



For Lease

Recently completed 125,000 S.F. Class A office building

- Four story class A office building ready for occupancy
- Highly efficient floor plates with 10'-11' ceilings
- 6/1,000 s.f. parking ratio
- High visibility on Nocatee Pkwy.
- 1.8 miles from Nocatee Town Center with numerous restaurants, shopping and fitness options
- 60 acres with 5 buildings totaling up to 675,000 s.f.
- Located in one of the fastest growing communities in America
- Located in the top public school district in Florida

Park Place at Nocatee 100 Palmetto Park Place Ponte Vedra, FL 32081

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VanTrust®



Jones Lang LaSalle Brokerage, Inc. A licensed real estate broker.



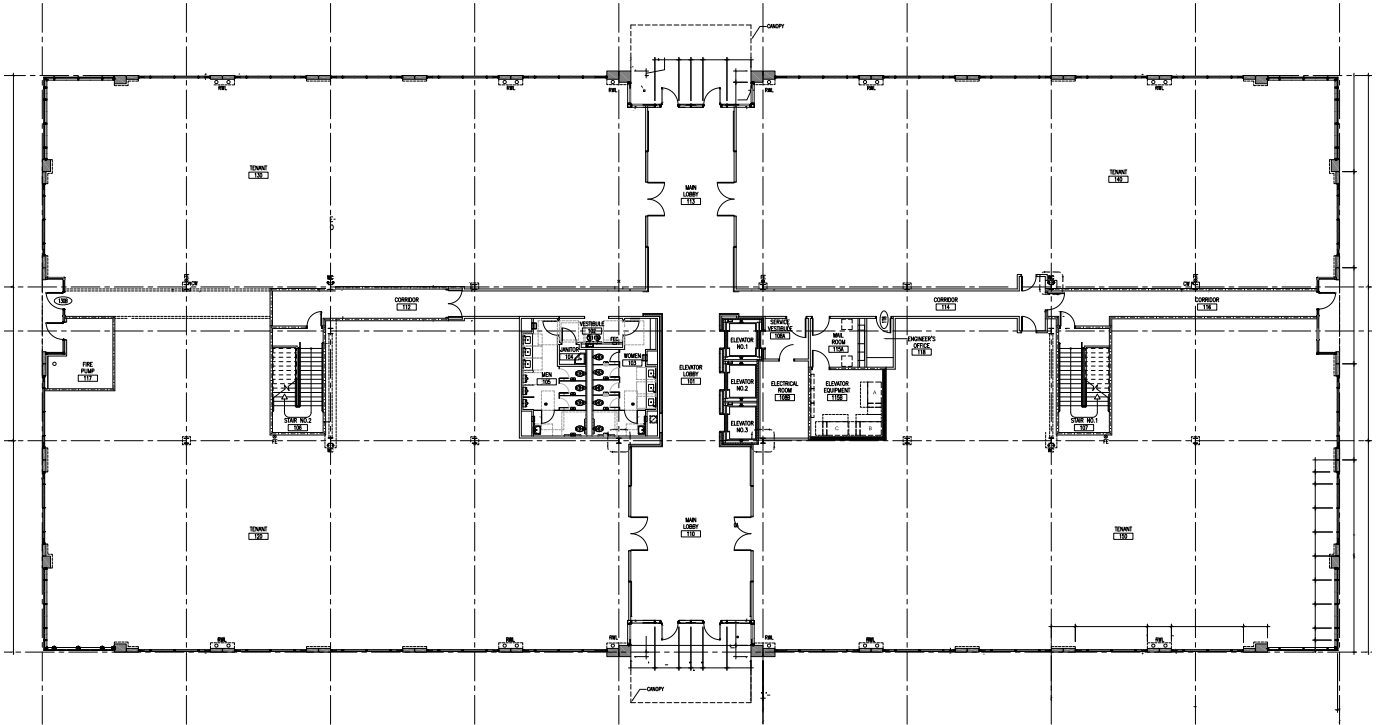
About Park Place at Nocatee

With 675,000 square feet of class A office and build-to-suit opportunities, you can be a part of the newest master planned office park in the Jacksonville metro area. Located on Nocatee Parkway in the center of one of America's fastest growing communities, the site boasts a dynamic work force, the state's premier public school system, close proximity to NE Florida's beautiful beach communities and an ever-expanding selection of amenities. Secure your space now in this distinguished office park.

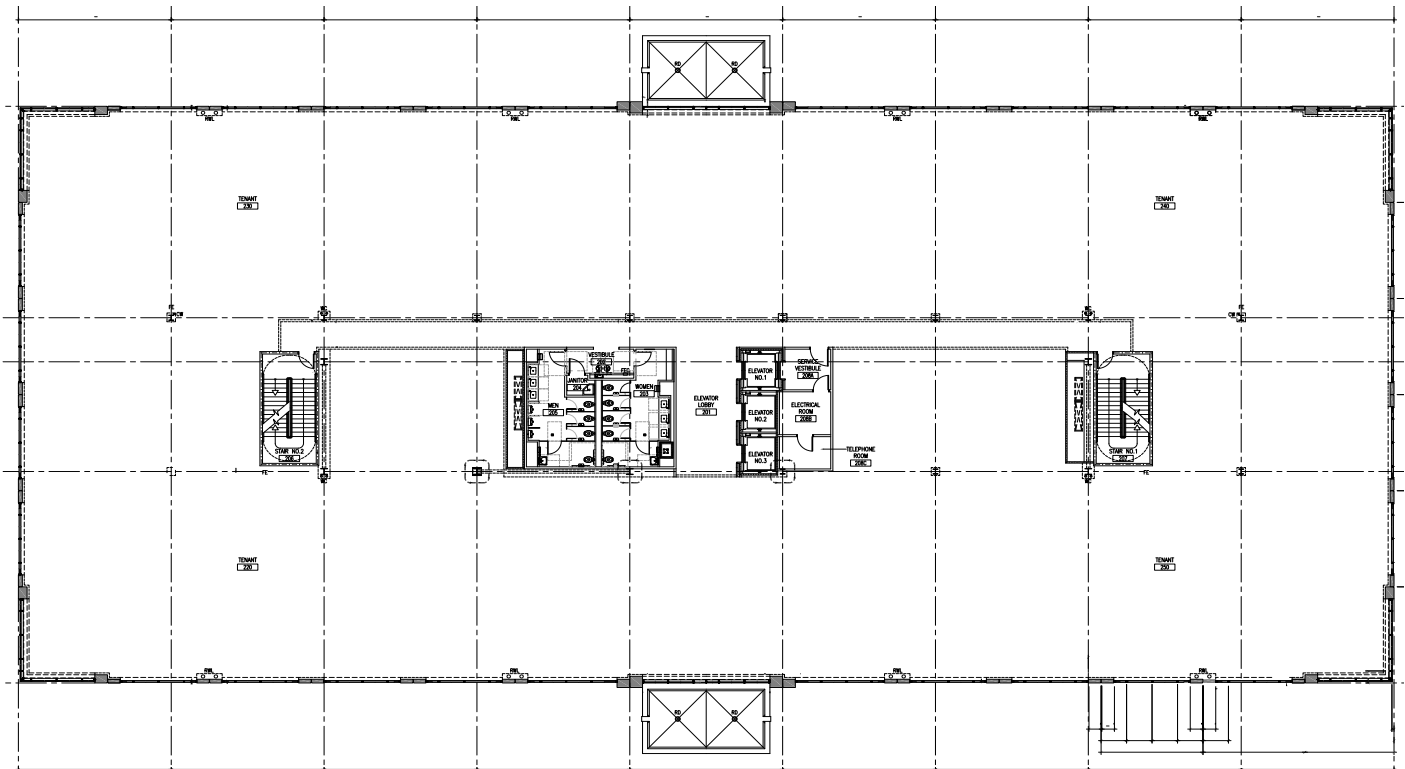
- 60-acre office park development
- 675,000 sf of class A office planned
- Park-like plazas between buildings
- 5 minutes to Ponte Vedra Beach
- 21 minutes to St. Johns Town Center, the heart of fashion-forward shopping and dining destination in Jacksonville
- Centrally located to draw young, educated work force from southern Duval County and northern St. Johns County
- Rapidly growing list of restaurants, fitness facilities and shopping nearby

Park Place at Nocatee floor plans

First floor - 24,827 r.s.f.



Second floor - 30,116 s.f.



About Nocatee

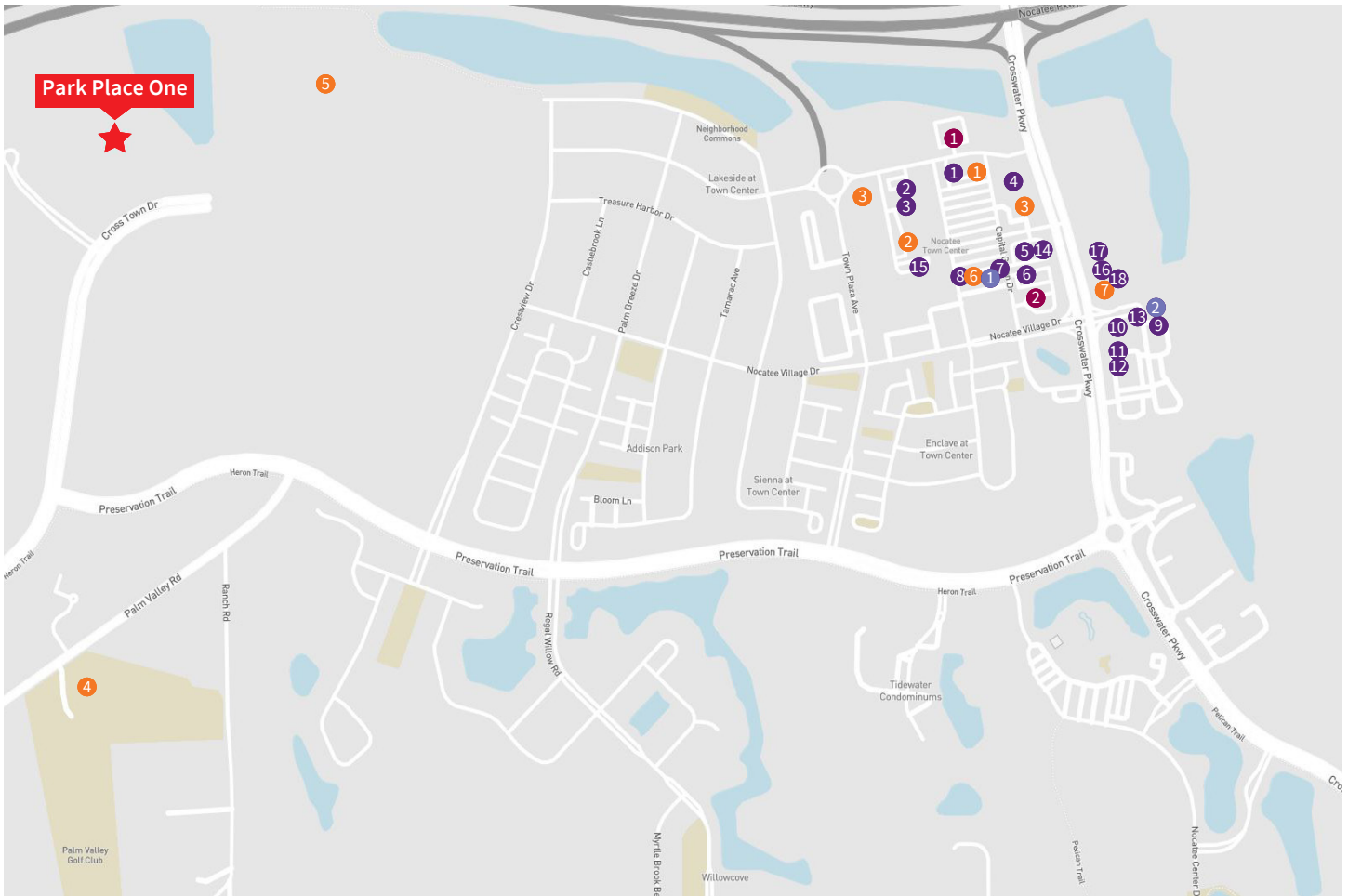
Southern Duval County and northern St. Johns County are experiencing tremendous residential growth, driven by the availability of land, development of large amenity-rich communities, new and expanding infrastructure, and Florida's top performing public school system. A young, educated workforce is being attracted to this rapidly growing and alluring area.

VanTrust Real Estate plans to build a first-rate office park where companies can offer a new and sophisticated work environment to the residents of these communities.

- 15,000 acres
- 40,000+ residents upon complete build-out
- Variety of neighborhoods
- Parks and recreational areas throughout
- Greenways and bike trails
- Splash Water Park
- Kayak launch



Area amenities



Restaurants

- 1 The Loop
- 2 YOBE Jacksonville
- 3 Dick's Wings &
- 4 Panera Bread
- 5 Starbucks
- 6 Wendy's
- 7 Jersey Mike's Subs
- 8 Timoti's Seafood Shack
- 9 South Kitchen
- 10 Tank's Sushi Bistros
- 11 Pieology Pizzeria
- 12 M Shack
- 13 Dunkin'
- 14 Tijuana Flats
- 15 Trelor Park

- 16 Ben & Jerry's
- 17 CleanJuice
- 18 FirstWatch

Banking

- 1 Vystar Credit Union
- 2 Chase Bank

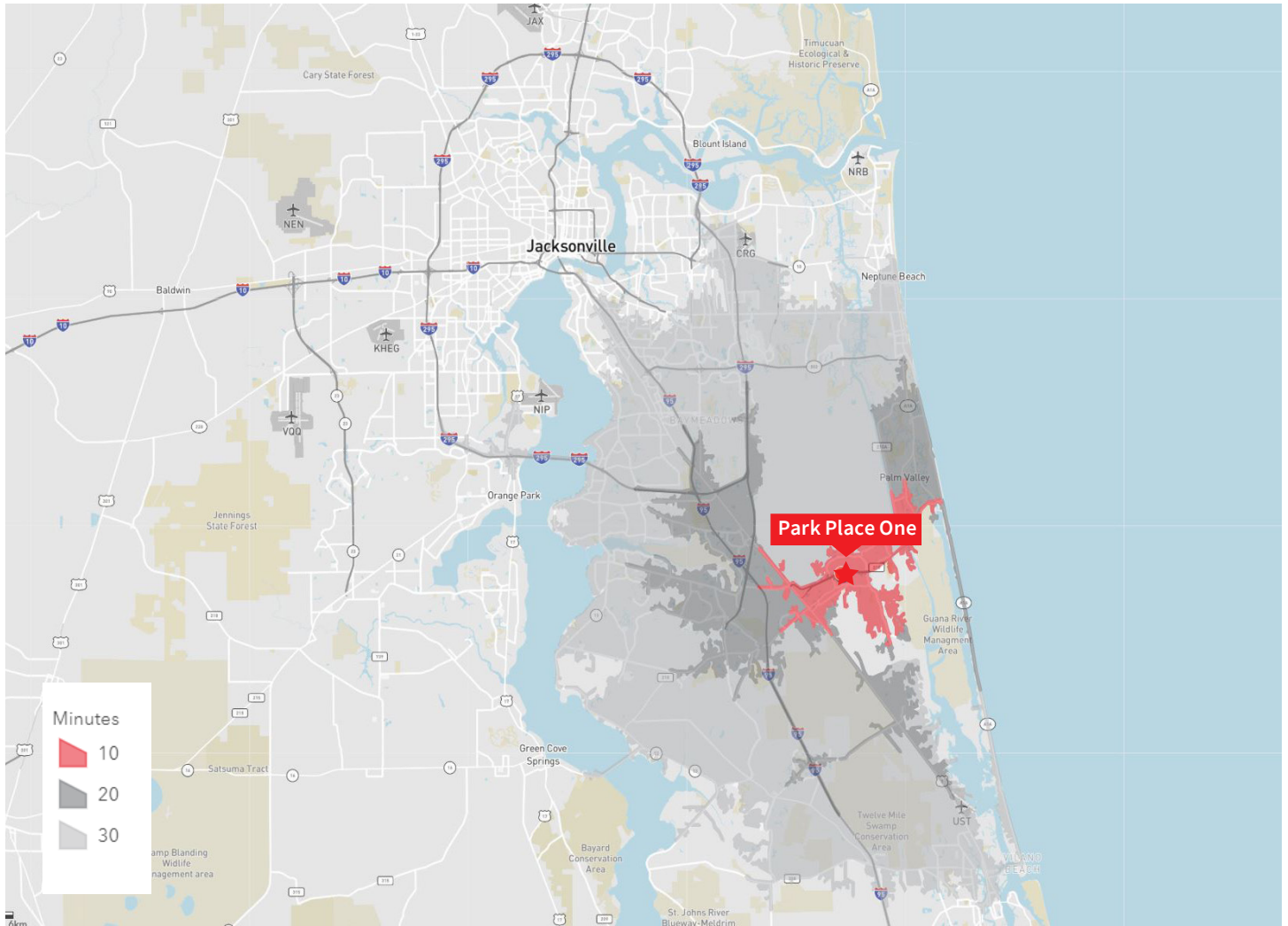
Gyms/Fitness

- 1 OrangeTheory Fitness
- 2 BurnBoot Camp

Points of interest

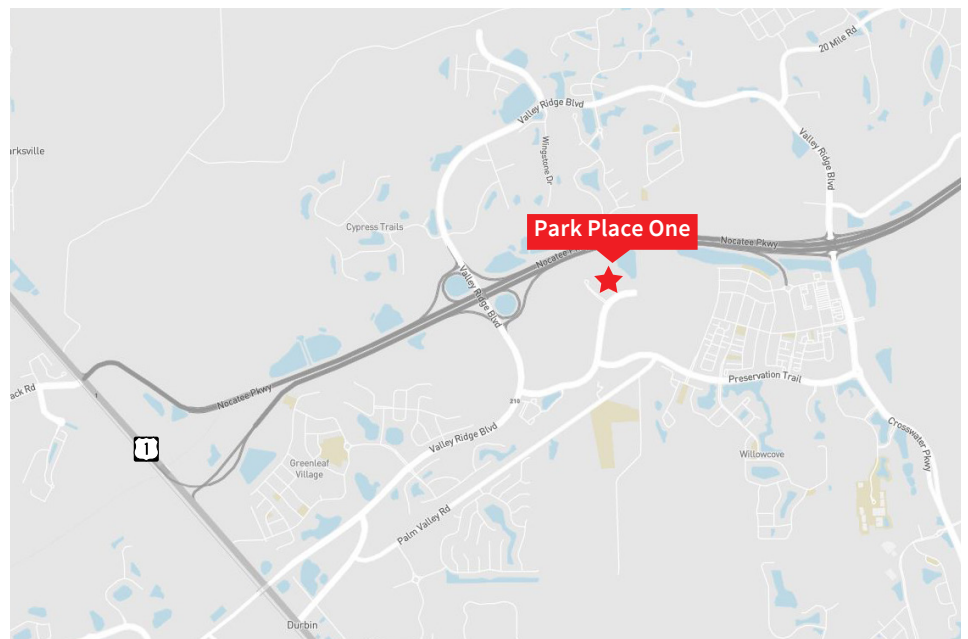
- 1 The UPS Store
- 2 Publix
- 3 Shell/Daily's
- 4 Palm Valley Golf Club
- 5 Baptist Healthplace
- 6 Lululemon
- 7 Greenwise Market
- 8 Flagler Health+ Health Village at Nocatee

Park Place at Nocatee location



Driving distance

Downtown Jacksonville	30 minutes
Jacksonville International Airport	39 minutes
St. Johns Town Center	21 minutes
Southside Jacksonville	21 minutes
St. Augustine	29 minutes



Park Place at Nocatee monument signage



Park Place at Nocatee site plan

Park Place One



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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.