



**SHELL CONSTRUCTION
COMPLETION IN JUNE 2026**

Seven Pines Medical Office Building

Stillwood Pines Boulevard

18,996± SF of 2nd floor space remaining

Chuck Diebel

+1 904 486 1112
chuck.diebel@colliers.com

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
- Delivery: June 2026
- 1st floor anchor tenant is Halo/Precision Imaging Diagnostics
- Parking—5 spaces/1,000 RSF

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.

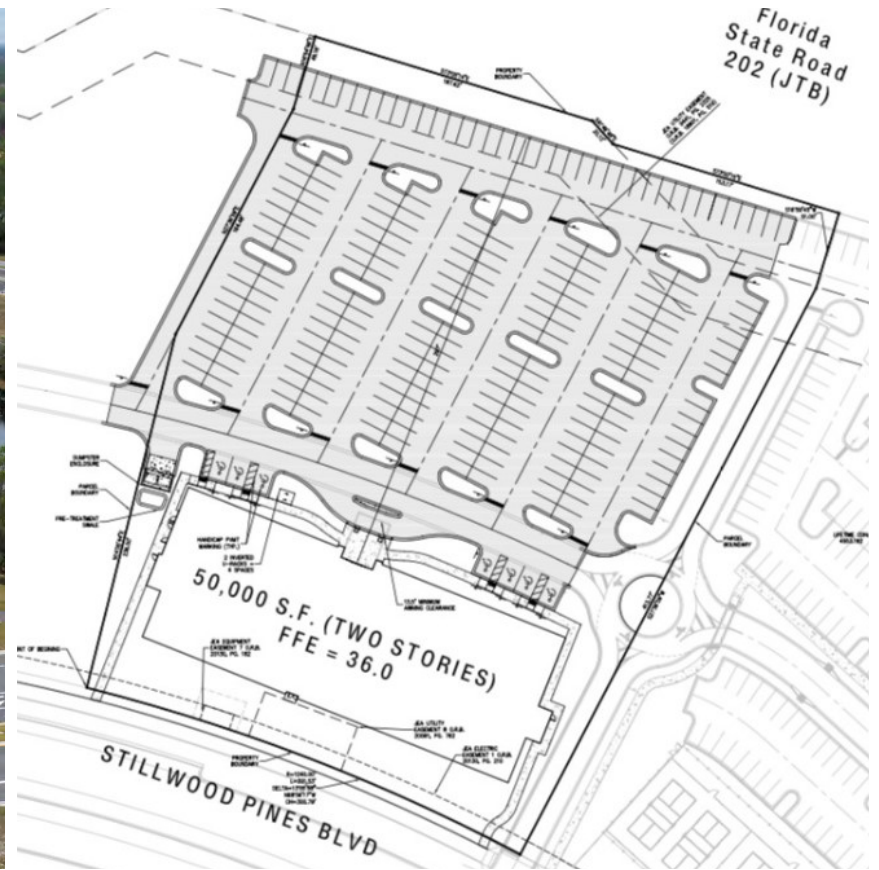
Source: LinkedIn, Onicx Group

Seven Pines Medical Office Building

ONIX MOB



Location Plan

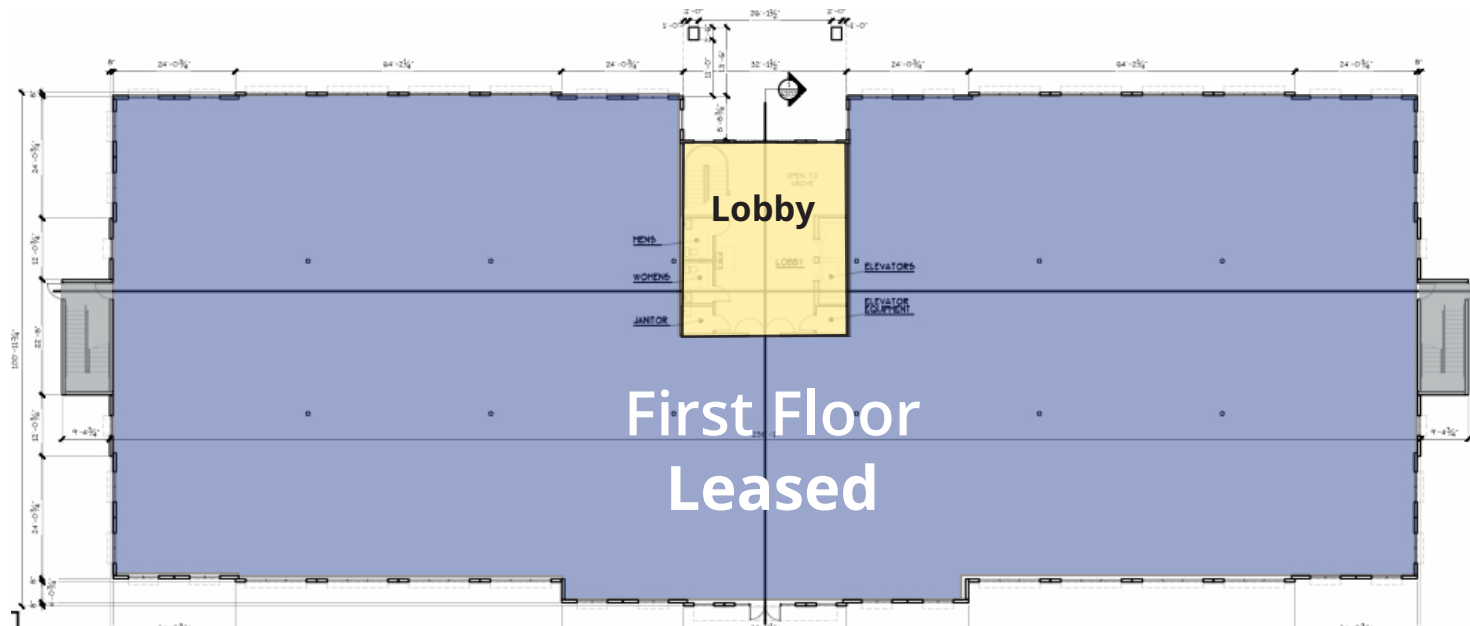
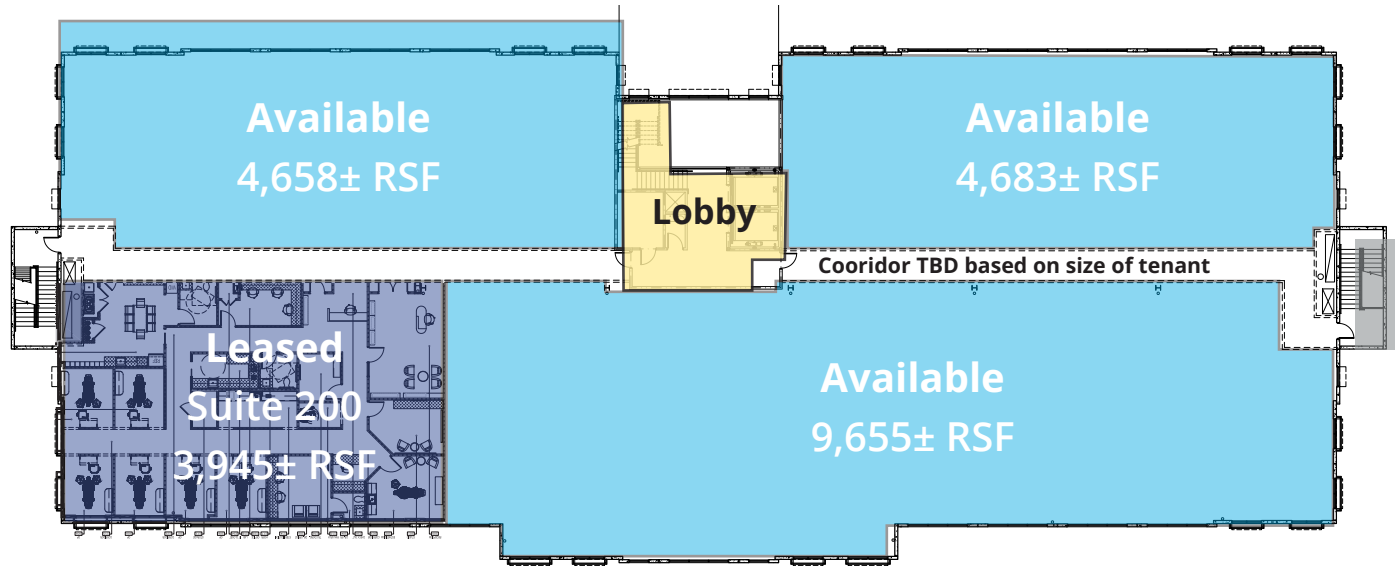


Site Plan

[Click Here](#)
to follow our construction progress

Seven Pines Medical Office Building

Floor Plan



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 currently under construction

The Seven Pines Concept Plan



OVERALL CONCEPT PLAN

Area Map



2025 Total Population

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



2030 Projected Population

1 Mile	1,386
3 Miles	54,973
5 Miles	169,332



2025 Est. Avg. HH Income

1 Mile	\$156,169
3 Miles	\$128,139
5 Miles	\$114,149

Demographics

Source: ESRI Business Analyst



Chuck Diebel

+1 904 486 1112
chuck.diebel@colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC