



**UNDER CONSTRUCTION**

# Seven Pines Medical Office Building

**Stillwood Pines Boulevard - 2nd floor available**

From 2,500± SF - 25,000± SF (full floor) available 2nd quarter 2026

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## Seven Pines Medical Office Building

# Property Overview

The **Seven Pines Community** is a focal point, mixed-use urban environment feel in the region's premier/retail market close to major medical hubs. This two-story 50,000± SF medical office building (MOB) located on Stillwood Pines Boulevard in the commercial section next to a 10± AC development under construction by Baptist Hospital and fronting on J. Turner Butler Boulevard will be easily accessible from I-95, I-295, J. Turner Butler, the Beaches and the Butler/Baymeadows/Deerwood submarkets.

The building is an **Onicx Group Development** medical office building. The entire 2nd floor is currently available for a long-term lease.





## Property Highlights

- Call for pricing
- 2,500± SF - 25,000± SF (full second floor) medical office space available
- Anticipated delivery: 2nd quarter, 2026
- 1st floor anchor tenant is Halo/Precision Imaging Diagnostics
- Parking—5 spaces/1,000 RSF

## About Onicx Group

Onicx is a full-service real estate company with development, construction and property management divisions. Onicx creates value for its' health care system partners and doctors by managing their assets from groundbreaking through lease up and property management while maximizing bottom line performance for investors.

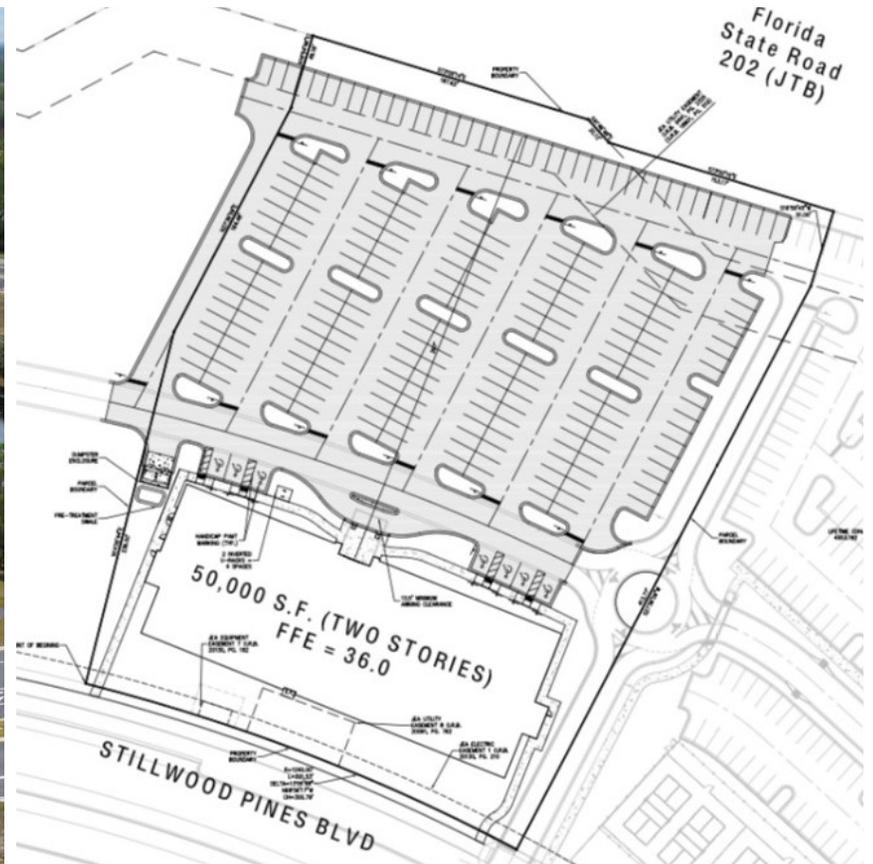
Source: LinkedIn, Onicx Group

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## ONIX MOB



Location Plan

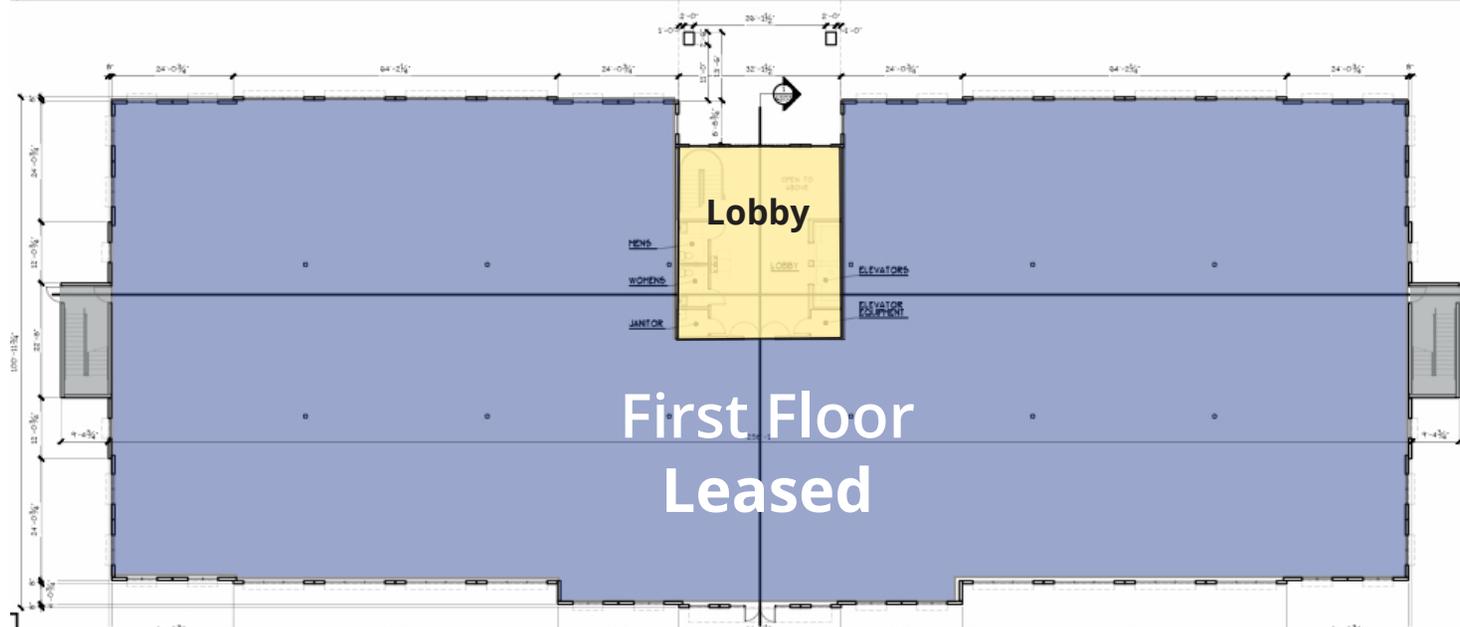


Site Plan

[Click Here](#)  
to follow our construction progress

# Seven Pines Medical Office Building

## Floor Plan



# The Seven Pines Development

Located at the highly desired crossroads of I-295 and J. Turner Butler Boulevard, Seven Pines provides an urban environment with the convenience of the suburbs. Complete with a walkable neighborhood of approximately 1,600± units, a mixed-use village center featuring a Baptist HealthPlace, Innovation & Office Hub, Lake District and Regional Retail, Seven Pines provides the type of complete “live-work-play” lifestyle that today’s market desires. Boasting the region’s premier office market and unmatched regional accessibility to the beach, major medical hubs such as Mayo Clinic, University of North Florida and JAX International Airport, Seven Pines is situated in a prime location to provide access to life’s needs, allowing residents, visitors, corporations and their employees that choose to call Seven Pines to experience a complete community that will be unique in North Florida.



Medical office building currently under construction

# The Seven Pines Concept Plan



SEVEN PINES DISTRICTS	
1	Village Center
2	Innovation/Office Hub
3	Regional Retail
4	Lake District
5	Seven Pines Neighborhood

# Area Map



## 2023 Total Population

1 Mile	1,365
3 Miles	58,164
5 Miles	166,250



## 2028 Projected Population

1 Mile	1,452
3 Miles	62,068
5 Miles	174,606



## 2023 Est. Avg. HH Income

1 Mile	\$69,228
3 Miles	\$114,594
5 Miles	\$104,548

## Demographics

Source: ESRI Business Analyst



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