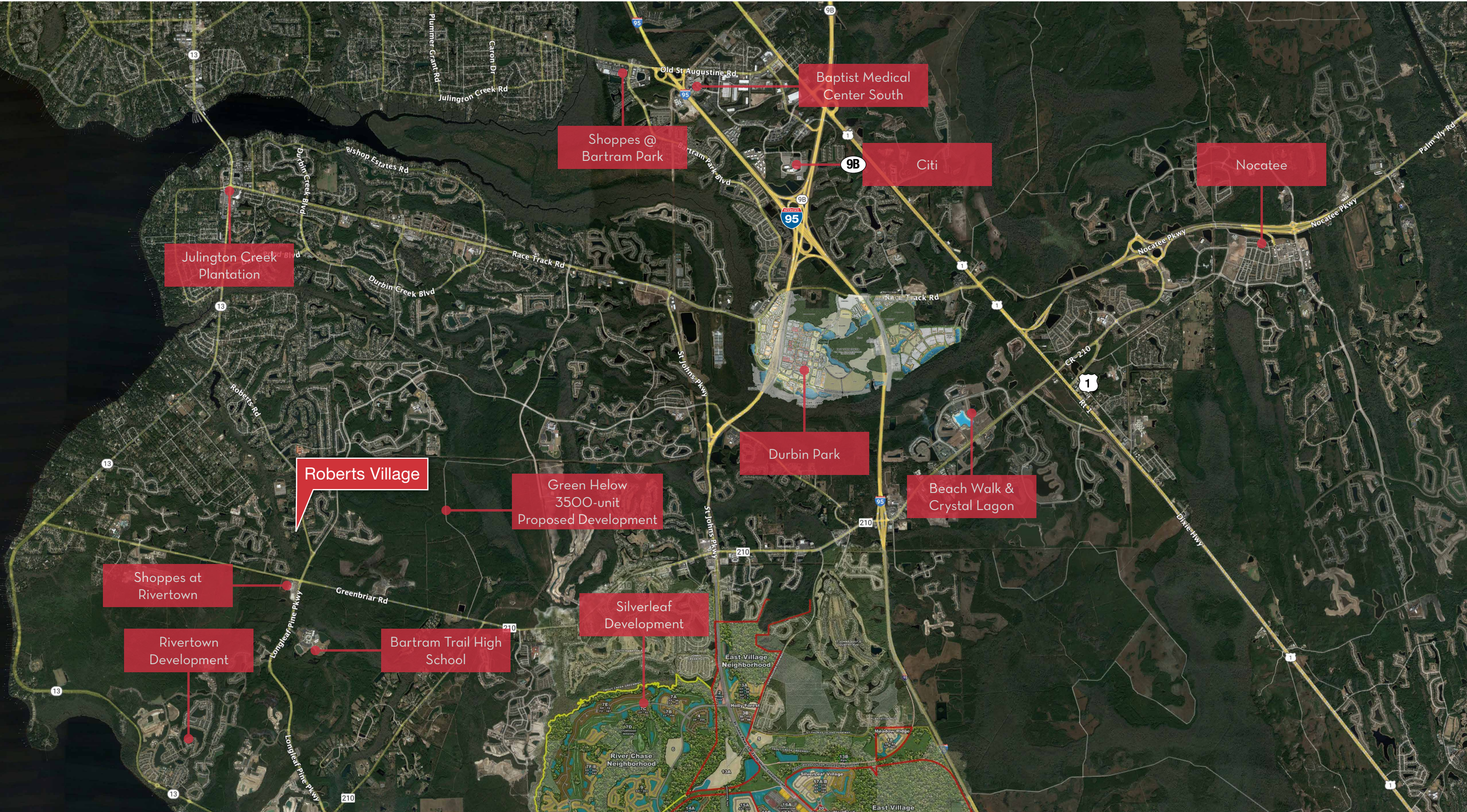


Roberts Village
Floorplan

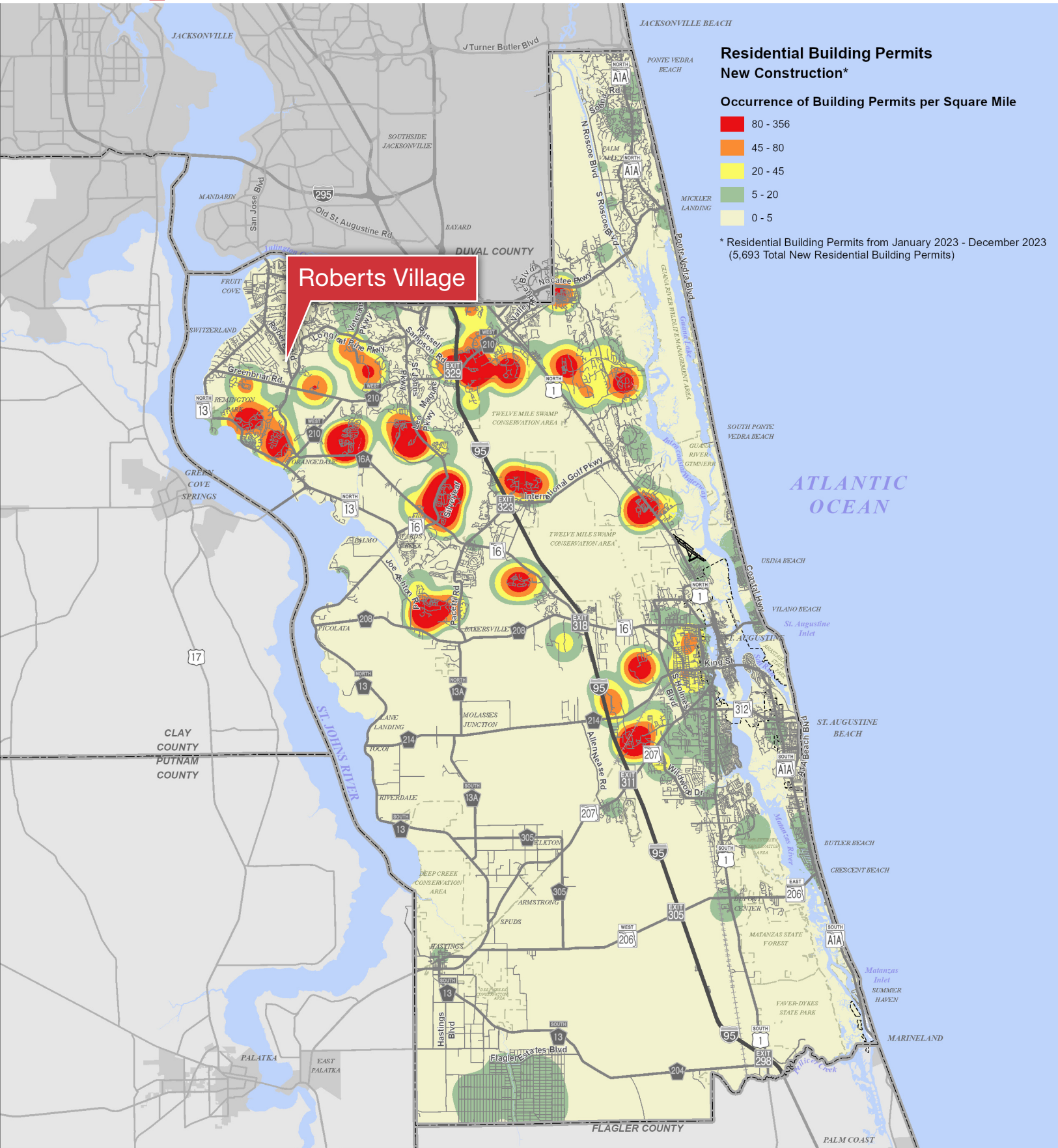


Unit 1
1,115 SF

Unit 2
1,115 SF



Residential Activity
Maps



Project Name	Residential Units		
	Approved	Built	Unbuilt
SilverLeaf Plantation PUD	16,300	2,804	13,496
Nocatee	12,295	9,526	2,769
Sawgrass PUD	6,963	1,214	5,749
Julington Creek	6,097	6,064	33
St. Augustine Shores PUD	5,600	3,512	2,088
Six Mile Creek PUD	4,805	3,751	1,054
RiverTown PUD	4,500	2,531	1,969
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Players Club at Sawgrass	4,494	2,113	2,381
Interchange Parcel	2,972	2,154	818
Shearwater	2,703	1,996	707
Durbin Crossing PUD	2,332	2,314	18
Durbin Park PUD	2,265	0	2,265
Twin Creeks	2,225	2,106	119
Marsh Landing PUD	2,132	1,060	1,072
Greenbriar Helow	2,061	0	2,061
Aberdeen PUD	2,023	1,931	92
Marshall Creek PUD	1,567	1,335	232
Twin Creeks PUD	1,476	1,099	377
Nine Mile Gang	1,286	905	381
World Commerce Center PUD	1,271	839	432
St Augustine Centre PUD	1,167	666	501
Palm Lakes PUD	1,132	740	392
Entrada PUD	1,021	596	425
Grand Oaks PUD	999	360	639
Grand Cypress PUD	915	789	126
Samara Lakes PUD	860	856	4
Sandy Creek PUD	818	373	445
Greenbriar Downs	818	228	590
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Bridgewater PUD	816	356	460
St. Johns Golf & Country Club	799	798	1
South Hampton PUD	779	769	10
Cimarrone Golf & Country Club	768	768	0
The Landings at St. Johns	761	0	761
Cordova Palms PUD	750	212	538
Anderson Park PUD	750	0	750
Anderson Park PUD	750	0	750
Coquina Crossing PUD	748	751	-3
The Plantation at Ponte Vedra	744	742	2
Palencia North	736	731	5
Heritage Park PUD	703	703	0
Marsh Creek	672	641	31
Treaty Ground PUD	668	622	46
Cunningham Creek Plantation	660	660	0
Bartram Park PUD	646	636	10
Wingfield Glen PUD	635	482	153
Royal St. Augustine PUD	633	617	16
The Landings at Greenbriar	588	0	588
Walden Chase PUD	585	545	40
Johns Creek	583	582	1
Encanta PUD	580	580	0
St Augustine Lakes	575	162	413
Villages of Valencia	560	558	2
St. Johns Forest	545	529	16
Stonehurst PUD	530	517	13
Cypress Lakes PUD	523	520	3
Julington Lakes	512	463	49
Total	117,014	68,565	48,449

NAI Hallmark has a 30+ year history of successfully managing real estate to its highest performance.

It is our privilege to serve you.



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