

FOR LEASE

WEST END PROFESSIONAL OFFICES



2929 Plummer Cove Rd., Suite 2
Jacksonville, FL 32223

110 Venture Valley Court, Nocatee, FL 32081



110 Venture Valley Ct. #420, 430, 440
1,352-4,365 sq. ft. | Class A Office

OFFERING SUMMARY

Lease Rate:	\$35.00 SF/yr (\$6.00 NNN)
Available SF:	1,352 - 4,365 SF
Number of Units:	3

PROPERTY OVERVIEW

New construction office condos to be delivered in October 2026. This space is ideal for any medical, professional user or service-oriented business looking to service the expanding Nocatee area.

PROPERTY HIGHLIGHTS

- Construction to be completed in October 2026
- Shell condition with TI funds available
- Ample parking for tenants and visitors
- Strategic location in a bustling commercial area
- Ideal for medical office, or service-oriented businesses

PRESENTED BY:

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EXECUTIVE SUMMARY

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ADDITIONAL PHOTOS

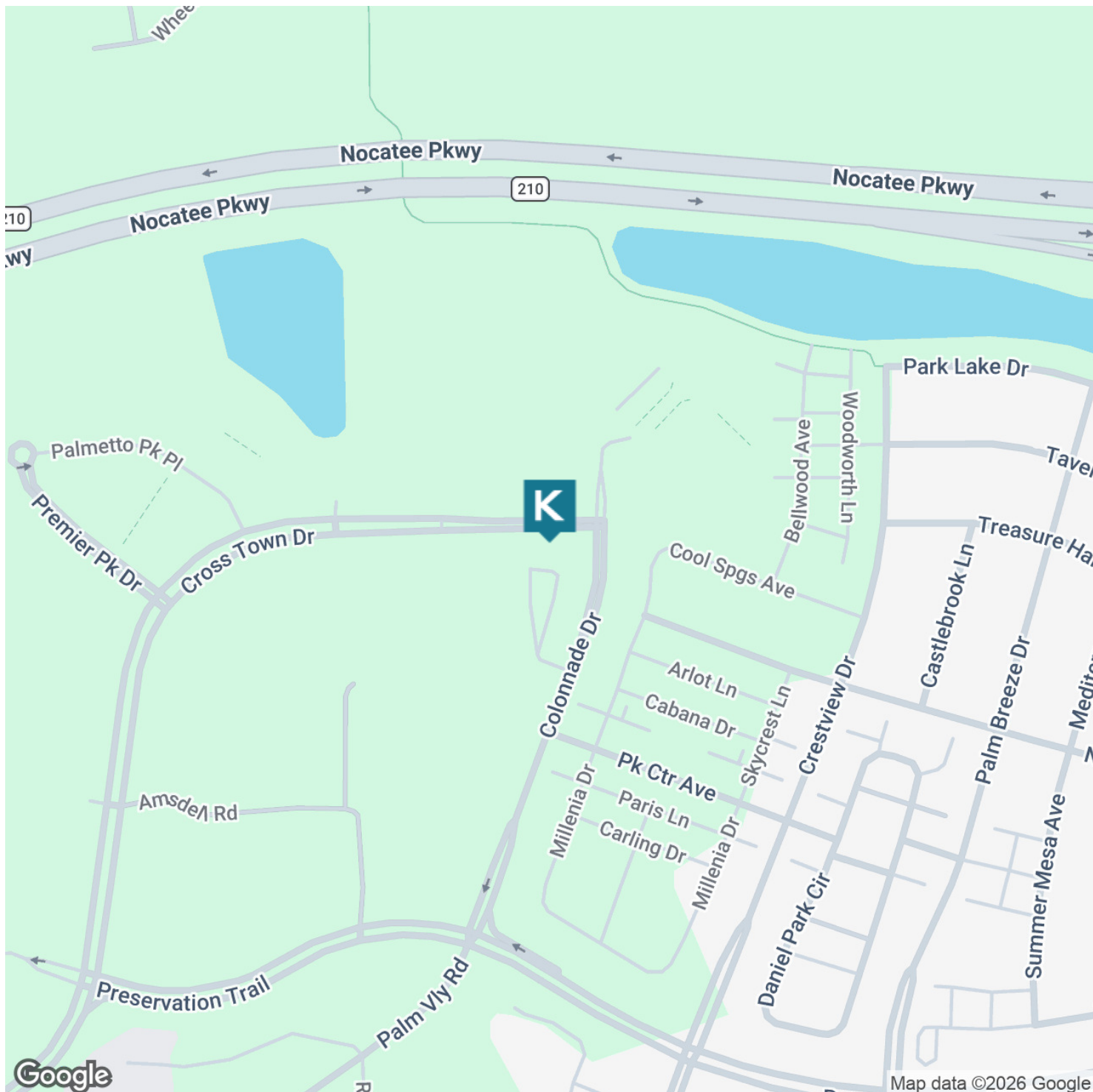
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LOCATION MAP

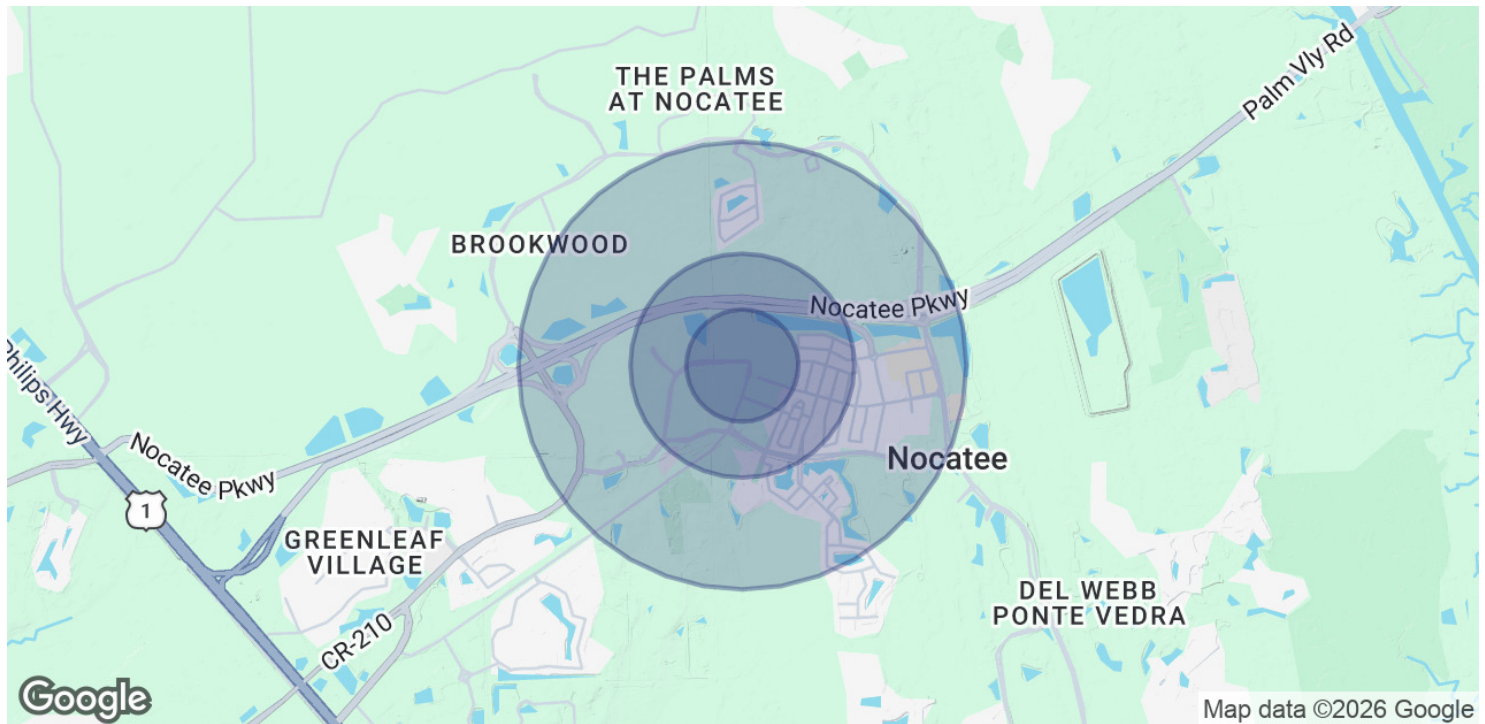
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	113	379	1,778
Average Age	43.2	42.7	42.5
Average Age (Male)	42.0	41.5	41.5
Average Age (Female)	43.8	43.8	43.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	41	140	628
# of Persons per HH	2.8	2.7	2.8
Average HH Income	\$208,153	\$196,350	\$193,834
Average House Value	\$679,282	\$674,564	\$618,842

2023 American Community Survey (ACS)

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