

WEST END PROFESSIONAL OFFICES

100 VENTURE VALLEY COURT • BUILDING 300 • PONTE VEDRA • FLORIDA 32081

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

COMING 1Q 2026!



- *New Construction professional office and medical space coming in fall 2025*
- *Units from 1,556/SF up to 8,700/SF Available*
- *Flexible unit sizes and floor plans*
- *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 (parking ratio: 4 spaces per 1,000/SF).*
- *Strong surrounding demographics and great schools.*
- *Shell Price: \$325/SF*



Another Quality Development Brought to You By
The Silverfield Group & Morales Construction Company



SILVERFIELD GROUP



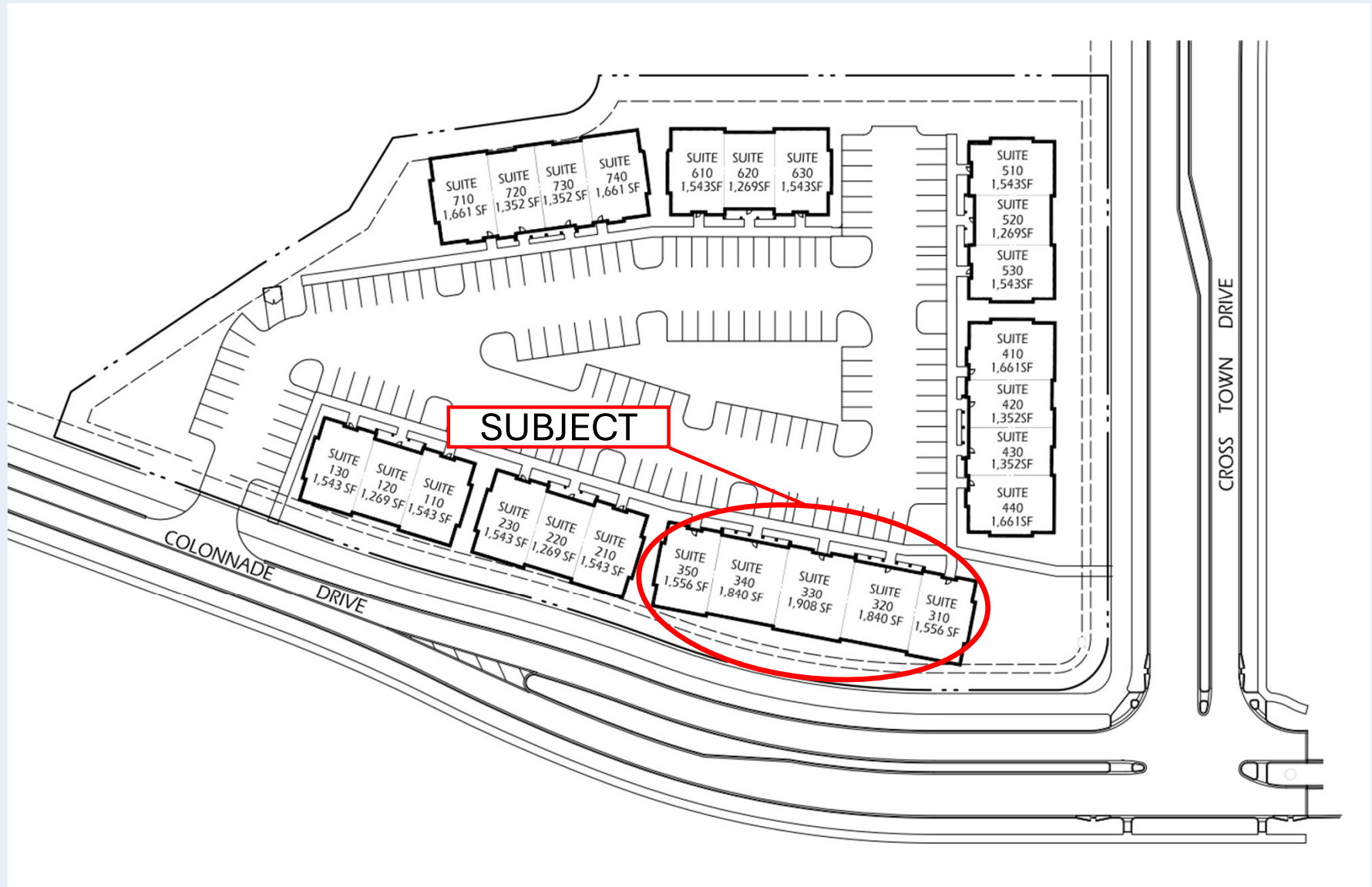
MORALES
CONSTRUCTION
COMPANY, INC.

For Sales Information, Call:
Ray Adams
904-657-1614
ray@silverfieldgroup.com



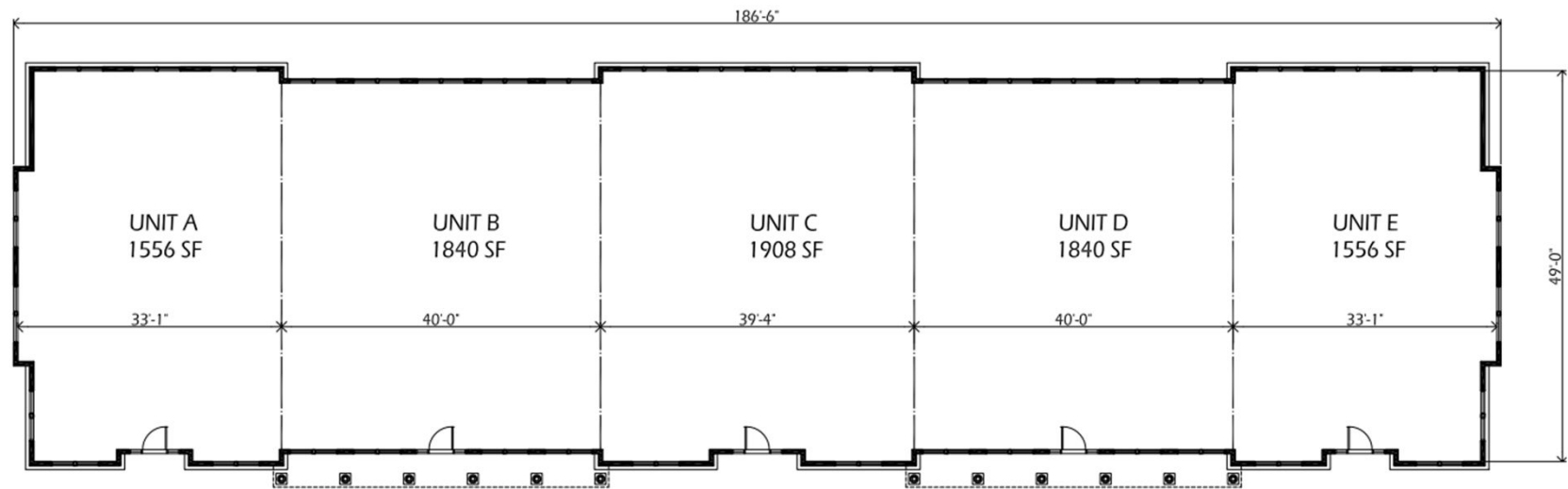
SILVERFIELD CRANFORD COMMERCIAL REALTY

WEST END PROFESSIONAL OFFICES



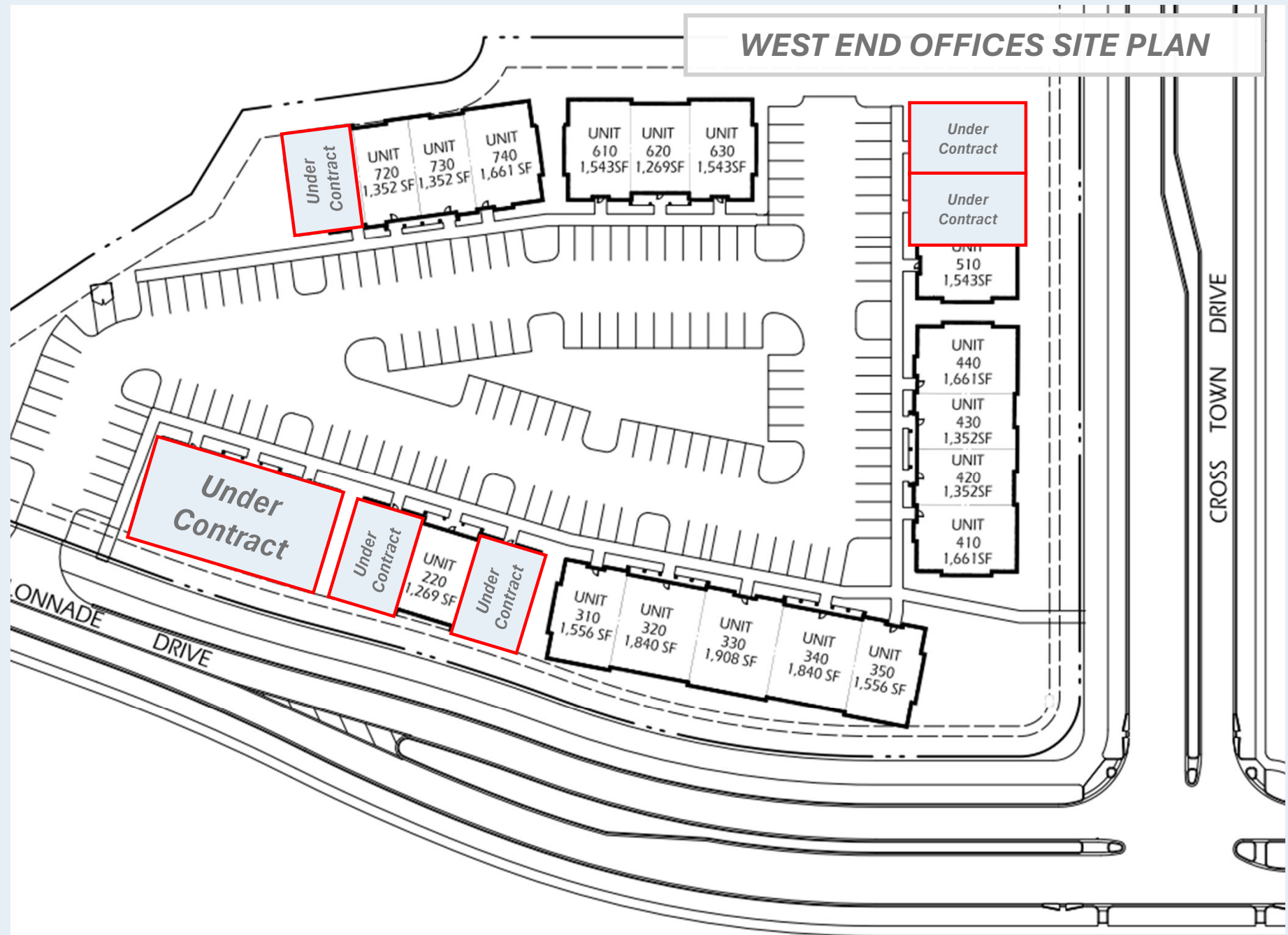
WEST END PROFESSIONAL OFFICES

100 VENTURE VALLEY COURT • BUILDING 300 • PONTE VEDRA • FLORIDA 32081



TOTAL USEABLE AREA = 8,700 SF

WEST END PROFESSIONAL OFFICES



WEST END PROFESSIONAL OFFICES



WEST END PROFESSIONAL OFFICES

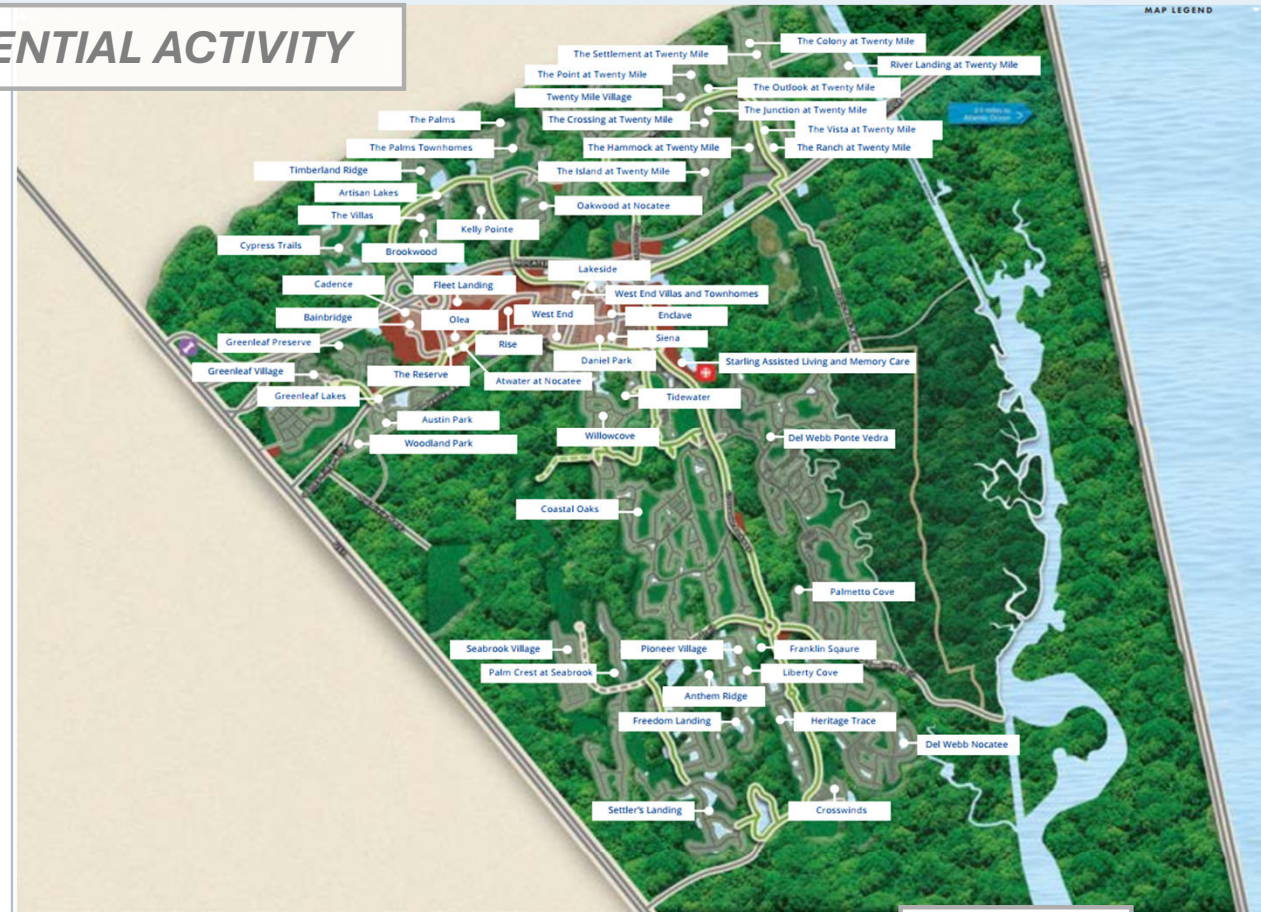


WEST END PROFESSIONAL OFFICES

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 |



Multifamily

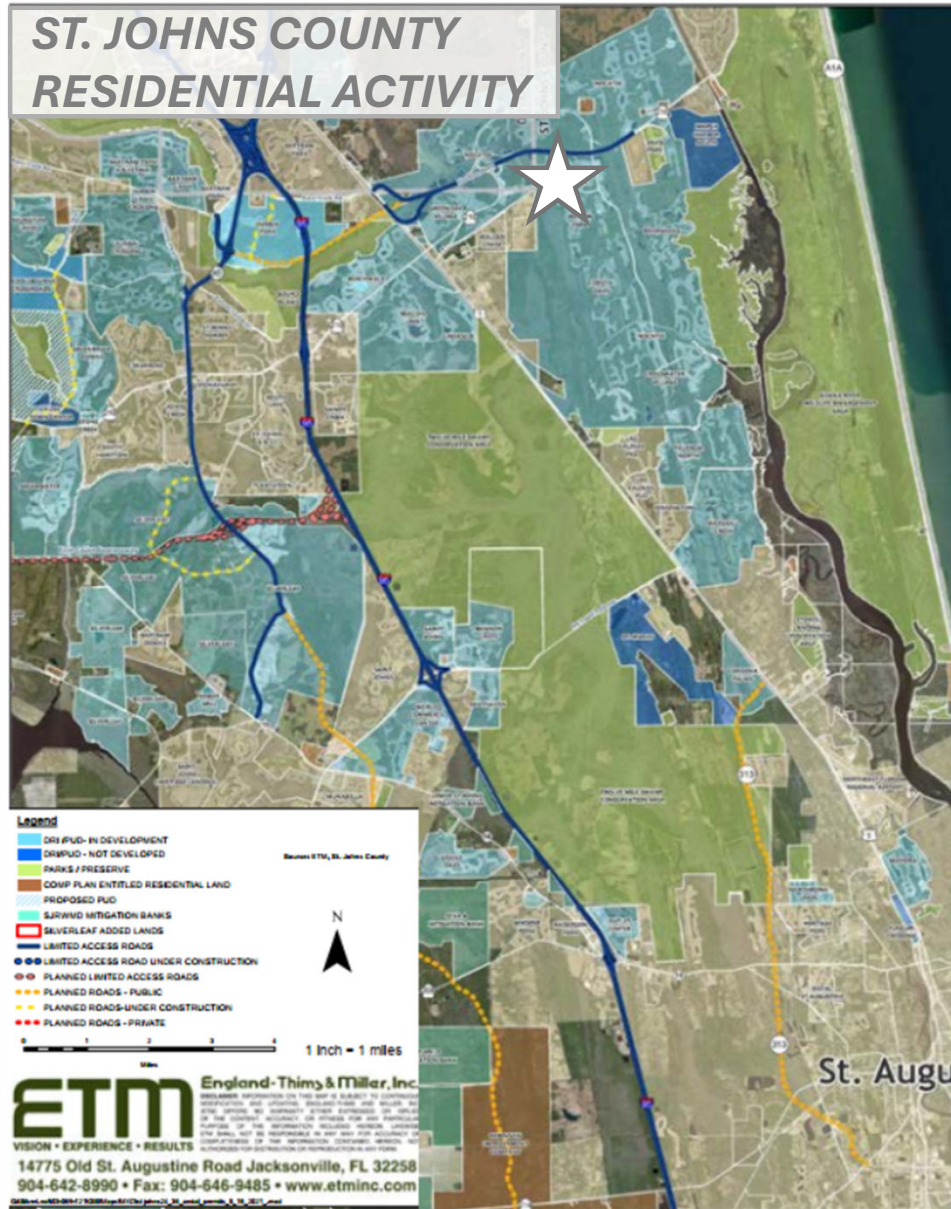
| Neighborhood | # Homes |
|-------------------------------|---------|
| The Junction | 51 |
| The Outlook at Twenty Mile | 226 |
| The Palms at Nocatee - MF | 109 |
| The Palms at Nocatee - SF | 173 |
| The Pointe at Twenty Mile | 28 |
| The Ranch | 56 |
| The Settlement at Twenty Mile | 101 |

| 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 |

| 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 |

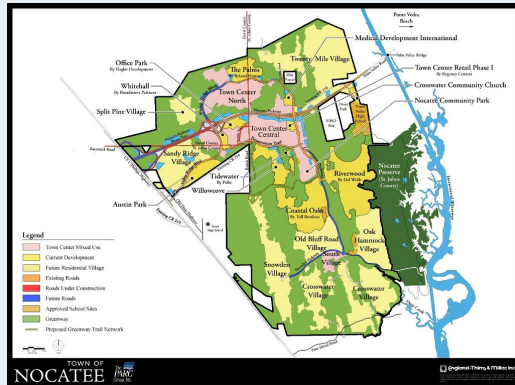
WEST END PROFESSIONAL OFFICES

ST. JOHNS COUNTY RESIDENTIAL ACTIVITY



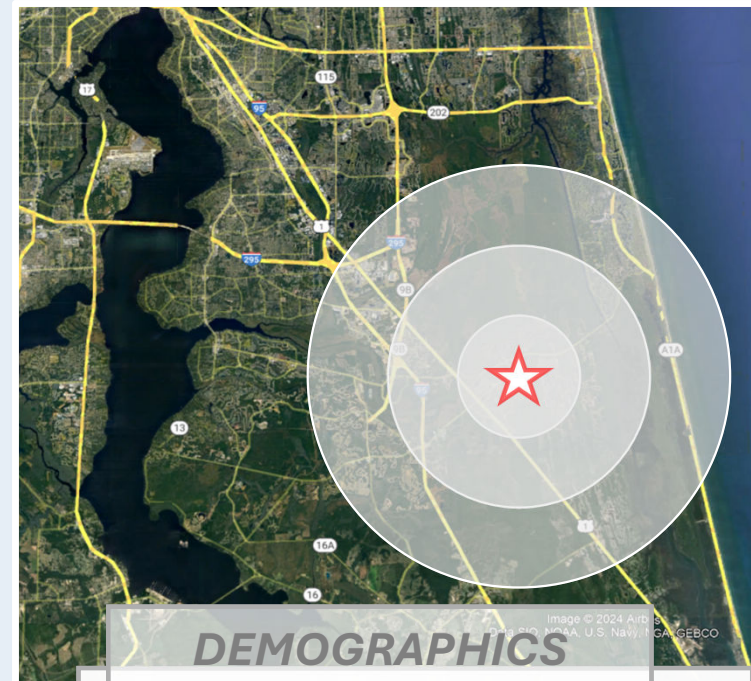
| Project | Approved | Built | Unbuilt |
|-------------------------------------|---------------|---------------|---------------|
| Aberdeen | 1,615 | 1,492 | 123 |
| Anderson Greenbriar (Bartram Ranch) | 365 | 9 | 356 |
| Arbor Mill | 317 | 313 | 4 |
| Bannon Lakes | 934 | 461 | 473 |
| Bartram Park 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 |

WEST END PROFESSIONAL OFFICES



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 |