

COMING IN 2027

FOR SALE OR LEASE

# THE OFFICES AT SILVERLEAF MARKET

PROFESSIONAL OFFICE & MEDICAL CONDOS IN NORTH FLORIDA'S MOST DYNAMIC COMMUNITY



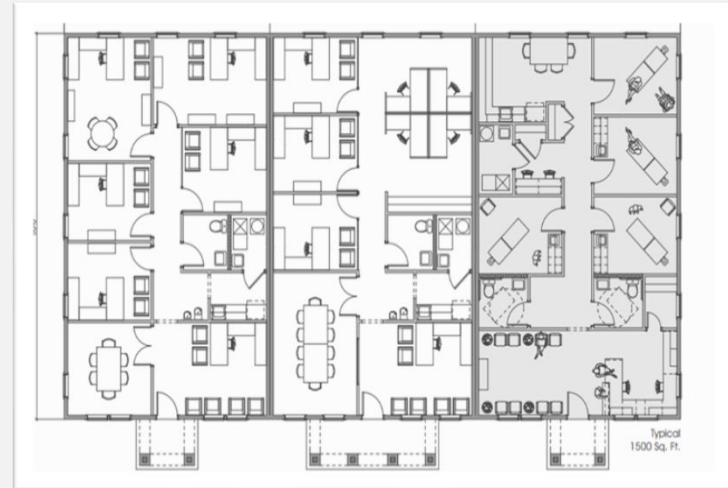
**SILVERLEAF PARKWAY & FOX SQUIRREL ROAD, ST. JOHNS COUNTY, FLORIDA 32092**

ANOTHER QUALITY DEVELOPMENT BY:  
**SKINNER BROS REALTY & THE SILVERFIELD GROUP**



SILVERFIELD GROUP

# EXECUTIVE SUMMARY



- **New construction professional and medical office space for sale or lease in North Florida's most dynamic market, Silverleaf.**
- **Spaces available from 1,500 to 9,000/SF.**
- **Custom floor plans available.**
- **Strategic Silverleaf location by the Publix-anchored Silverleaf Market and Baptist Health's medical campus.**
- **Great visibility, easy access, excellent parking.**
- **Strong area demographics and great schools.**
- **Call or email Ray Adams or Bois Farrar for sales and leasing information.**

**RAY ADAMS**  
**SILVERFIELD COMMERCIAL REALTY**  
**(904) 657-1614 (MOBILE)**  
**RAY@SILVERFIELDGROUP.COM**

**BOIS FARRAR SKINNER BROS. REALTY**  
**904.955.5235 (MOBILE)**  
**BOIS@SKINNERREALTY.COM**



# ABOUT SILVERLEAF

Silverleaf is a master-planned community with no CDD fees, boasting neighborhood parks, over 50 miles of sidewalks and cart paths, and award-winning amenities. This new home community is located in St. Johns County, Florida, between County Road 210 and State Road 16 at St. Johns Parkway west of Interstate 95. It is comprised of approximately 11,000 acres, encompassing 7 miles of St. Johns Parkway. SilverLeaf is zoned for 17,600 dwelling units, 2,900,000 square feet of mixed-use and commercial space, and over 4,350 acres of pristine conservation land. SilverLeaf consists of several neighborhoods in a wide range of sizes, price points, and styles for both individuals and families. When completed, Silverleaf will be one of the largest community developments in Northeast Florida.

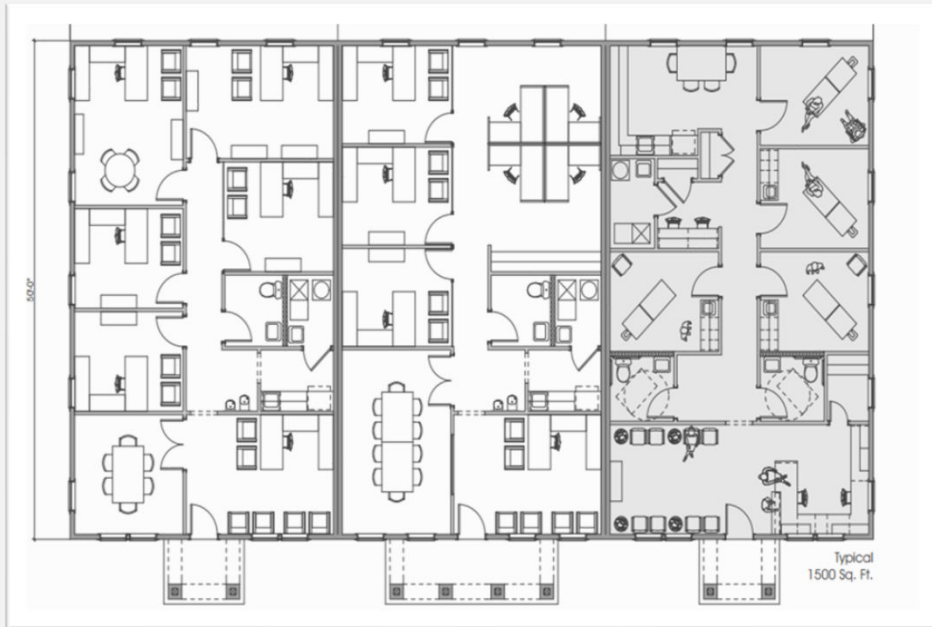
## SILVERLEAF DEVELOPMENT HIGHLIGHTS

- IN 2025, RCLCO.COM NAMED SILVERLEAF THE 7TH HIGHEST-SELLING MASTER-PLANNED COMMUNITY IN THE NATION.
- FOR THE LAST FOUR YEARS, SILVERLEAF HAS BEEN AMONG THE TOP-SELLING MASTER PLANNED COMMUNITIES IN THE NATION (2022 #3, 2023 #9, 2024 #8, 2025 #7).
- ZONED FOR 17,600 RESIDENTIAL UNITS AND 2,900,000/SF OF MIXED-USE AND COMMERCIAL SPACE.
- THE AVERAGE SILVERLEAF SINGLE-FAMILY HOME VALUE WAS \$664,700 (2024)
- AS OF DECEMBER 31, 2025, 4,381 HOMES HAVE BEEN SOLD.
- THE PUBLIX ANCHORED 71,000/SF SILVERLEAF MARKET, OPENED IN 2026.
- THE 118,000 PHASE ONE OF BAPTIST HEALTH'S PLANNED 300K MEDICAL CAMPUS WILL OPEN IN 2026.

Publix.



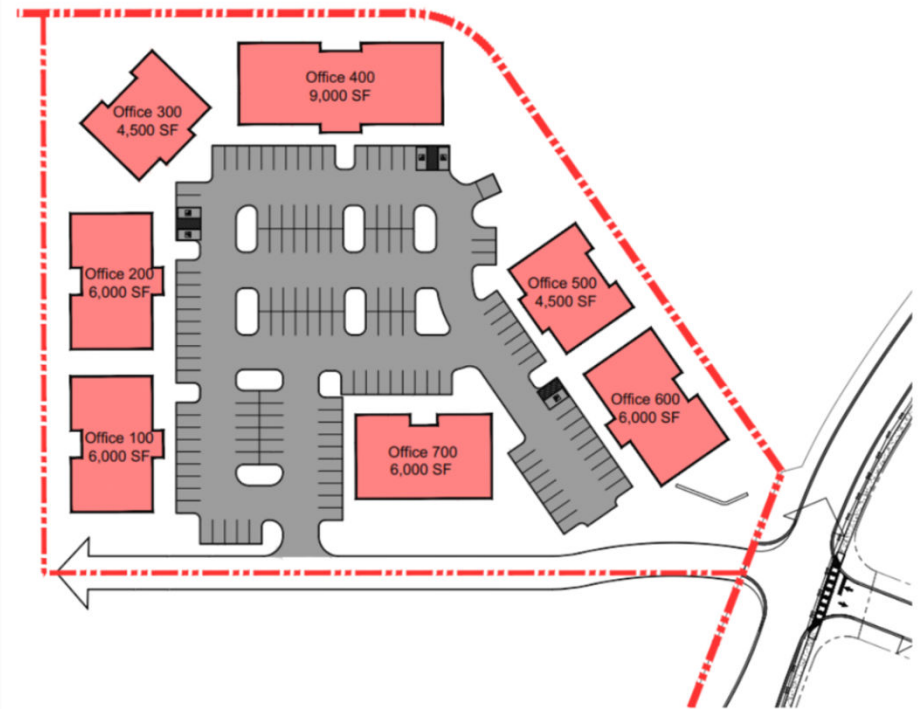
# ELEVATIONS & FLOOR PLANS



- **Transitional & coastal contemporary elevations to complement Silverleaf.**
- **High-quality unit construction.**
- **Flexible unit sizes from 1,500/SF to 9,000/SF.**
- **Custom-designed floor plans available.**

# SITE PLAN & PARKING

Building	Area (GSF)	Parking Req.	Ratio
Building 100	6,000	21	3.5/1000
Building 200	6,000	21	3.5/1000
Building 300	4,500	16	3.5/1000
Building 400	9,000	32	3.5/1000
Building 500	4,500	16	3.5/1000
Building 600	6,000	21	3.5/1000
Building 700	6,000	21	3.5/1000
<b>Total Phase 1</b>	<b>42,000</b>	<b>148</b>	<b>3.5/1000</b>



# AERIAL SITE MAP



# AERIAL SITE MAP



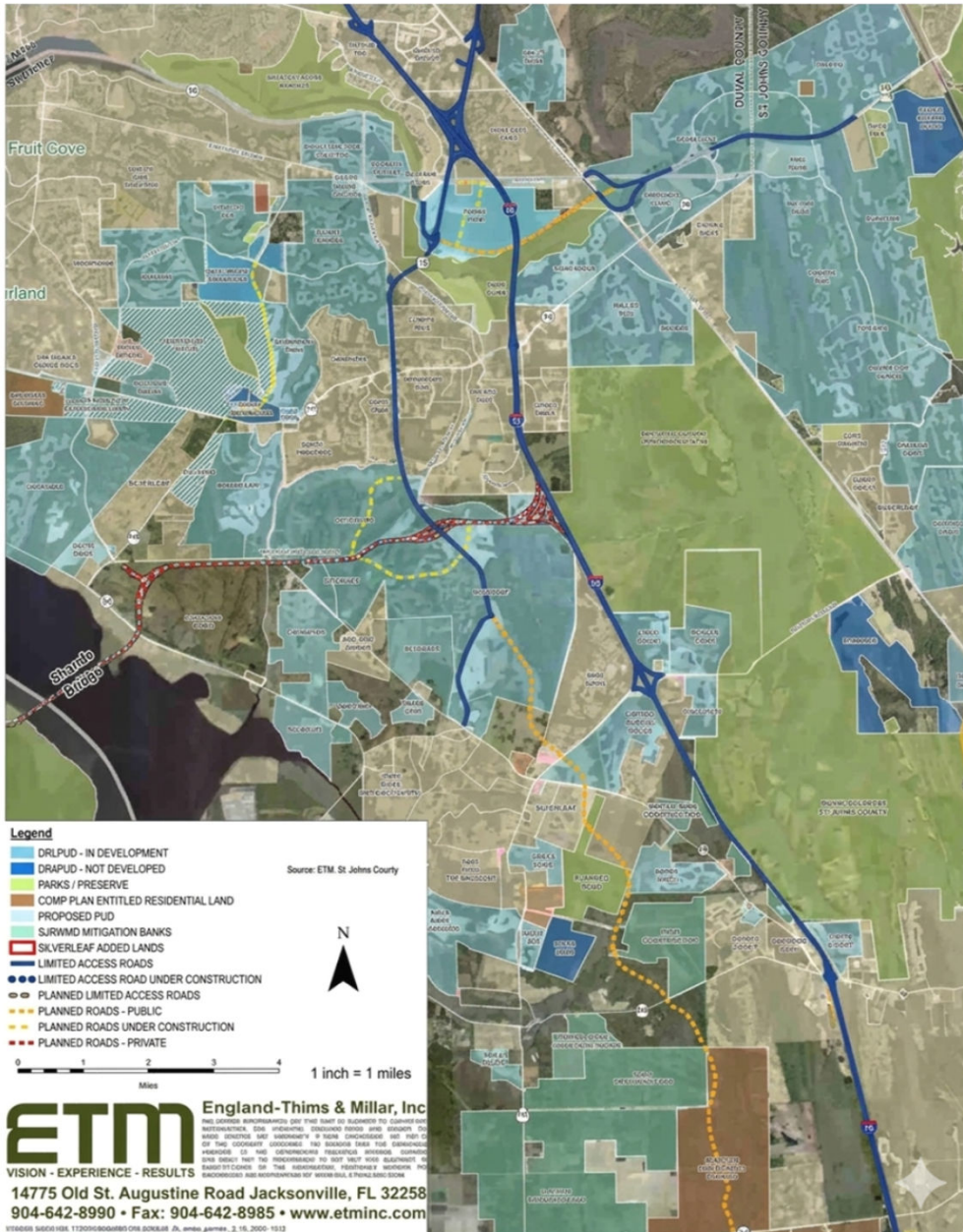
# SILVERLEAF MASTER SITE PLAN



## Silverleaf Housing Developments

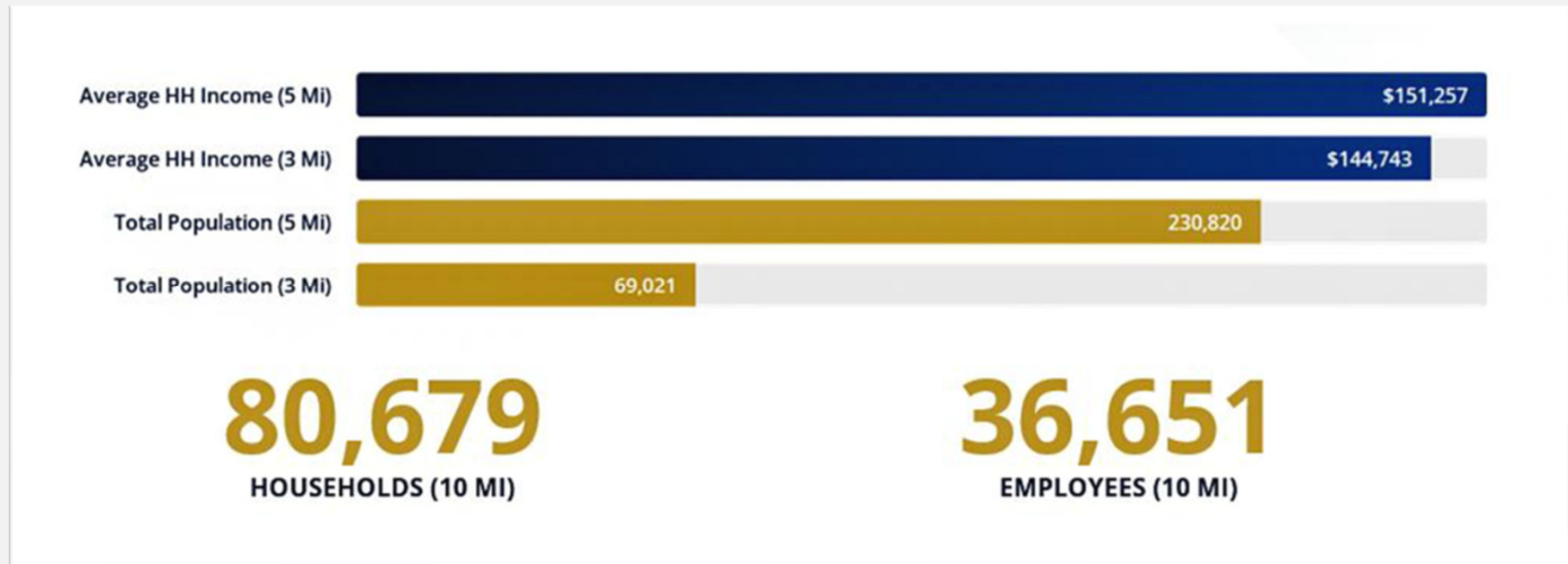
2. Aspire Apartments	418 Units
3. Silver Landing	1,258 Units
4. Elm Creek	484 Units
5. Reverie—55+	363 Units
6. Silver Meadows	895 Units
7. Newbrook	547 Units
8. Brook Forest	665 Units
9. John's Island	535 Units
10. Waterford Lakes	418 Units
11. Holly Forest	353 Units
12. Silverleaf Village	681 Units

# SURROUNDING 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
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
ICI Middlebourne	426	0	426
Murabella	740	740	0
Nocatee	8,595	7,200	1,395
Oxford Estates	321	263	58
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
Whisper Ridge	405	405	0
World Commerce Center	405	405	0
<b>Total</b>	<b>50,795</b>	<b>28,088</b>	<b>22,707</b>

# MARKET DEMOGRAPHICS



**26.4 %**

POPULATION GROWTH (2019-24)

**23.7 %**

JOB MARKET GROWTH (2019-24)

**20.5%**

PROJ. POPULATION GROWTH BY 2029

- **ST. JOHNS IS FLORIDA'S FASTEST-GROWING COUNTY**, *according to World Population Review 2025.*
- **ST. JOHNS HAS THE BEST SCHOOLS IN FLORIDA.**
- **ST. JOHNS IS THE BEST COUNTY TO LIVE IN FLORIDA**, *according to Niche 2025.*