

Saint Johns

Professional Park



STRATAGEM

New Construction Professional Office
Roberts Road, Saint Johns, Florida 32259



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Welcome to **St. Johns Professional Park**

If you are looking for a premier office address that combines strategic location, sophisticated design, and lasting ownership value, you have come to the right place.

St. Johns Professional Park is located just Northwest of the intersection of Longleaf Pine Parkway and Roberts Road, just North of Greenbriar Road in St. Johns County, Florida. The area's continued growth has cultivated a dense and expanding residential and healthcare consumer base. With direct access to I-95, St. Johns Professional Park offers seamless connectivity to Jacksonville and St. Augustine.

Designed with a sleek, modern aesthetic and built to the highest standards, St. Johns Professional Park is the region's foremost destination for medical and professional office ownership. The complex offers an expansive range of unit sizes, purpose-built to accommodate everything from boutique private practices to large multi-provider medical groups and corporate suites. Units can be combined to create custom floor plans tailored to your operational needs. St Johns Professional Park offers ample parking for users at a ratio of 5.24 per 1,000 SF.

This opportunity for commercial real estate ownership delivers significant financial and functional advantages for today's healthcare and business professionals. Let us show you why St. Johns Professional Park is your next smart business address.

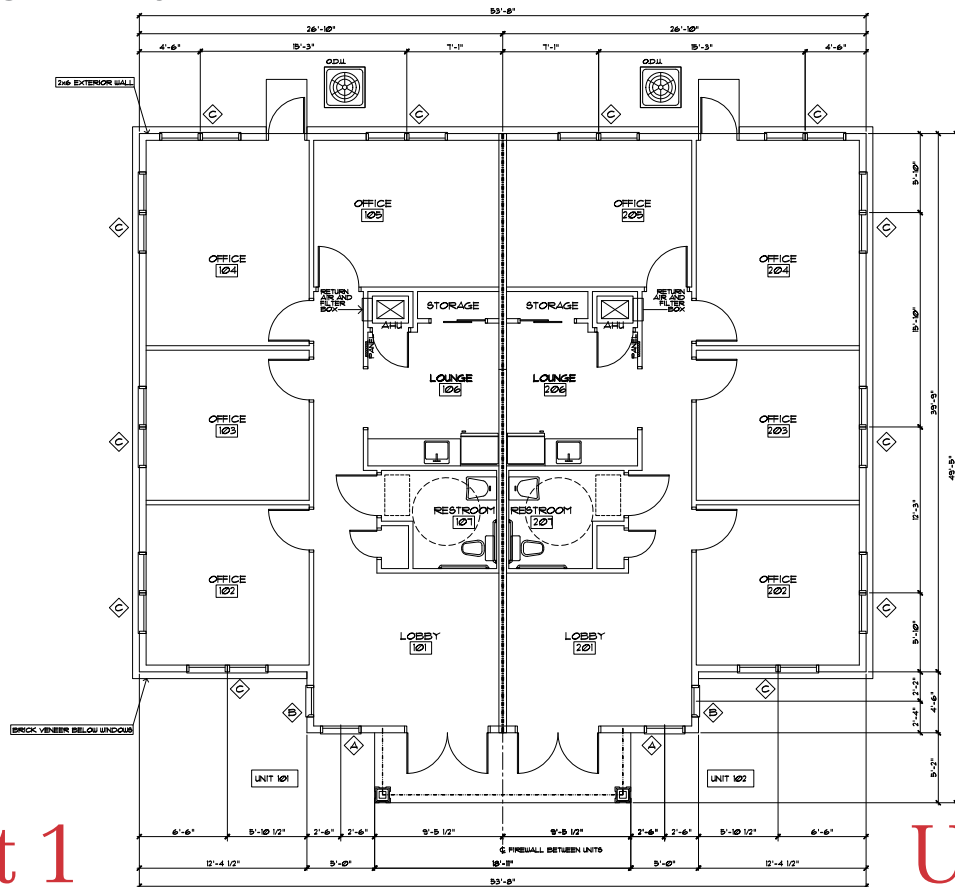
St. Johns Professional Park Floorplan

St. Johns Professional Park offers two ways to own. Choose a fully finished **Turn-Key suite**, or a **Shell Delivery** built out to your specifications.

OPTION 1 Turn-Key

\$380 / SF
MOVE-IN READY

Delivered fully finished and ready for immediate occupancy, with complete interior construction, finishes, and fixtures — **everything in place to move in and begin operating from day one.**



Unit 1

1,115 SF

Unit 2

1,115 SF

OPTION 2 Shell Delivery

CALL FOR PRICING

Delivered as open, clear-span construction with no interior buildout and load-bearing walls removed. Ideal for users seeking to purchase a shell building and perform their own interior buildout, allowing flexibility for more intensive buildout needs.

St. Johns Professional Park Building Elevation



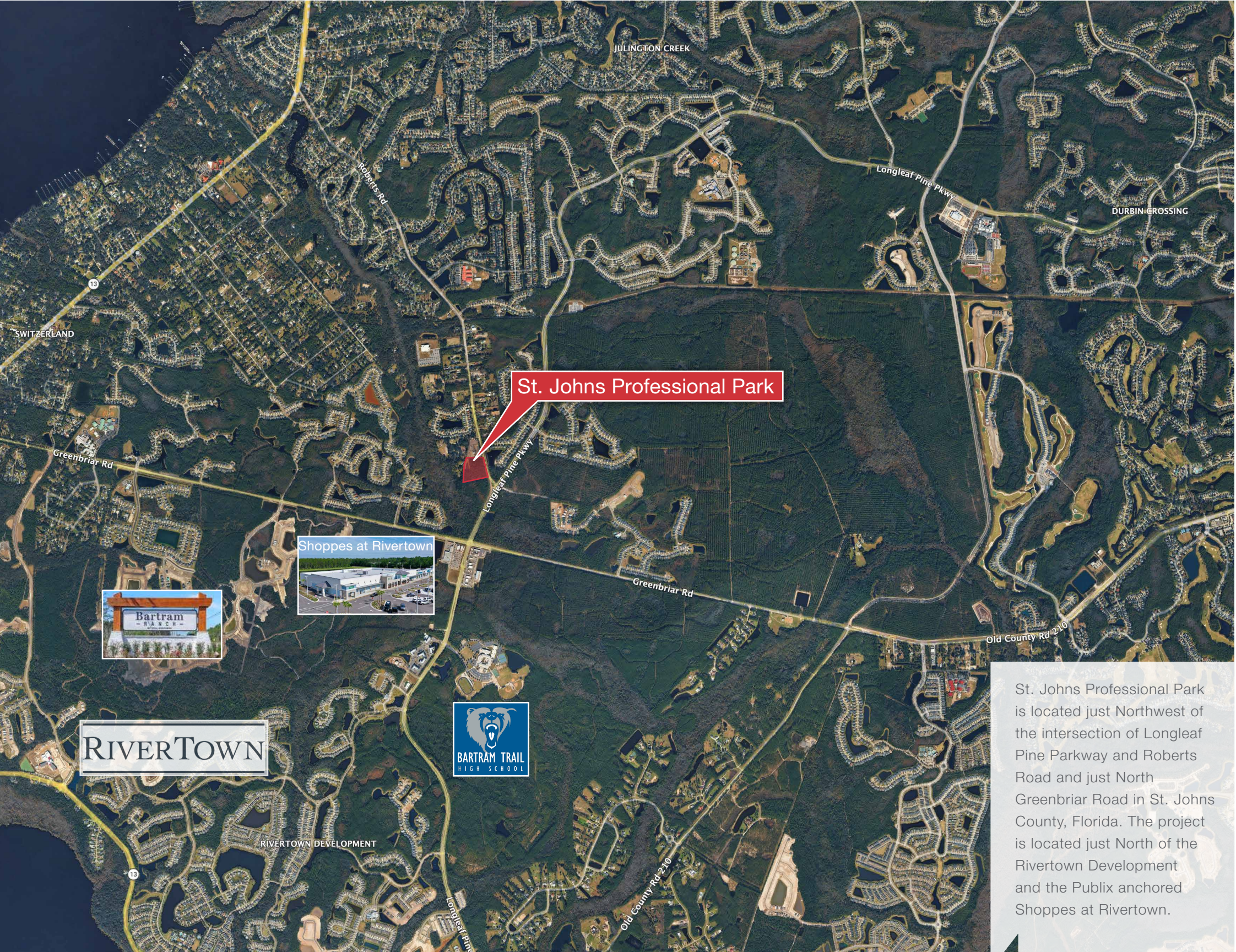
Front Elevation



Left Elevation

St. Johns Professional Park

Aerial



Driving Directions

From I-95 North (Jacksonville):

- › Take exit 329 for County Road 210 West
- › Turn left onto County Road 210 West
- › Continue straight onto Greenbriar Road
- › Turn right onto Longleaf Pine Parkway
- › St. Johns Professional Park is located on the left

From I-95 South:

- › Take exit 329 for CR 210 West towards Ponte Vedra Beach/Green Cove Springs
- › Use right 2 lanes to turn right onto CR 210 W
- › Continue straight onto Greenbriar Road
- › Turn right onto Longleaf Pine Parkway
- › St. Johns Professional Park is located on the left



St. Johns Professional Park is located just Northwest of the intersection of Longleaf Pine Parkway and Roberts Road and just North Greenbriar Road in St. Johns County, Florida. The project is located just North of the Rivertown Development and the Publix anchored Shoppes at Rivertown.

Site/Delivery Conditions

The buildings within The Professional Park are designed to be low rise, traditional architecture constructed within a park-like setting with parking close at hand and easily accessible entrances to each suite.

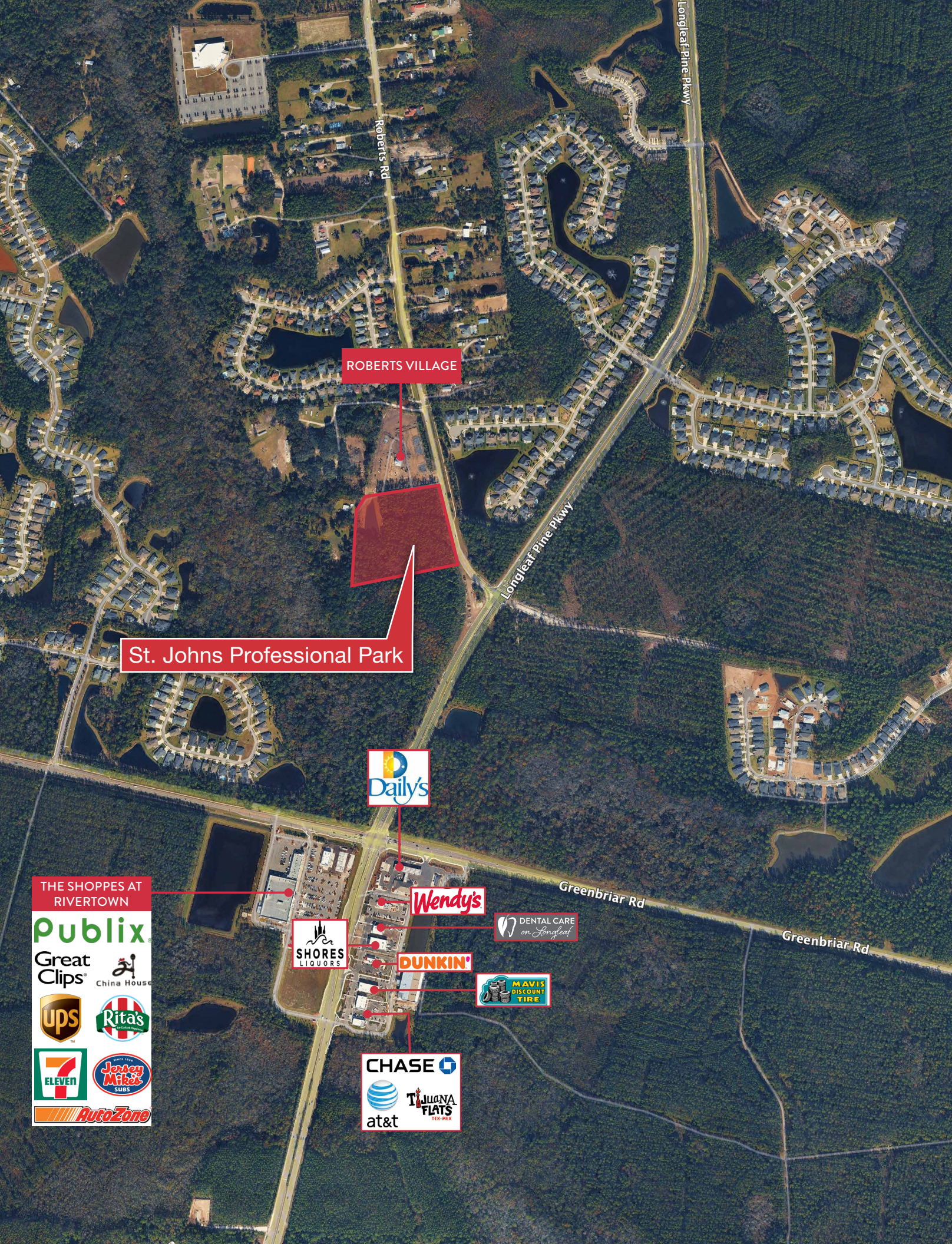
Site

A circle drive allows easy drop-off and pick-up in front of each building. The circle drives and walkways will be banded and accented, and each building will be surrounded with pleasant landscape planting to create a natural, relaxing outdoor environment.

› **Storm** - Storm system will be completed in concert with shell building construction to include offsite retention within the “master retention system”.

› **Parking Lot and Landscape Lighting** -

The Park offers 222 parking spaces (5.24 per 1,000 SF). A photometrically designed, automatic parking lot lighting system with seasonal timers will be installed as part of the site development. Landscape lighting to enhance planting beds will also be included within the site work provided by developer. Both will be tied to the house meter and costs shall be borne by the Association.



St. Johns Professional Park

Site Plan

Building Exterior

- › **Structure/Flooring** - Wood framed 2"x4" structured bearing walls on continuous reinforced concrete footings. Reinforced 4" concrete floor slab will be termite treated and carry a five (5) year written warranty signed by the Contractor and the Applicator from date of building completion. Wood truss roof structure, with wood sheathing, bearing on wood framed walls and on beams and columns at the interior and covered walkways.
- › **Roofing** - Thirty-year architectural shingles.
- › **Exterior Walls** - Smooth painted, architectural siding finished in a light neutral color palette, accented with contemporary metal window canopies and clean rooflines. Brick veneer accents are incorporated at the entry columns and architectural focal points to provide texture, scale, and visual interest. The combination of clean wall surfaces, modern detailing, and complementary brick elements creates a refined, professional appearance consistent with a high-quality office environment.
- › **Windows** - A large amount of glass area on all sides of the building, providing a strong connection between the natural outdoor environment and the indoor spaces. The frames are vinyl in a white color. The glass is tinted and insulated to insure comfort and energy efficiency.

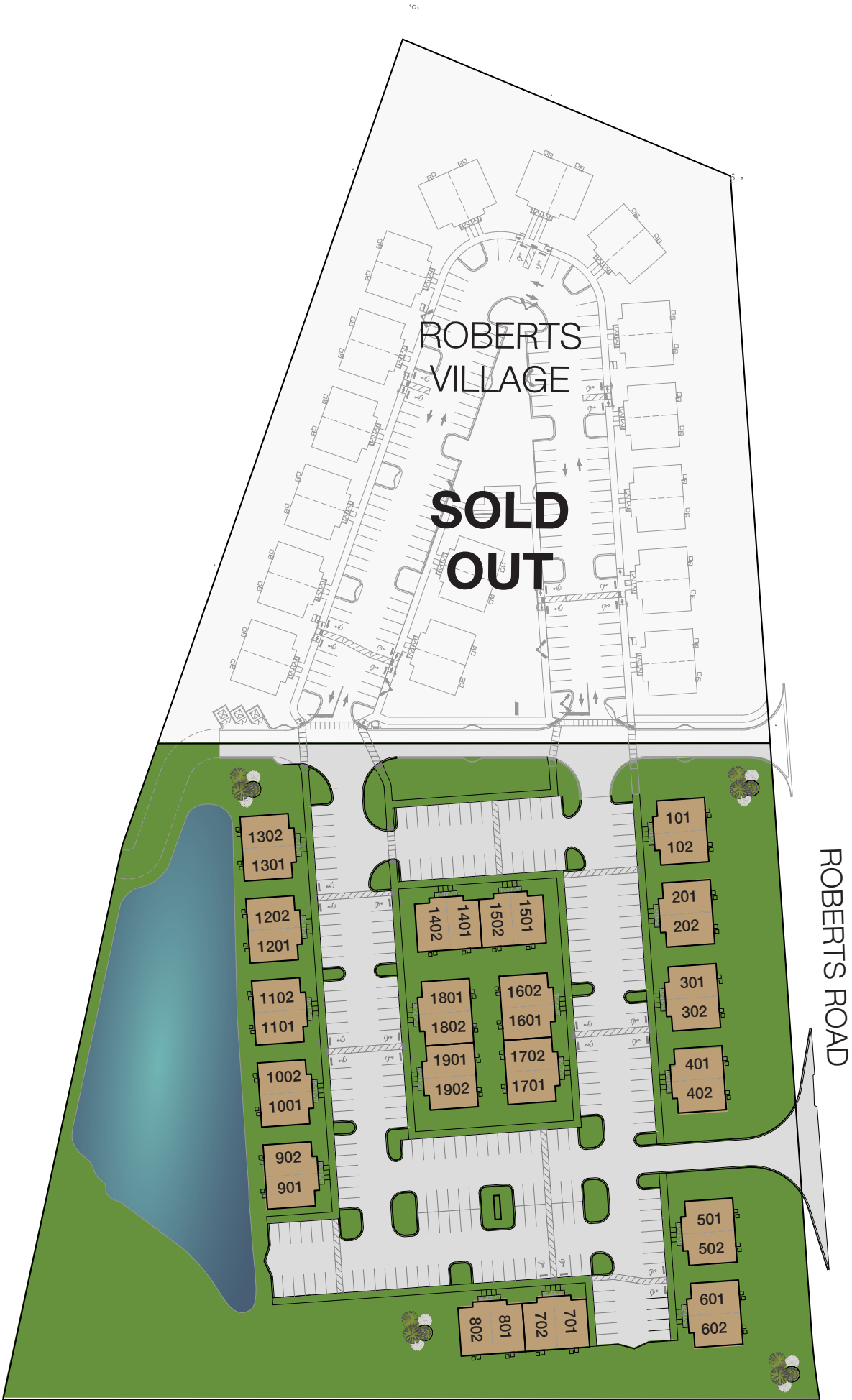
- › **Doors** - Exterior suite entry doors will be fiber glass to match the storefront windows, with brushed chrome plated hardware, lever handles and double cylinder dead bolts for security. Back exit doors, when separate from window areas, are painted flush hollow metal doors and frames.
- › **Electrical** - Electric meter banks will be installed at locations noted on drawings with a conduit into each designated suite. It is intended that each suite will have allocated a 200 amp electrical service, to be individually metered. A house panel will be installed for site lighting and irrigation within the common areas.

Signage

All signage locations, text, materials and dimensions shall adhere to the requirements set forth by the St. Johns County Sign Ordinance together with the Durbin Crossing DRI standards.

Entry monuments and signs shall be consistent with the architectural materials, style and scale of the building it serves. When more than one sign is used for a single building, the text, materials and style shall be consistent.

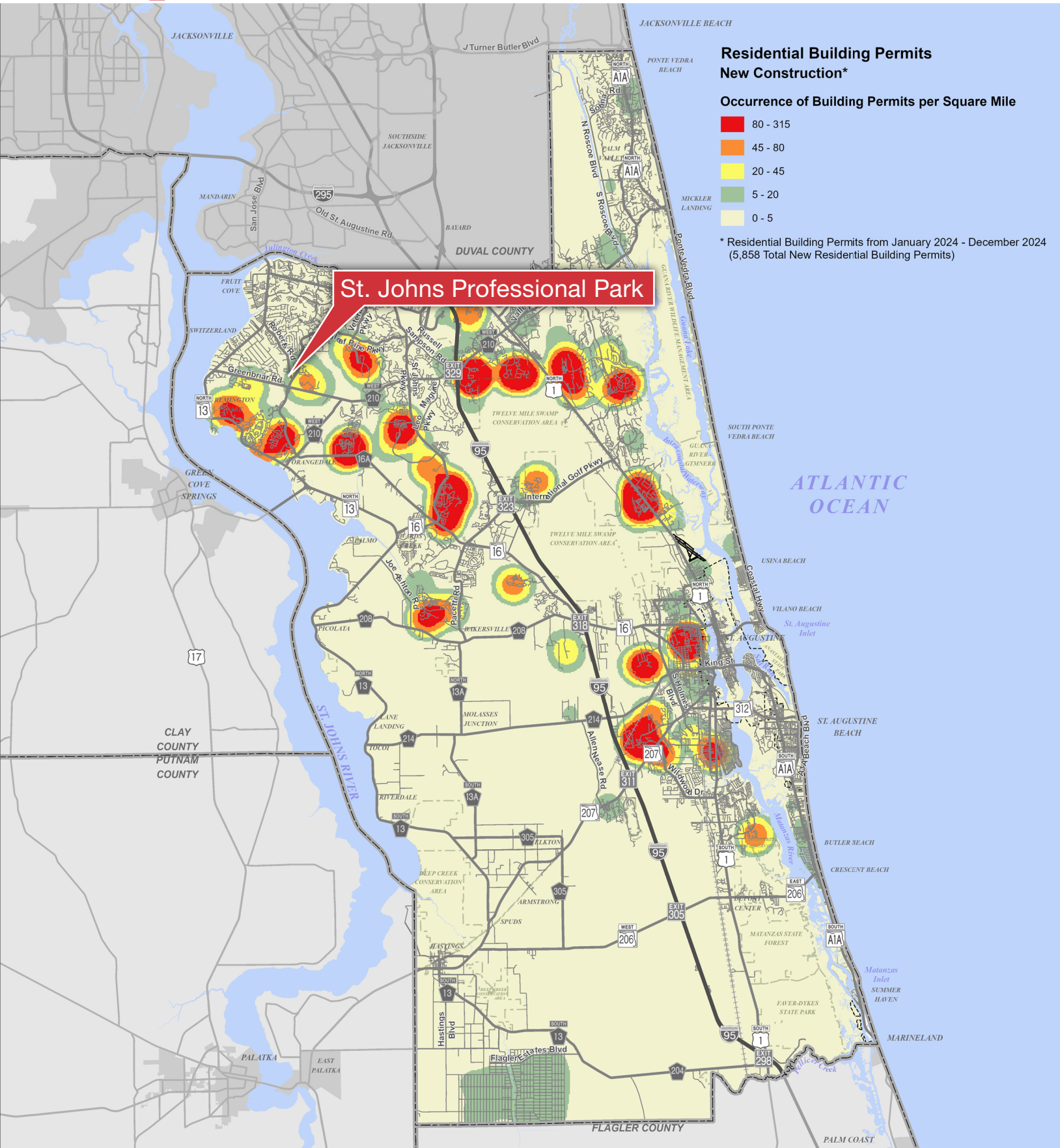
Developer reserves the right to review all Occupant Signs which are subject to approval by the Developer, St. Johns County and the Architectural Review Committee of St. Johns County.



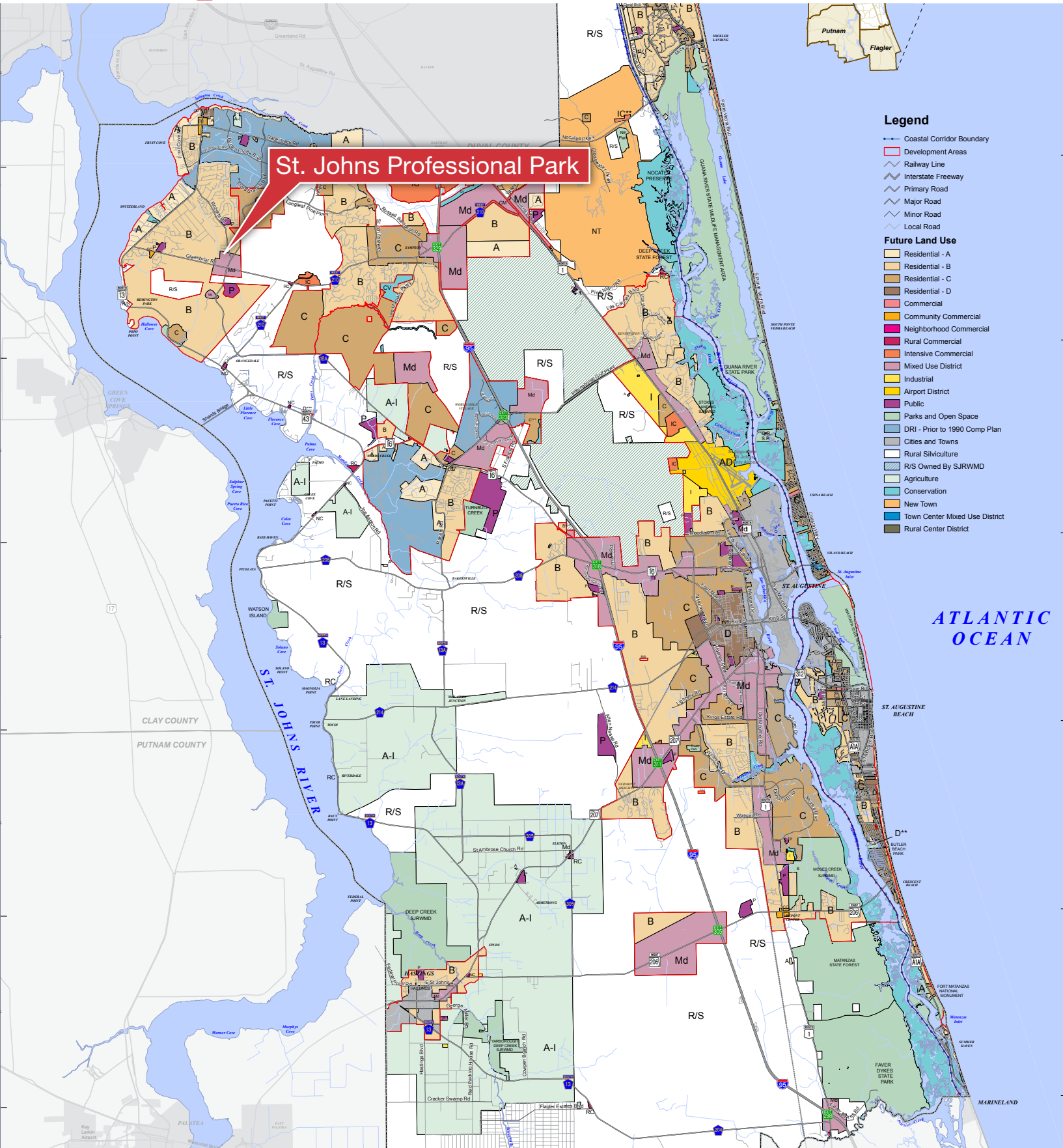
St. Johns Area
Aerial



Residential Activity Map



Future Land Use Map



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