



## Valley Ridge Professional Office Park

4220 Valley Ridge Blvd, Ponte Vedra Beach, FL 32081



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# Property Summary



## Property Description

Join Lovelace Family Dentistry, East Coast Family Chiropractic, Coastal Compass Wellness and Woodling Oral Surgery at the Valley Ridge Professional Office Park located adjacent to Nocatee Town Center on Valley Ridge Blvd. This newly constructed office building provides build-to-suit medical or office space in one of the nations fastest growing communities. Great space for medical office or traditional office user to acquire custom designed space that fits their specific needs.

## Property Highlights

- 1,500 - 5,000 Sq Ft Available
- Custom Designed Space
- Medical Office Allowed
- \$28.50 NNN
- \$40-\$50 PSF TI Allowance
- Ample Parking [5.7:1,000]
- Executive Office Suites Located in Adjacent Building
- NEW CONSTRUCTION

## Property Summary



## Offering Summary

Lease Rate:	\$28.50 SF/YR (NNN)
Available SF:	1,500 - 5,000 SF
Property Type:	Office
Property Subtype:	Medical
Building Size:	26,280 SF
Year Built:	2021
Class:	A
Zoning:	PUD

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All information has been gathered from sources deemed to be reliable. Provided information may be independently verified and shall not be solely relied upon.



# New Construction Medical Buildouts

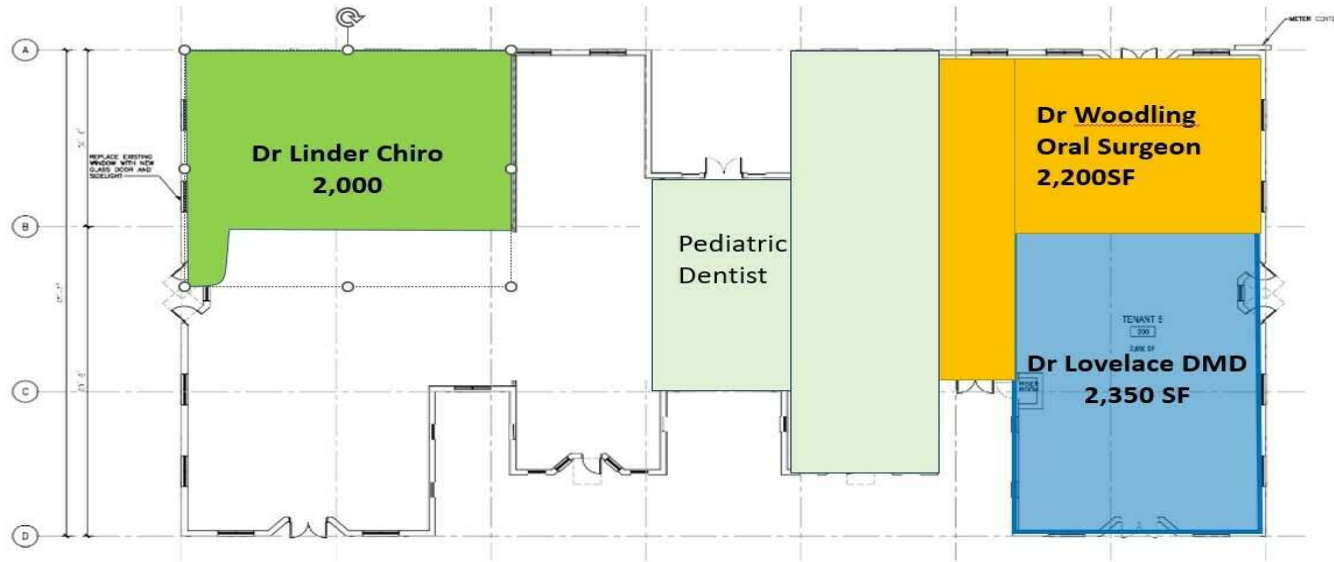


## New Construction Medical Buildouts

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# Floor Plan



**Lease Rate: \$28.50 SF/YR, NNN**

**Example Sizes (Can Be Demised As Needed)**

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2,000 SF

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5,000 SF

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## Site Location

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# Nocatee, Florida



## Location Description

This coastal community located just 2.5 miles from scenic ocean views, consist of young professionals, empty-nesters and retirees alike. Now home to over 8,500+ families and growing, it is no wonder so many are taking the opportunity to move here or grow their business within Nocatee. Home to world class amenities, the #1 School district in Florida and communal activities year round, Residents feel like they never want to leave town.

Nocatee was just voted best spot for corporate headquarters in the eastern portion of the US. With plenty of amenities and low-cost expenses The Boyd Co. Inc. consulting form hailed its ability to provide a quality of life that complements "new normal" remote work.



Demographics	1 Mile	5 Miles	10 Miles
Total Households	1,550	20,585	87,294
Total Population	4,433	55,924	223,464
Average HH Income	\$223,667	\$191,916	\$168,156

# About Prime Realty

Prime Realty is the **premier** commercial real estate brokerage firm in Jacksonville, FL. We assist our clients with all of their office, industrial, multi-family and retail property needs.

Prime Realty is a **full-service** team working with developers, owners, and investors throughout Florida and Georgia. We create value for our clients through our superior process for selecting, developing, managing and marketing commercial real estate.

Our goal is to achieve the **greatest** return on the real estate assets we service. What separates Prime Realty from the average real estate firm is our proven system for success and commitment to operational excellence.

At Prime Realty, our expertise is **unparalleled**. We're comprised of distinguished leaders and innovators from many sectors of the commercial real estate industry who continue to contribute to the Northeast Florida real estate landscape.



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