

**BERKSHIRE
HATHAWAY**
HOMESERVICES

FLORIDA NETWORK
REALTY

Sterling Plaza Phase II

Unit 710 | 2,400 SF Flex Space for Lease

9950 Old Dixie Highway, Nocatee, FL 32081

Exclusively Represented By:

Matthew Adams

Senior Commercial Advisor, MSRED

904 466 6539

matthew.adams@floridanetworkrealty.com

Wendy Patton

Broker

904 382 0527

wendy.patton@floridanetworkrealty.com

OFFERING MEMORANDUM

Table Of Contents

FOR LEASE

Confidentiality & Disclaimer

All materials and information received or derived from Berkshire Hathaway HomeServices Florida Network Realty its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Berkshire Hathaway HomeServices Florida Network Realty its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Berkshire Hathaway HomeServices Florida Network Realty will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Berkshire Hathaway HomeServices Florida Network Realty makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Berkshire Hathaway HomeServices Florida Network Realty does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Berkshire Hathaway HomeServices Florida Network Realty in compliance with all applicable fair housing and equal opportunity laws.

Table Of Contents

EXECUTIVE SUMMARY	3
PROPERTY DESCRIPTION	4
COMPLETE HIGHLIGHTS	5
ADDITIONAL PHOTOS	6
LOCATION MAP	7
REGIONAL MAP	8
DEMOGRAPHICS MAP & REPORT	9
ADVISOR BIO 1	10
ADVISOR BIO 2	11

Matthew Adams
Senior Commercial Advisor, MSRED
904 466 6539
matthew.adams@floridanetworkrealty.com

Wendy Patton
Broker
904 382 0527
wendy.patton@floridanetworkrealty.com

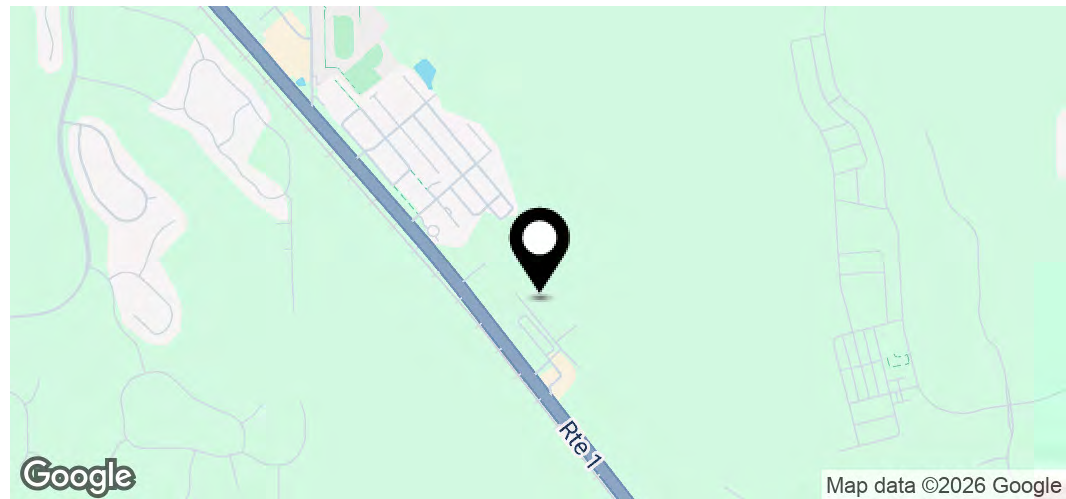
Berkshire Hathaway HomeServices
Florida Network Realty
196 Capulet Dr. Ste. 3
Saint Augustine, FL 32092
904.471.6906
[View Website](#)

**BERKSHIRE
HATHAWAY**
HOMESERVICES

FLORIDA NETWORK
REALTY

Executive Summary

FOR LEASE



Offering Summary

Lease Rate	\$22 SF/yr
Lease Type	NNN
GSF	2,400 SF
Year Built	2026
Zoning	PUD
Ceiling Height	20

Property Overview

Pre-leasing opportunity for approximately 2,400 SF in Building 700 at Sterling Plaza Phase II. Unit 710 is planned for delivery in shell condition with approximately 20-foot clear height, a fire sprinkler system, front pedestrian entry and grade-level roll-up door. The flexible layout can accommodate office, showroom, storage, light assembly, research and development, recreational or other approved commercial uses. Asking base rent is \$22.00/SF annually on an NNN basis. A five-year initial lease term is preferred with 3% annual base-rent increases. All uses, improvements, delivery and occupancy are subject to ownership acquisition, construction completion, permitting, zoning, association requirements and governmental approvals.

Matthew Adams
Senior Commercial Advisor, MSRED
904 466 6539
matthew.adams@floridanetworkrealty.com

Wendy Patton
Broker
904 382 0527
wendy.patton@floridanetworkrealty.com

Berkshire Hathaway HomeServices
Florida Network Realty
196 Capulet Dr. Ste. 3
Saint Augustine, FL 32092
904.471.6906
[View Website](#)

BERKSHIRE HATHAWAY | FLORIDA NETWORK
HOMESERVICES REALTY

Site Description

FOR LEASE



Property Description

Pre-leasing opportunity for approximately 2,400 SF in Building 700 at Sterling Plaza Phase II. Unit 710 is planned for delivery in shell condition with approximately 20-foot clear height, a fire sprinkler system, front pedestrian entry and grade-level roll-up door. The flexible layout can accommodate office, showroom, storage, light assembly, research and development, recreational or other approved commercial uses. Asking base rent is \$22.00/SF annually on an NNN basis. A five-year initial lease term is preferred with 3% annual base-rent increases. All uses, improvements, delivery and occupancy are subject to ownership acquisition, construction completion, permitting, zoning, association requirements and governmental approvals.

Site Description

Building 700 is a new approximately 26,400 SF multi-unit flex warehouse building within Sterling Plaza Phase II. The building contains eleven approximately 2,400 SF units with front entrances, grade-level roll-up doors, common drive aisles, loading access and nonexclusive surface parking. Unit 710 comprises approximately 2,400 SF and is offered for lease in shell condition.

Matthew Adams

Senior Commercial Advisor, MSRED
904 466 6539
matthew.adams@floridanetworkrealty.com

Wendy Patton

Broker
904 382 0527
wendy.patton@floridanetworkrealty.com

Berkshire Hathaway HomeServices

Florida Network Realty

196 Capulet Dr. Ste. 3
Saint Augustine, FL 32092
904.471.6906

[View Website](#)

**BERKSHIRE
HATHAWAY**
HOMESERVICES

FLORIDA NETWORK
REALTY

Property Highlights

FOR LEASE



Property Highlights

- Approximately 2,400 SF flex warehouse condominium
- \$22.00/SF annually, NNN
- Five-year initial lease term preferred
- 3% annual increases in base rent
- Shell condition ready for customized buildout
- Approximately 20-foot clear height
- Fully sprinklered
- Front pedestrian entrance and grade-level roll-up door
- Flexible office, showroom, storage and light industrial potential
- Common surface parking
- Near U.S. Highway 1, Nocatee and Palencia
- Uses and occupancy subject to required approvals

Matthew Adams

Senior Commercial Advisor, MSRED
904 466 6539
matthew.adams@floridanetworkrealty.com

Wendy Patton

Broker
904 382 0527
wendy.patton@floridanetworkrealty.com

Berkshire Hathaway HomeServices

Florida Network Realty

196 Capulet Dr. Ste. 3
Saint Augustine, FL 32092
904.471.6906

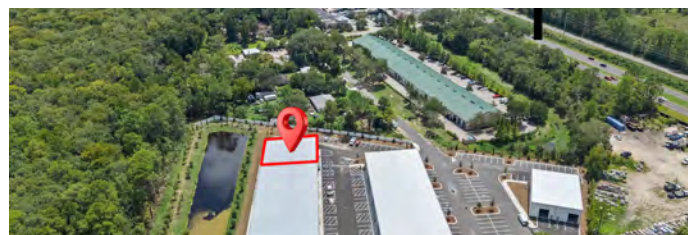
[View Website](#)

**BERKSHIRE
HATHAWAY**
HOMESERVICES

FLORIDA NETWORK
REALTY

Additional Photos

FOR LEASE



Matthew Adams
Senior Commercial Advisor, MSRED
904 466 6539
matthew.adams@floridanetworkrealty.com

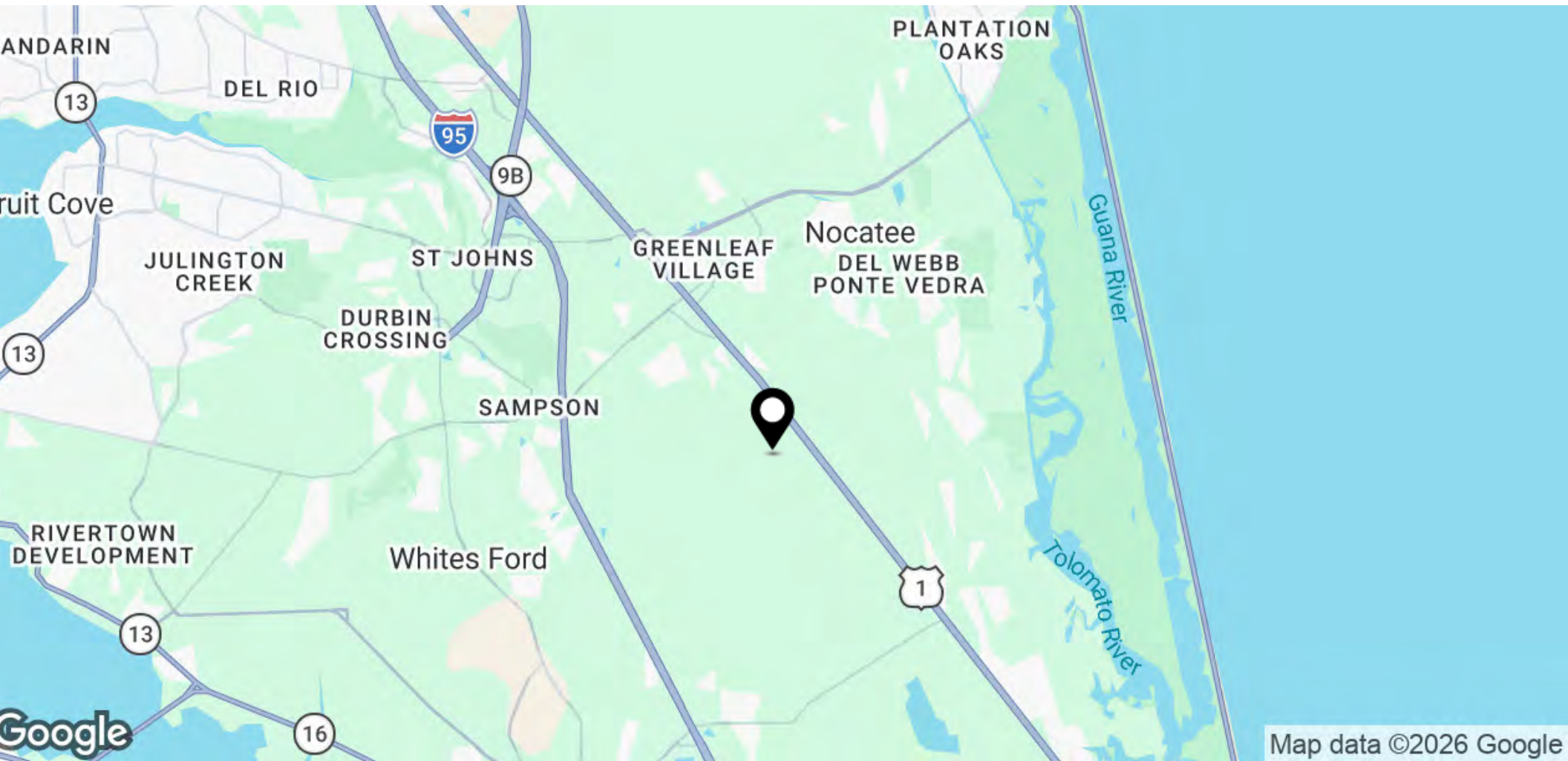
Wendy Patton
Broker
904 382 0527
wendy.patton@floridanetworkrealty.com

Berkshire Hathaway HomeServices
Florida Network Realty
196 Capulet Dr. Ste. 3
Saint Augustine, FL 32092
904.471.6906
[View Website](#)

BERKSHIRE
HATHAWAY
HOMESERVICES | FLORIDA NETWORK
REALTY

Location Map

FOR LEASE



Matthew Adams
Senior Commercial Advisor, MSRED
904 466 6539
matthew.adams@floridanetworkrealty.com

Wendy Patton
Broker
904 382 0527
wendy.patton@floridanetworkrealty.com

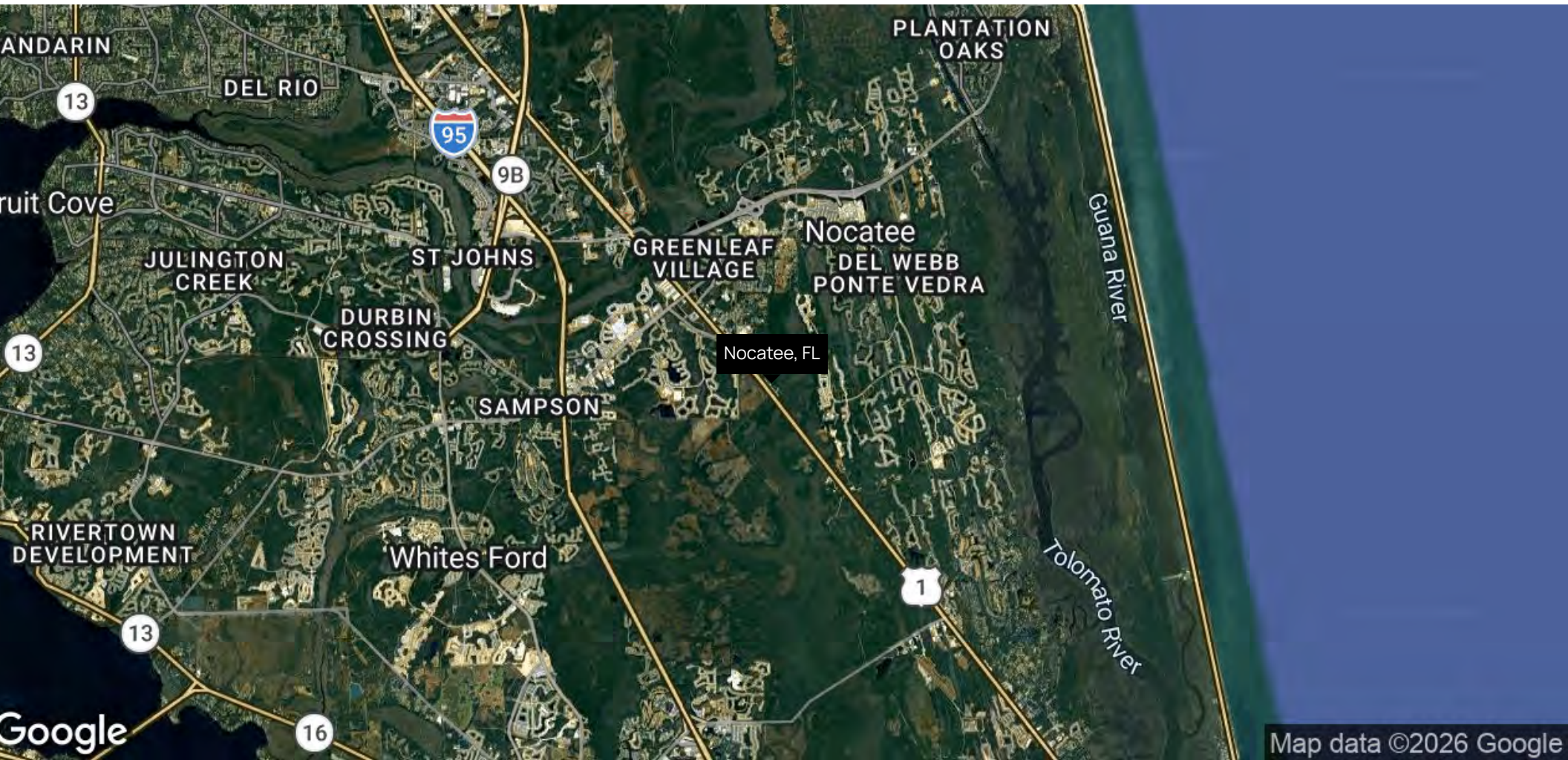
Berkshire Hathaway HomeServices
Florida Network Realty
196 Capulet Dr. Ste. 3
Saint Augustine, FL 32092
904.471.6906
[View Website](#)

**BERKSHIRE
HATHAWAY**
HOMESERVICES

FLORIDA NETWORK
REALTY

Regional Map

FOR LEASE



Matthew Adams
Senior Commercial Advisor, MSRED
904 466 6539
matthew.adams@floridanetworkrealty.com

Wendy Patton
Broker
904 382 0527
wendy.patton@floridanetworkrealty.com

Berkshire Hathaway HomeServices
Florida Network Realty
196 Capulet Dr. Ste. 3
Saint Augustine, FL 32092
904.471.6906
[View Website](#)

BERKSHIRE
HATHAWAY
HOMESERVICES | FLORIDA NETWORK
REALTY

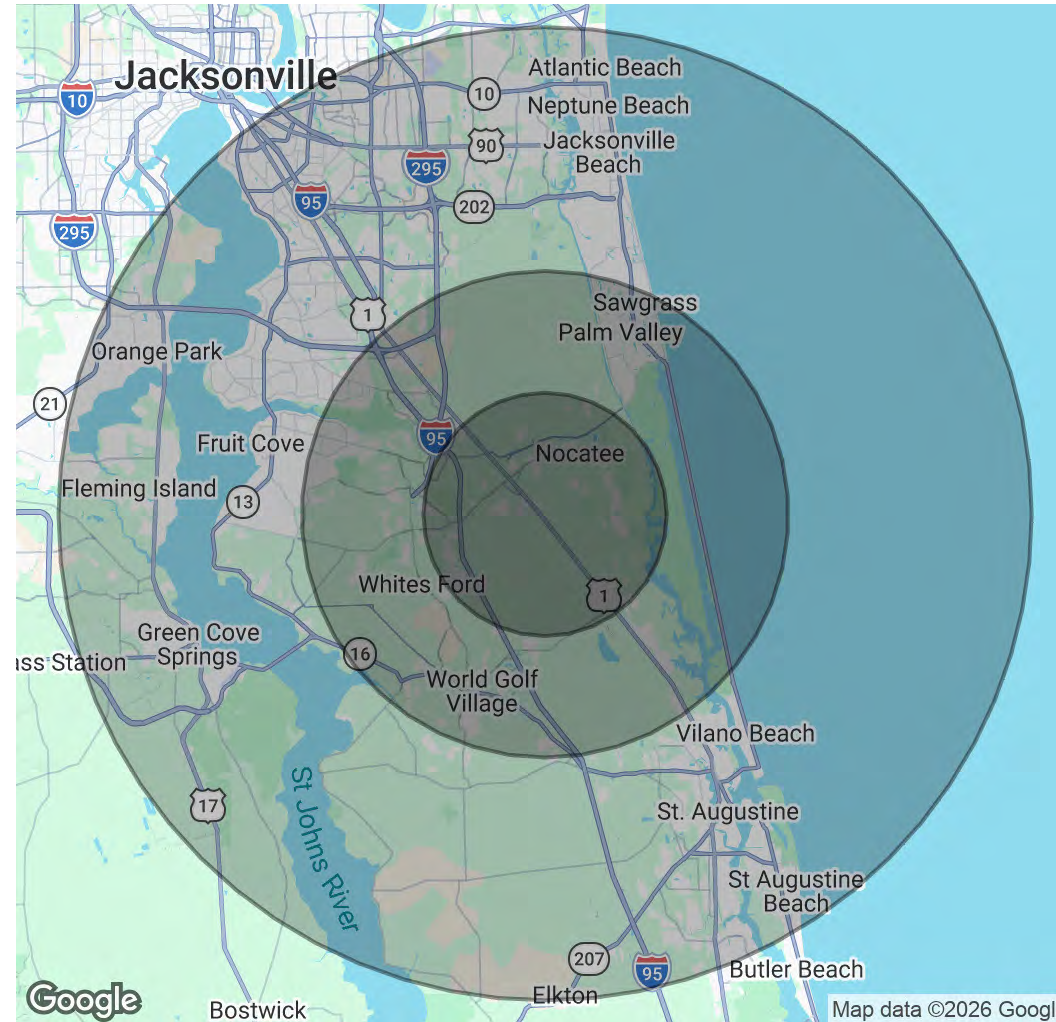
Demographics Map & Report

FOR LEASE

Population	5 Miles	10 Miles	20 Miles
Total Population	45,928	177,387	830,101
Average Age	41.4	41.4	41.1
Average Age (Male)	40.9	40.6	40.1
Average Age (Female)	41.1	41.7	42

Households & Income	5 Miles	10 Miles	20 Miles
Total Households	15,866	63,048	328,626
# of Persons per HH	2.9	2.8	2.5
Average HH Income	\$177,326	\$154,362	\$120,019
Average House Value	\$606,075	\$556,653	\$443,197

2023 American Community Survey (ACS)



Matthew Adams
Senior Commercial Advisor, MSRED
904 466 6539
matthew.adams@floridanetworkrealty.com

Wendy Patton
Broker
904 382 0527
wendy.patton@floridanetworkrealty.com

Berkshire Hathaway HomeServices
Florida Network Realty
196 Capulet Dr. Ste. 3
Saint Augustine, FL 32092
904.471.6906
[View Website](#)

BERKSHIRE HATHAWAY | FLORIDA NETWORK
HOMESERVICES REALTY

Listing Agent

FOR LEASE



Matthew Adams

Senior Commercial Advisor, MSRED

matthew.adams@floridanetworkrealty.com

Direct: **904.466.6539** | Cell: **904.466.6539**

Professional Background

Matthew Adams is a Senior Commercial Real Estate Advisor specializing in acquisitions, investment sales, development, and leasing across Northeast Florida. With a Master of Science in Real Estate Development (MSRED), Matthew offers advanced expertise in financial modeling, investment pro forma analysis, and strategic positioning, enabling clients to maximize returns and asset value. His experience spans multifamily investments, land development, short-term and long-term investments, and site selection, allowing him to support a wide range of investor and business needs. Matthew's approach is deeply analytical and hands-on—he assists clients with: Conducting detailed site selection and financial analysis, Preparing cash flow models and evaluating cap rates, Marketing properties for disposition with strategic positioning, Coordinating lease negotiations and tenant placements, Navigating development and permitting processes with local municipalities. With a background in real estate development, he is also adept at supporting ground-up projects—from zoning and entitlement review to construction coordination. Whether assisting with the sale of an income-producing property, identifying redevelopment opportunities, or leading site selection for a new tenant, Matthew is known for his professionalism, problem-solving ability, and dedication to results.

Education

M.S. in Real Estate Development from Nova Southeastern University

Berkshire Hathaway HomeServices
Florida Network Realty
196 Capulet Dr. Ste. 3
Saint Augustine, FL 32092
904.471.6906

Matthew Adams

Senior Commercial Advisor, MSRED

904 466 6539

matthew.adams@floridanetworkrealty.com

Wendy Patton

Broker

904 382 0527

wendy.patton@floridanetworkrealty.com

Berkshire Hathaway HomeServices

Florida Network Realty

196 Capulet Dr. Ste. 3

Saint Augustine, FL 32092

904.471.6906

[View Website](#)

**BERKSHIRE
HATHAWAY**
HOMESERVICES

FLORIDA NETWORK
REALTY

Listing Agent

FOR LEASE



Wendy Patton
wendy.patton@floridanetworkrealty.com
Direct: **904.382.0527** | Cell: **904.382.0527**

FL #SL482053

Professional Background

Wendy Patton is a full-time real estate professional serving Northeast Florida, bringing extensive market knowledge, strong communication, and a strategic approach to every transaction. She works with commercial buyers, sellers, landlords, and tenants, taking the time to understand each client's business objectives and real estate needs. Whether evaluating an owner-user property, identifying an investment opportunity, or marketing commercial space for sale or lease, Wendy focuses on value, location, market conditions, and long-term goals. Known for being responsive, detail-oriented, and straightforward, she provides clients with the research and guidance needed to make informed real estate decisions.

Berkshire Hathaway HomeServices
Florida Network Realty
333 Village Main St. Ste. 670
Ponte Vedra Beach, FL 32082
904.285.1800

Matthew Adams
Senior Commercial Advisor, MSRED
904 466 6539
matthew.adams@floridanetworkrealty.com

Wendy Patton
Broker
904 382 0527
wendy.patton@floridanetworkrealty.com

Berkshire Hathaway HomeServices
Florida Network Realty
196 Capulet Dr. Ste. 3
Saint Augustine, FL 32092
904.471.6906
[View Website](#)

**BERKSHIRE
HATHAWAY**
HOMESERVICES

FLORIDA NETWORK
REALTY