



# 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!

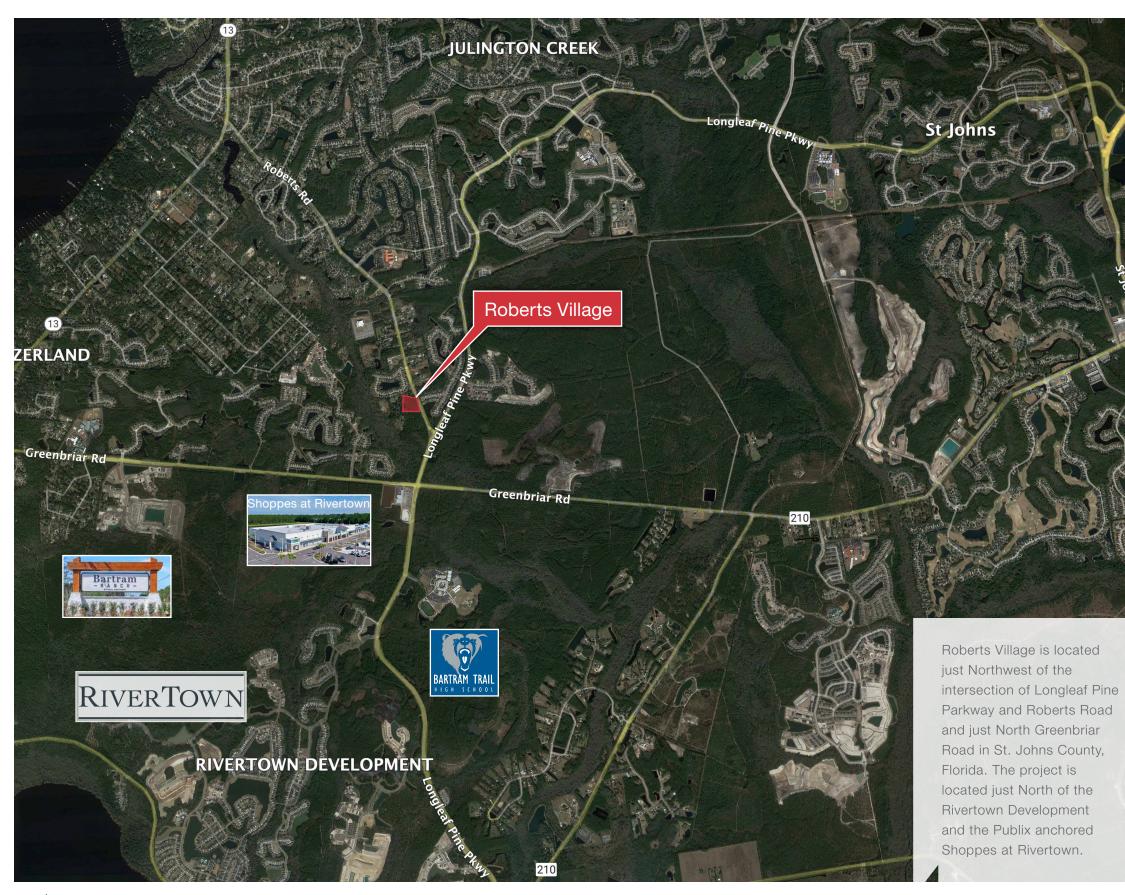
Roberts Village is located just Northwest of the intersection of Longleaf Pine Parkway and Roberts Road and just North of Greenbriar Road in St. Johns County, Florida. The rapid growth of the surrounding area in the past few years has provided the complex with a large residential customer base. In addition, 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.

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### Roberts Village Aerial



## Driving Directions

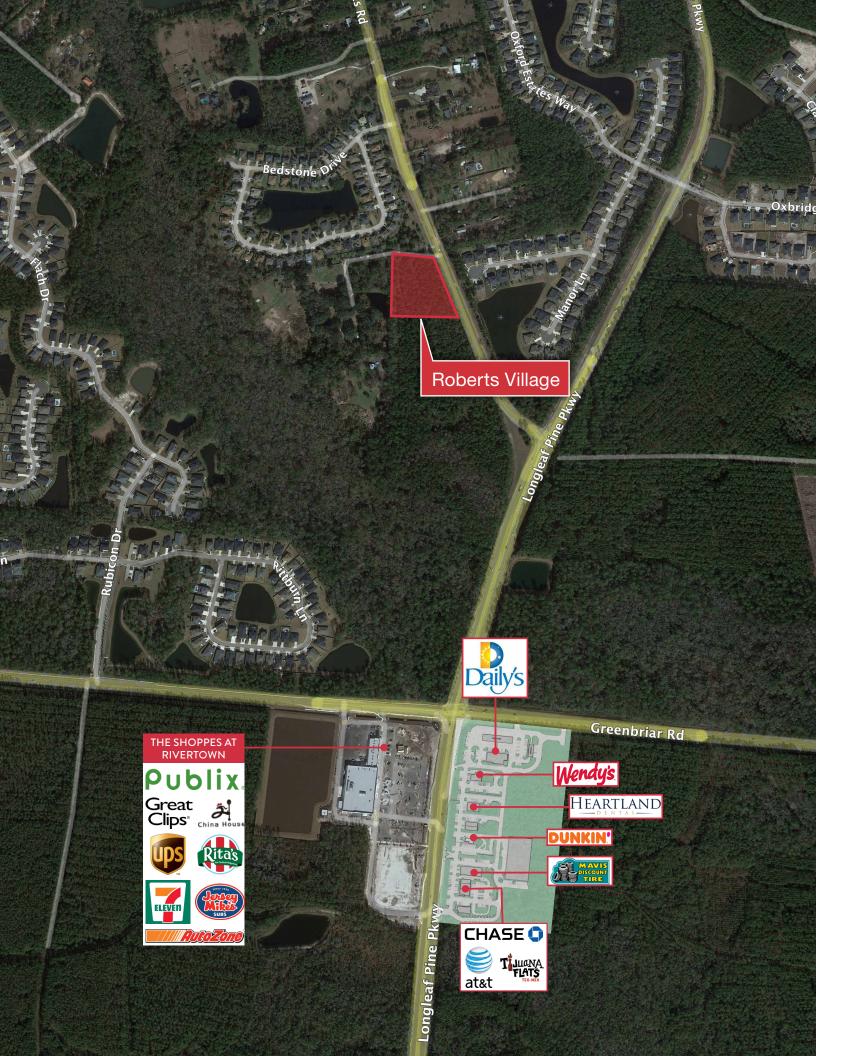
#### From I-95 North (Jacksonville):

- 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.

#### **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.
- Factorial Factor
- 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.

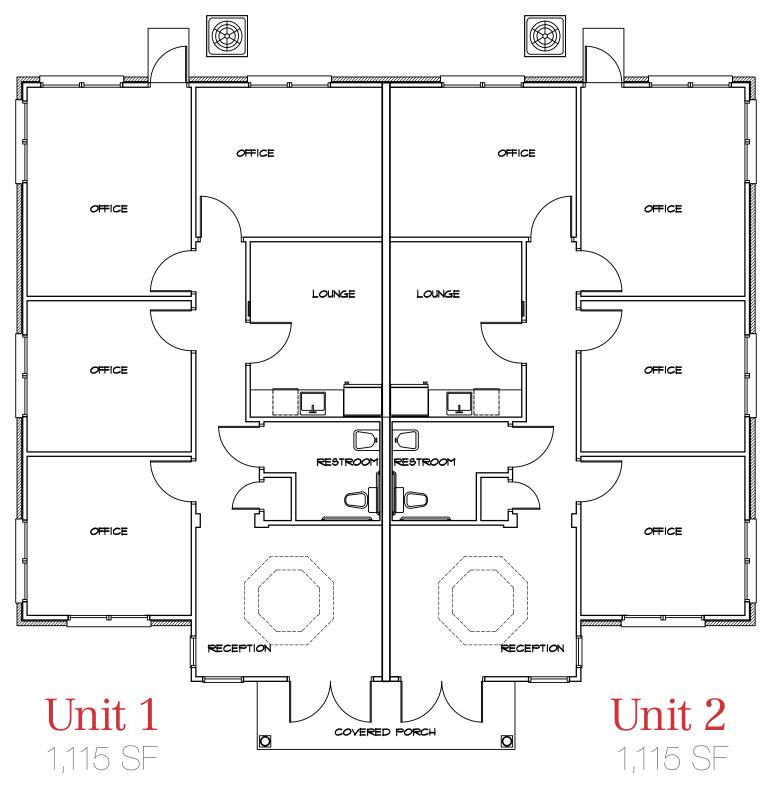
Developer reserves the right to review all Occupant Signs which are subject to approval by the Developer, St. Johns County and the Architectural Review Committee of St. Johns County.



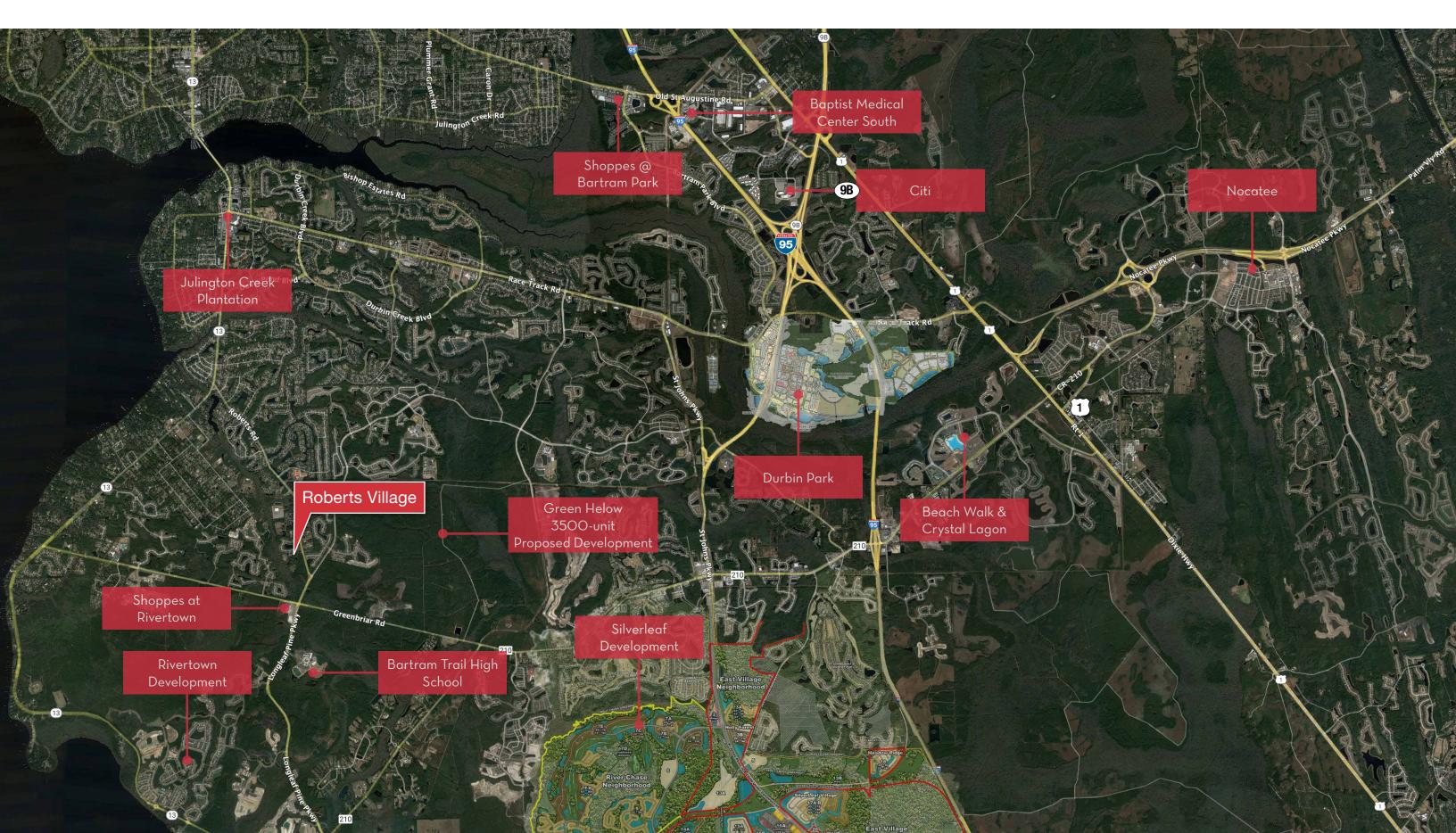
### Roberts Village Building Elevation

### Roberts Village Floorplan

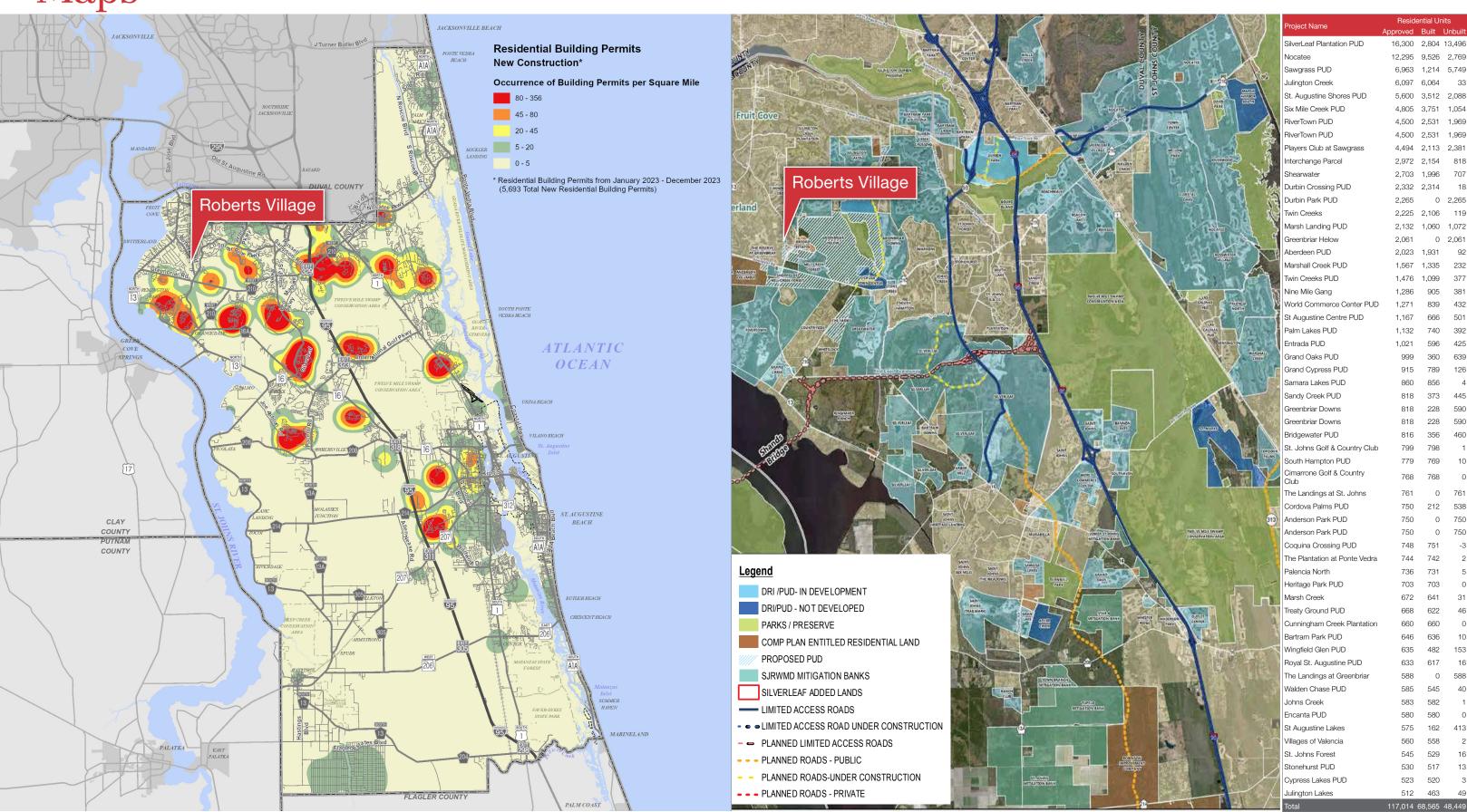




## St. Johns Area Aerial



# Residential Activity Maps



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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