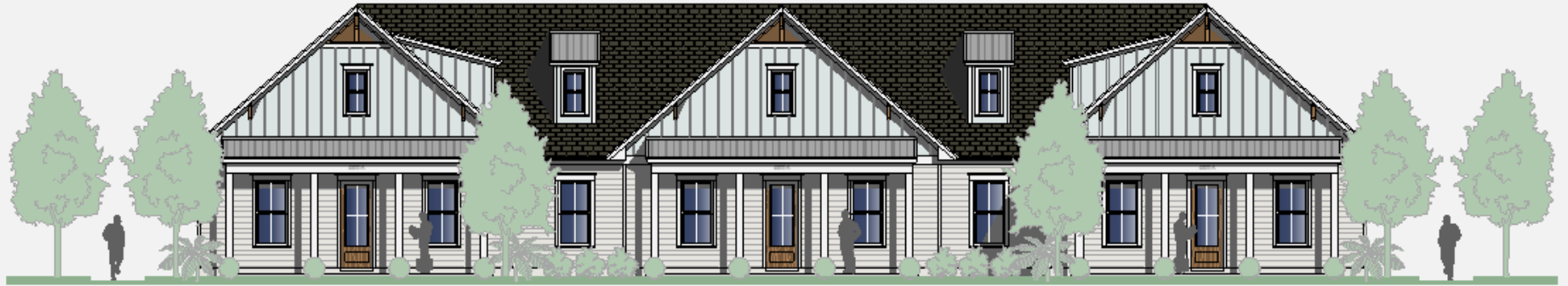


THE OFFICES AT VILLAGE CENTER

NASSAU COUNTY • FLORIDA

PROFESSIONAL OFFICE SPACE FOR SALE IN THE WILDLIGHT VILLAGE CENTER



- Rare opportunity to buy professional office space in the Wildlight® Village Center
- Within walking distance to retail, apartments, and single family homes
- Across A1A from UF Health Wildlight, a new 40,000 square foot medical center
- Lowcountry architecture, excellent parking, and great visibility
- Strong surrounding demographics, and “A rated” schools
- 9,200 residential units are planned within a 3 mile radius
- Spaces available from 1,500-4,500 square feet
- All units are custom built by King South Construction
- Professionally managed office park
- Delivery expected summer 2022
- Call for pricing information

WILDLIGHT

Wildlight® is a 2,900 acre mixed-use development located 20 miles north of downtown Jacksonville. Wildlight® is approved for 7 million square feet of commercial uses and 3,200 residential units.



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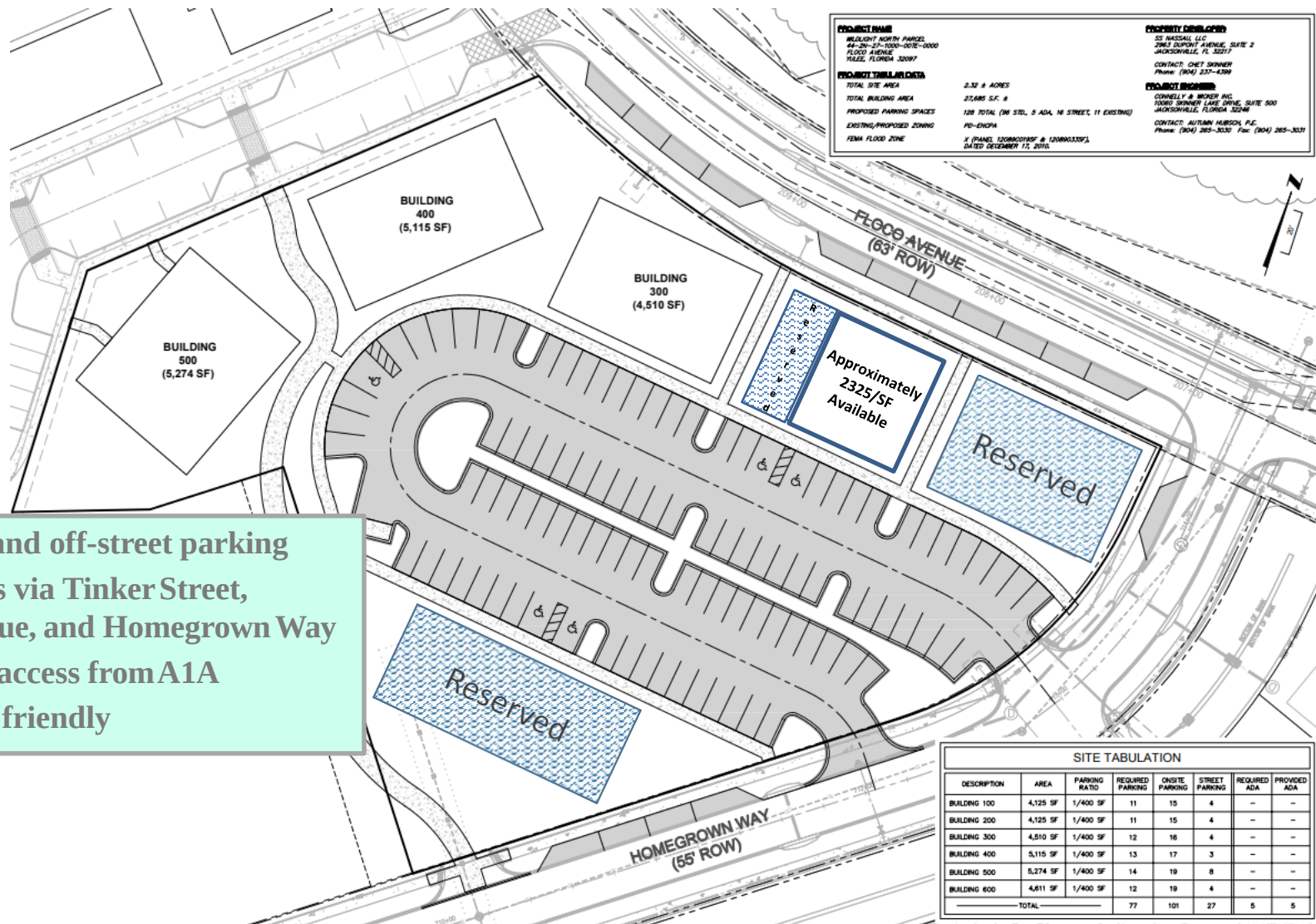
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THE OFFICES AT VILLAGE CENTER

N A S S A U C O U N T Y • F L O R I D A

CONCEPTUAL SITE PLAN



- Ample on and off-street parking
- Easy access via Tinker Street, Floco Avenue, and Homegrown Way
- Signalized access from A1A
- Pedestrian friendly



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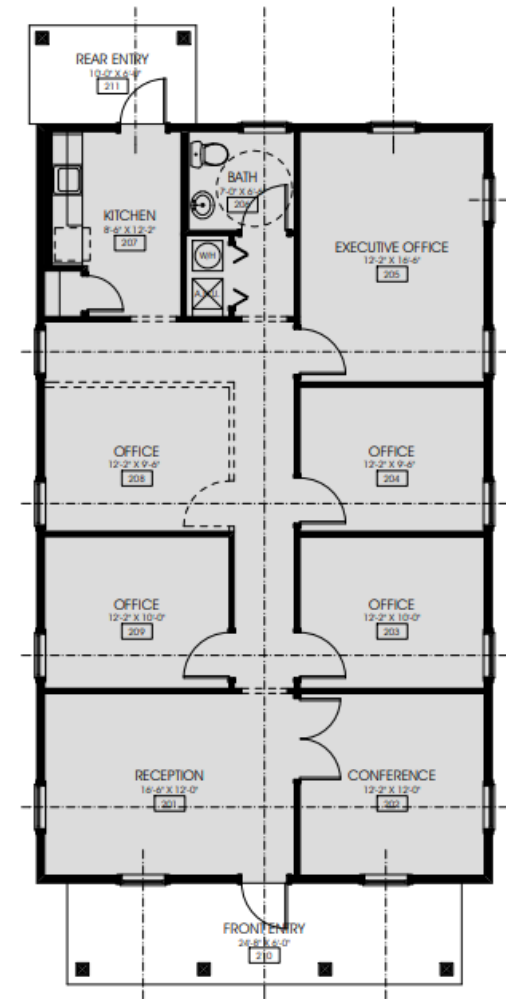
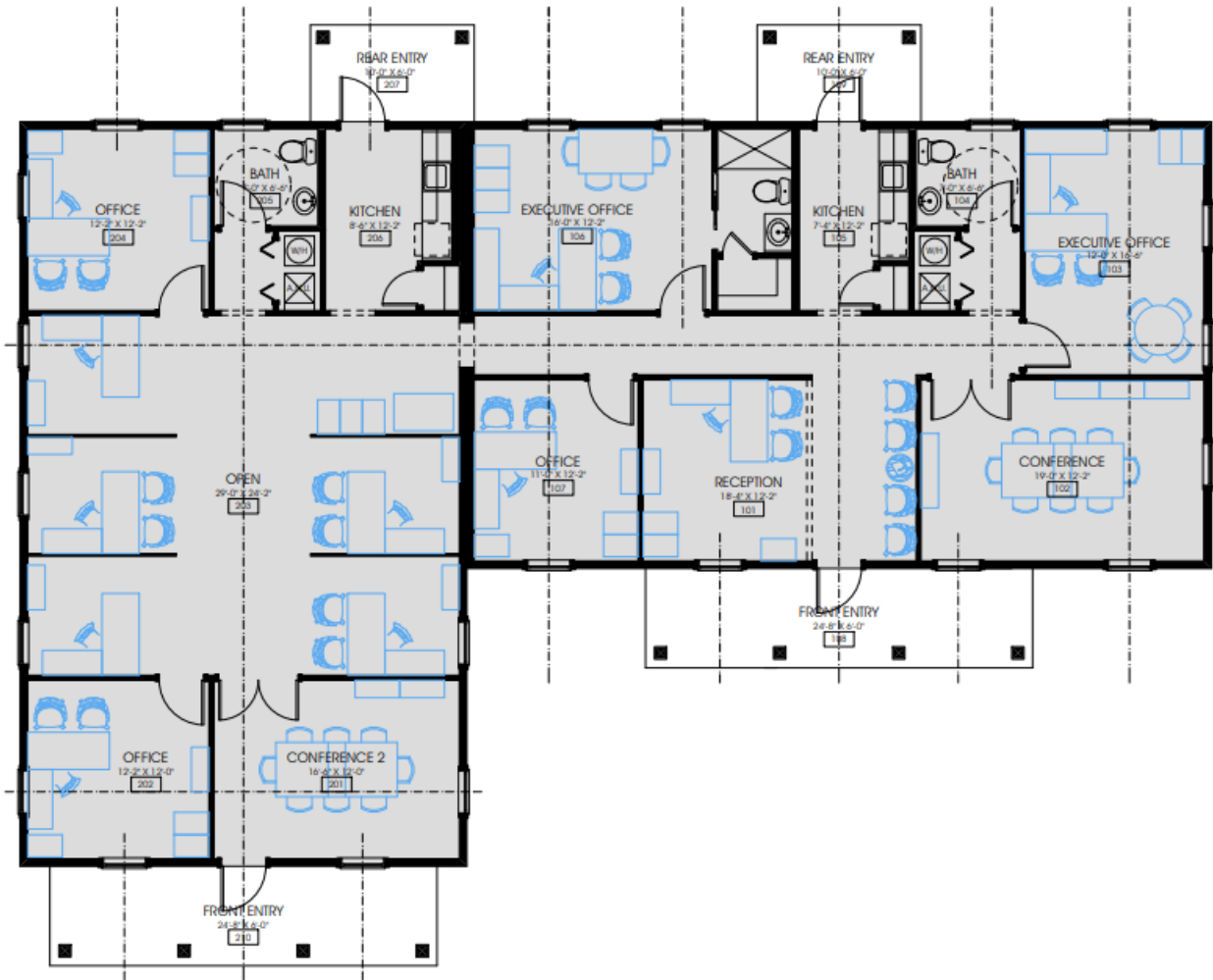
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CONCEPTUAL FLOOR PLANS



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WILDLIGHT PHASE ONE SITE PLAN



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THE OFFICES AT VILLAGE CENTER

NASSAU COUNTY • FLORIDA

WILDLIGHT MASTER PLAN AERIAL MAP



LOCATION & DEMOGRAPHIC HIGHLIGHTS

- Located at northeast quadrant of I-95 & A1A
- 25 Minutes from downtown Jacksonville
- 15 Minutes to Jacksonville International Airport
- Signalized access from A1A
- 18,000 existing residents in trade area
- 9,200 residential units planned in 3 mile radius
- 1 mile population projected to increase 15% by 2025



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