



**SHELL CONSTRUCTION COMPLETED
TENANT BUILD-OUT IN PROCESS**

Seven Pines Medical Office Building

Stillwood Pines Boulevard

18,996± SF of 2nd floor space remaining

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Onicx

Colliers

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.





Property Highlights

- Call for pricing
- 18,996± SF second floor medical office space remaining
- Building shell completed
- 1st floor anchor tenant is Halo/Precision Imaging Diagnostics
- Parking—5 spaces/1,000 RSF
- Tenant build-out in process

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

Seven Pines Medical Office Building

ONIXC MOB

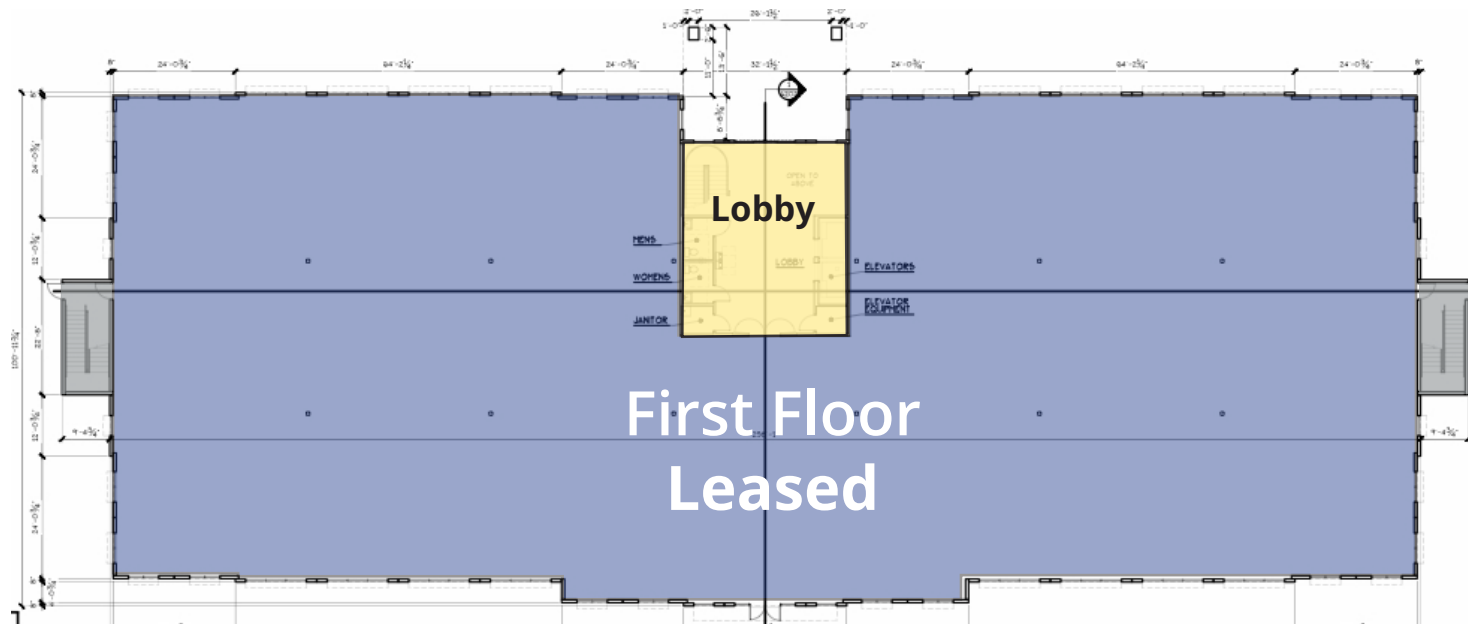


Seven Pines Medical Office Building

ONIXC MOB

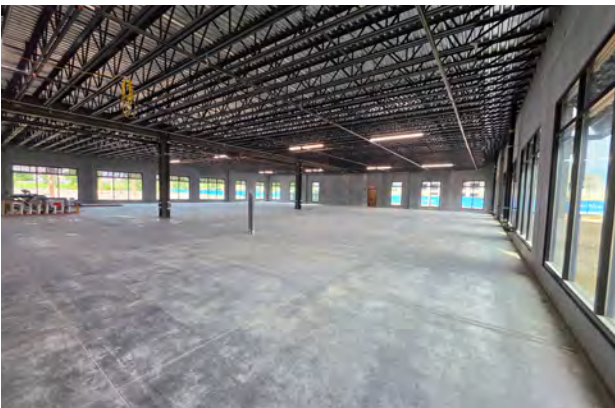


Floor Plan



Seven Pines Medical Office Building

Photo Gallery - Interior



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 - tenant build-out in process

The Seven Pines Concept Plan



Area Map



2025 Total Population

1 Mile	944
3 Miles	50,812
5 Miles	161,098



2030 Projected Population

1,386
54,973
169,332



2025 Est. Avg. HH Income

\$156,169
\$128,139
\$114,149

Demographics

Source: ESRI Business Analyst



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