

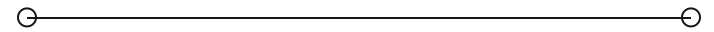


SALE

Auto Art Gallery Office Building

11700 SE SHELL AVE

Hobe Sound, FL 33455

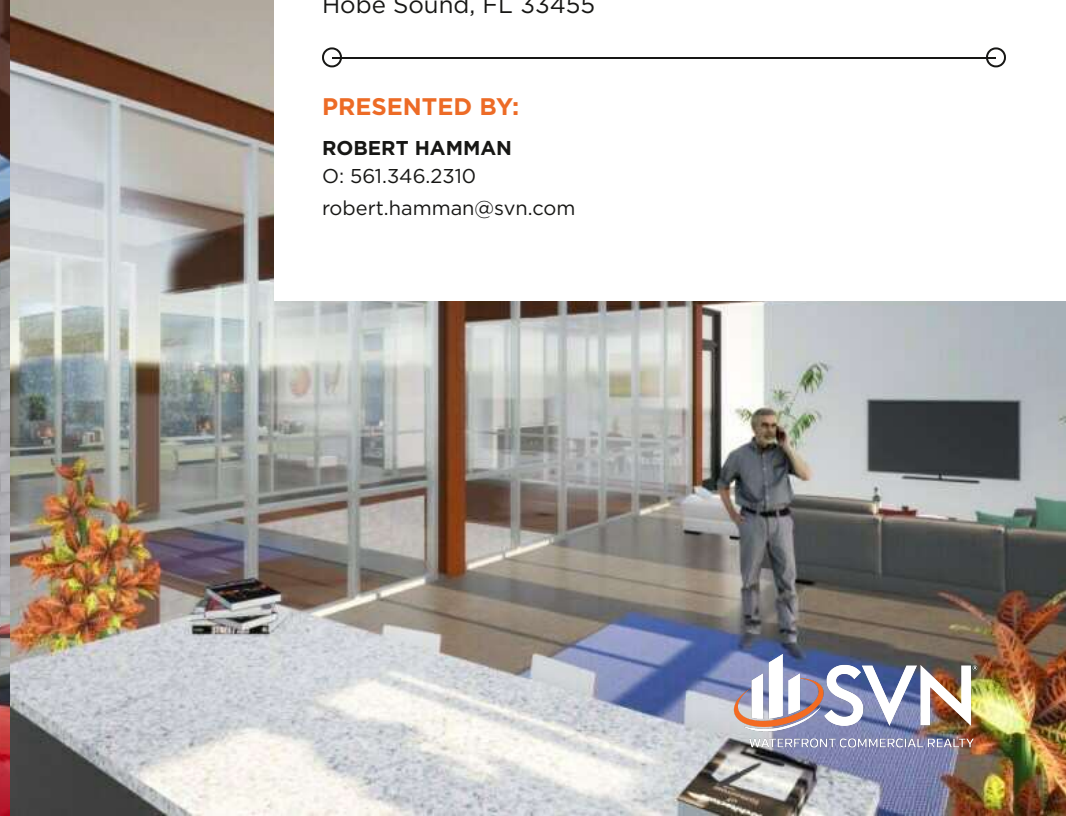


PRESENTED BY:

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SVN
WATERFRONT COMMERCIAL REALTY

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$4,750,000
BUILDING SIZE:	11,200± SF
YEAR BUILT:	2024
ZONING:	Hobe Sound Redevelopment District

PROPERTY OVERVIEW

Experience the epitome of modern sophistication in this brand-new Class "A" office building. Boasting 11,200± SF of versatile space, this property offers multiple private offices, collaborative workspaces, an elegant waiting area, and a state-of-the-art conference room. With expansive windows flooding the second floor with natural light, this building is designed to inspire productivity and comfort. Equipped with a kitchen, private covered parking, and a 1,600± SF covered patio, the property accommodates convenience and luxury. Built to withstand a Category 5 hurricane and featuring a comprehensive fire sprinkler system, this property ensures safety and security. The inclusion of a car lift for second-floor access and generous ceiling heights on both levels makes it an ideal space for an expansive car collection or recreation vehicles.

LOCATION OVERVIEW

This property is positioned with close proximity to the Tunnel of Trees, a scenic roadway leading to the beach, with a canopy of banyan trees tree lining Bridge Road. Bridge Road is the main connection between I-95 and prestigious Jupiter Island, one of the wealthiest zip codes in America.

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COMPLETE HIGHLIGHTS



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PROPERTY HIGHLIGHTS

- The First Luxury Class “A” Modern Office Building in Hobe Sound, FL
- Build out and Finish with your Personal Touch
- Executive Office, State-of-the-Art Conference Rooms, Gourmet Kitchen, Collaborative Workspaces
- Open Space with Exquisite Glass Walls
- Floor to Ceiling Picture Windows
- Private Covered and Air conditioned
- First Floor for Your Automobiles, Toys, Wine Art Collection, or even Your Motorcoach or Boat
- The Building Can Withstand a Cat 5 Hurricane
- Convenient Car Lift to Bring Your Auto to the Second Floor
- Located minutes from Jupiter Island, one of the wealthiest towns in the United States
- Close proximity to Apogee Club, owned by Stephen Ross and Michael Pascucci, and touted as “One of the Globe’s Most Prestigious Golf Clubs”
- Discovery Land’s Atlantic Fields is just minutes away
- Michael Jordan’s, The Grove XXIII Golf Club, and his 125k SF Car Museum are situated west of the property
- Pristine beaches and easy access to US 1, A1A , Dixie Highway, and I-95
- Next door to the Auto Art Gallery, the Ultimate Luxury Storage Facility for Cars and more

INTERIOR RENDERING



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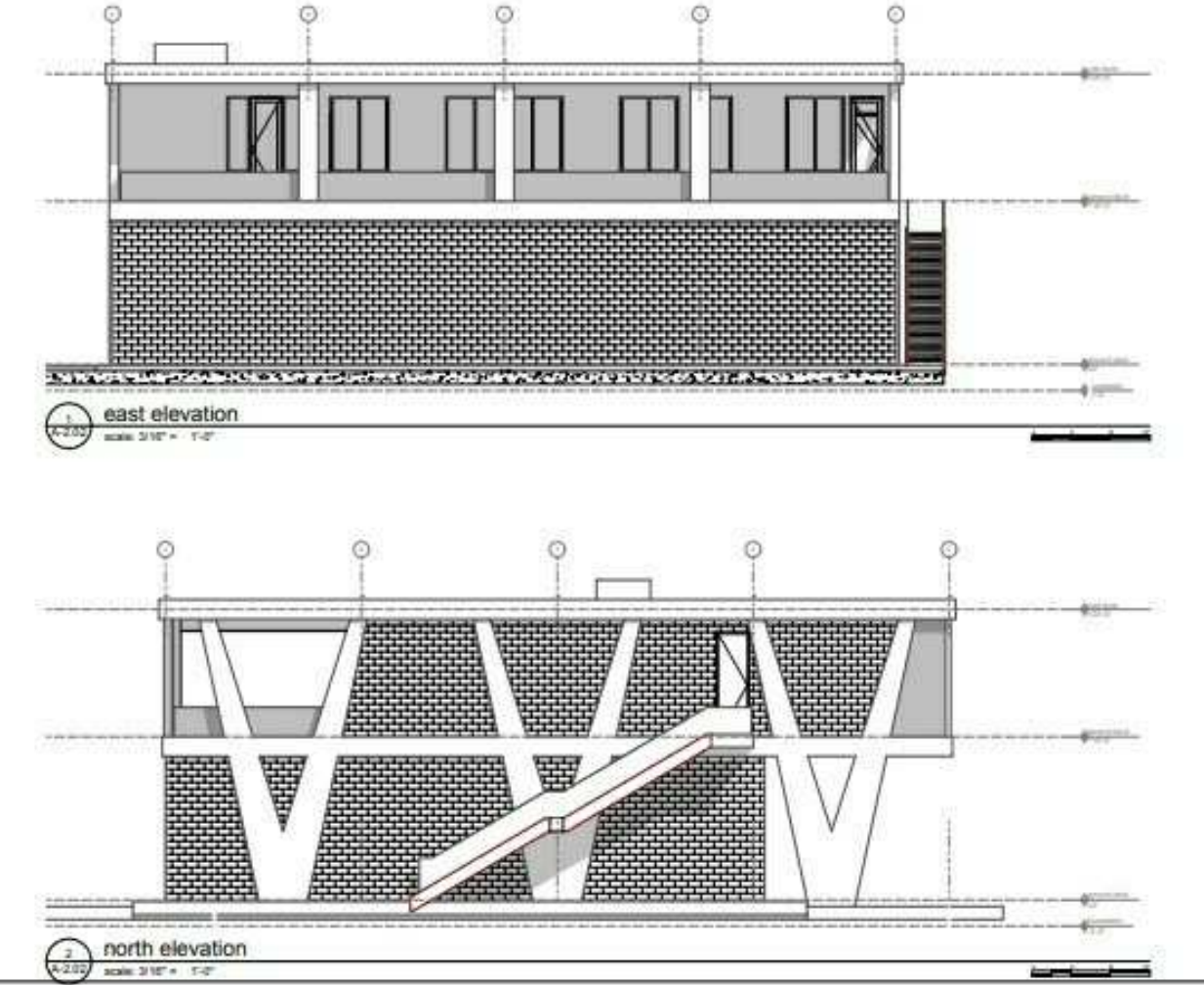
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INTERIOR RENDERINGS



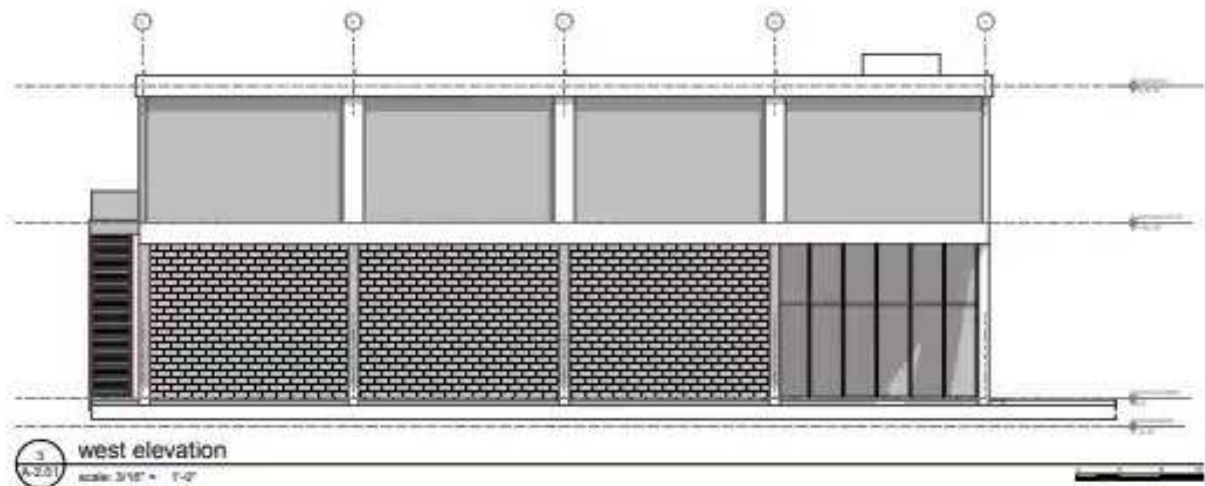
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ELEVATIONS - EAST AND NORTH

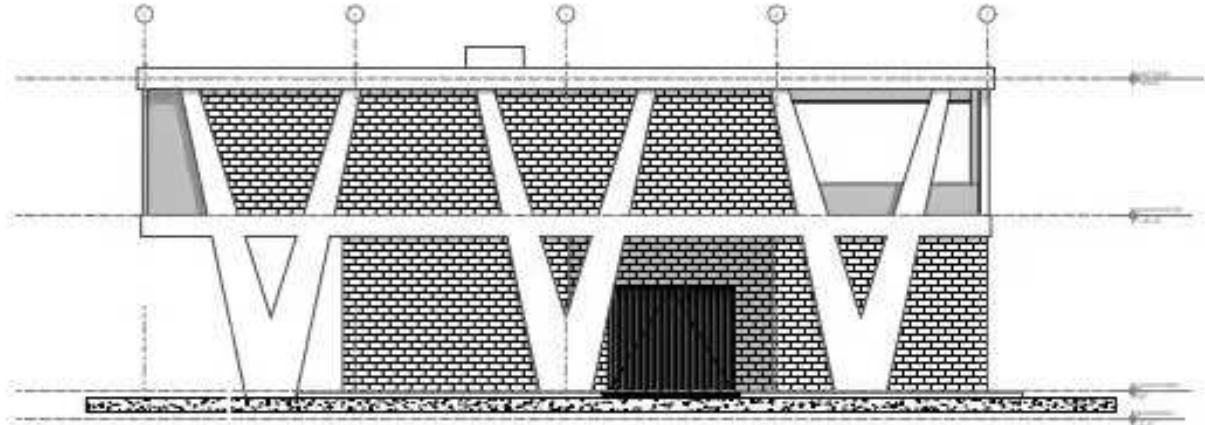


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ELEVATIONS - WEST AND SOUTH



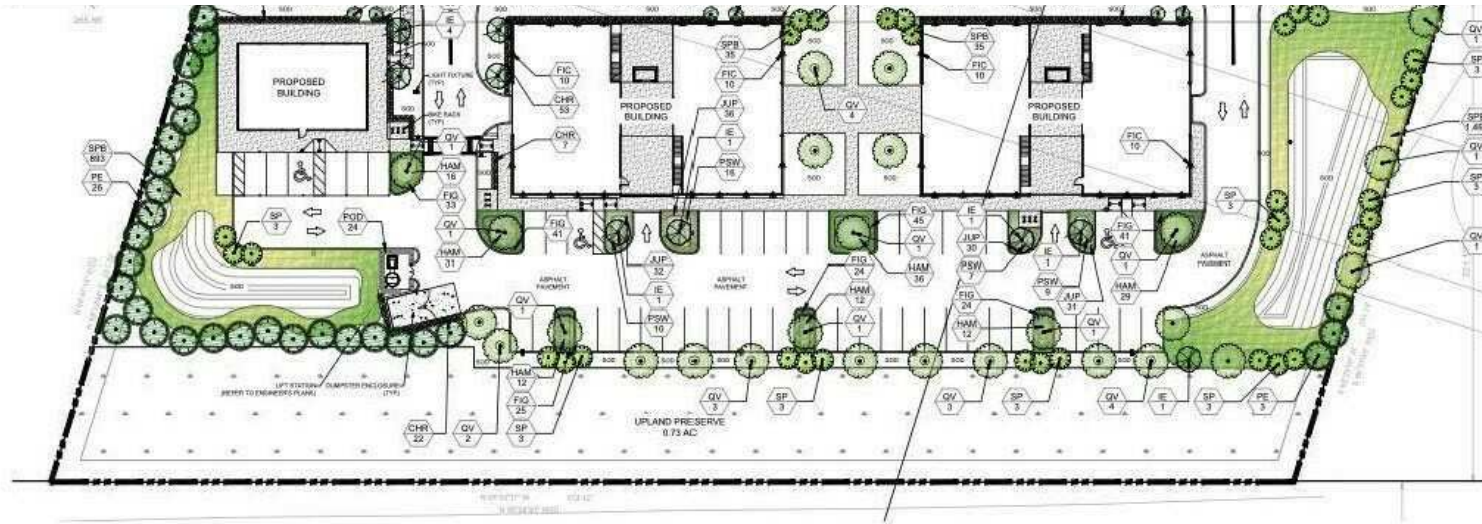
3 west elevation
A-201 scale: 3/16" = 1'-0"



4 south elevation
A-201 scale: 3/16" = 1'-0"

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LANDSCAPE PLAN



Existing Zoning: A1A Corridor
 Future Land Use Designation: Commercial General & Commercial Office Residential

Vehicle Use Area Requirements
 Perimeter Landscape Length: 820 ft
 Required Perimeter Trees: (1 tree per 30 ft @ 820 ft) 27 trees
 Provided Perimeter Trees: 27 trees

Site Area Landscape
 Site Development Area: 94,808 sf
 Required Site Area Trees: 94 trees
 1 tree per 1,000 sf @ 94,808 sf
 Provided Site Area Trees: 97 trees

Native Tree Requirement
 Total Trees Required: 94 Trees
 Total Native Trees Required (75%): 70 Trees
 Total Native Trees Provided: 97 Trees

Irrigation Notes:
 • Adequate irrigation of landscaped areas shall be provided for the first full growing season and continued thereafter, until an assessment is made...
 • Irrigation systems shall conform to the following standards: Irrigation systems shall be continuously maintained in working order and shall be designed for no water pressure areas...
 • No irrigation system shall be installed or maintained on any public area which causes water to be sprayed or otherwise enter the roadway or any other public area.

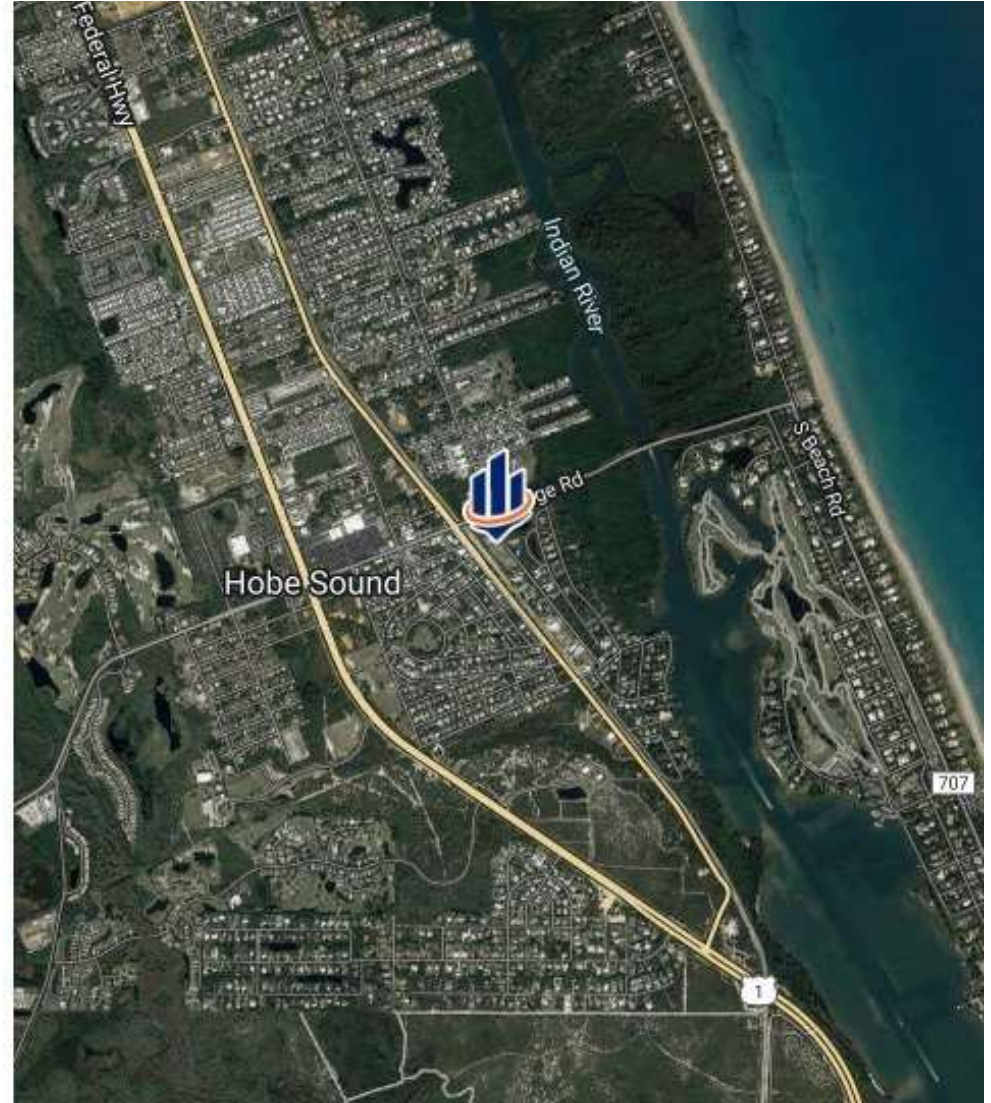
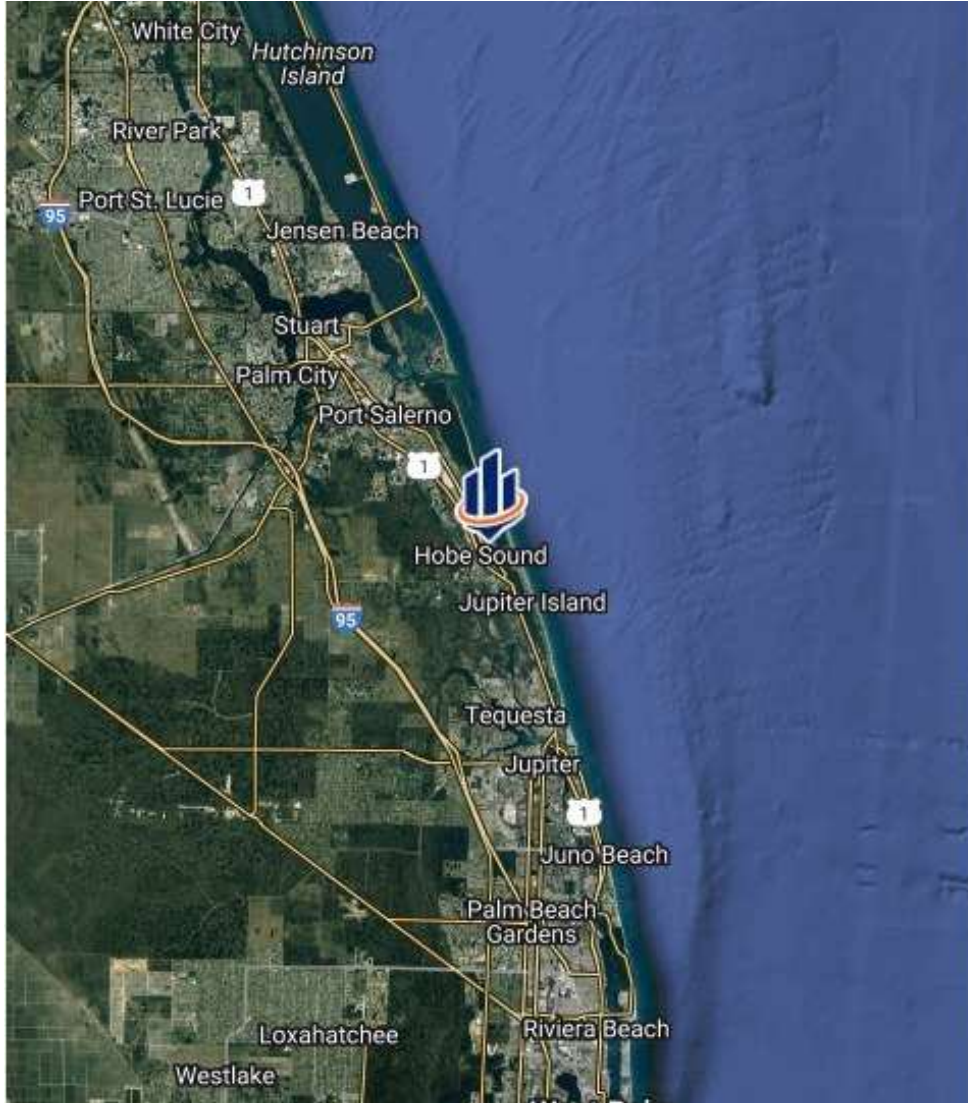
Landscape Notes:
 • All plants and soil systems for irrigation or other uses may be permitted subject to review and approval by the Martin County Council...
 • All landscape materials must be selected and all landscape improvements must be inspected and approved by the Martin County...
 • No Erosion Control or Best Management Practices shall be used on site...
 • Erosion control measures shall be installed and maintained...
 • This plan has been designed to meet the minimum requirements...
 • For planting or replacement of trees, or for other landscape improvements...
 • Long term trees (maturity of more than 20) shall be planted in rows...
 • Medium term trees (maturity of 10 to 20) shall be planted in rows...
 • No tree stumps, logs or other debris shall be placed on or in the vicinity...
 • Plants shall be planted at a distance equal to or greater than the average...
 • The species shall be selected so as to minimize conflicts with existing...
 • Stakeholders shall be required to be placed and maintained...
 • Required landscaping shall be maintained to be in all times...
 • All trees for which credit was awarded shall be replaced...
 • All landscaping shall be maintained for three (3) years...
 • Regular maintenance shall be provided for repair or replacement...
 • All plants to receive Agriform Planting Tablets at installation shall be labeled in specifications.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
IE	9	Ilex x attenuata 'East Palatka'	East Palatka Holly	FG	16' H	6' SPR	FTB, SP	Native	3.5" Caliper
PE	29	Pinus elliotti 'Densa'	Slash Pine	FG	16' - 18' HT	7' W	F, SP, HO	Native	4" Caliper
QV	26	Quercus virginiana	Southern Live Oak	FG	16' H	8' W	F, SP, HO	Native	3.5" Caliper
SP	33	Sabal palmetto	Sabal Palm	FG	12' CT		HVY CAL, SP	Native	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
CHR	195	Chrysobalanus icaco 'Redtip'	Red Tip Coccolup	3G	24" HT	18"W	F	Native	
JAI	6	Jatropha integerrima	Jatropha	CG	6' OA		ML, SP	Non-native	
POD	24	Podocarpus macrophyllus	Podocarpus	CG, 4' HT x 2' SPR, FTB, SP					
VINE/ESPA LIER	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
FIC	40	Ficus repens	Creeping Fig	3G	10" RUNNERS		F, STK	Native	
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
HAM	148	Hamelia patens 'Compacta'	Dwarf Firebush	3G	24" HT	18"W	F		30" o.c.
PSW	42	Pennisetum setaceum 'White'	White Fountain Grass	3G	24" OA		F	Native	36" o.c.
SBR	2,422	Sesuvium portulacastrum	Sand Portulaca	1G	18" LFT	18" SPR	F	Native	24" o.c.

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LOCATION MAPS



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HOBE SOUND



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AREA DESCRIPTION

Hobe Sound is a small unincorporated area located just north of Tequesta and Jupiter in Martin County. The small area has a small-town feel and is centrally located on Florida's Atlantic coastline. Hobe Sound is home to some of the most beautiful beaches, championship golf courses, nature spots, parks, schools, shops, and restaurants.

Hobe Sound is home to many recreational parks and the Jonathan Dickinson State Park. The River was Florida's first river to earn the title for National Wild and Scenic River. In fact, Hobe Sound has the highest point above sea level in South Florida. Hobe Mountain located in the Jonathan Dickinson State Park is 86 feet above sea level.

Hobe Sound is home to three beautiful beaches, two of which are accessible by car located on northern end of Jupiter Island and the third accessible by boat or through access along the beach near Pecks Lake.

Hobe Sound has some of the best golf courses in the area, both public and private courses. Some of the golf courses include MacArthur Golf Club, Hobe Sound Golf Club, The Medalist, and Heritage Ridge Golf Club.

Nestled along SE Dixie Highway and Bridge Road are some of the best local restaurants and shops and boutiques in the area. Some of the popular restaurants include Taylor Beach House Cafe, Amato's Ristorante & Pizzeria, DelBar, Citron Bistro, Hobe Sound Social & Coffee, and Harry and the Natives. Locals shops and boutiques along SE Dixie Highway include Hobe Sound Beach Shop, Waterbabe, Jennifer Tyler Knitwear, Posh Pineapple, J. McLaughlin, and Hobe Sound Jewelers. Painted alongside of the buildings are murals painted by regional artists and residents.

JUPITER ISLAND



AREA DESCRIPTION

Ideally situated 20 miles north of world-renowned Palm Beach, Jupiter Island is located between the Atlantic Ocean and the picturesque Intracoastal waterway. Designated as the most affluent community in the U.S., Jupiter Island is famed for its lush surroundings and beautiful beaches. The Island is sought after for its unspoiled natural beauty.

With world-class dining and shopping just minutes away on the nearby mainland, the area is easily accessible by I-95 from the Palm Beach International Airport (30 minute drive). The Ft. Lauderdale and Miami airports are also within an easy 1-2 hour drive.

While this Jupiter Island location offers tranquility, it is nevertheless convenient to numerous area recreational and cultural facilities, championship golf courses, great fishing and world class shopping and dining. Twice a day, as the tide changes in the Inlet and Intracoastal, the incoming clear aquamarine water provides a feast for the eyes.



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DEMOGRAPHICS MAP & REPORT

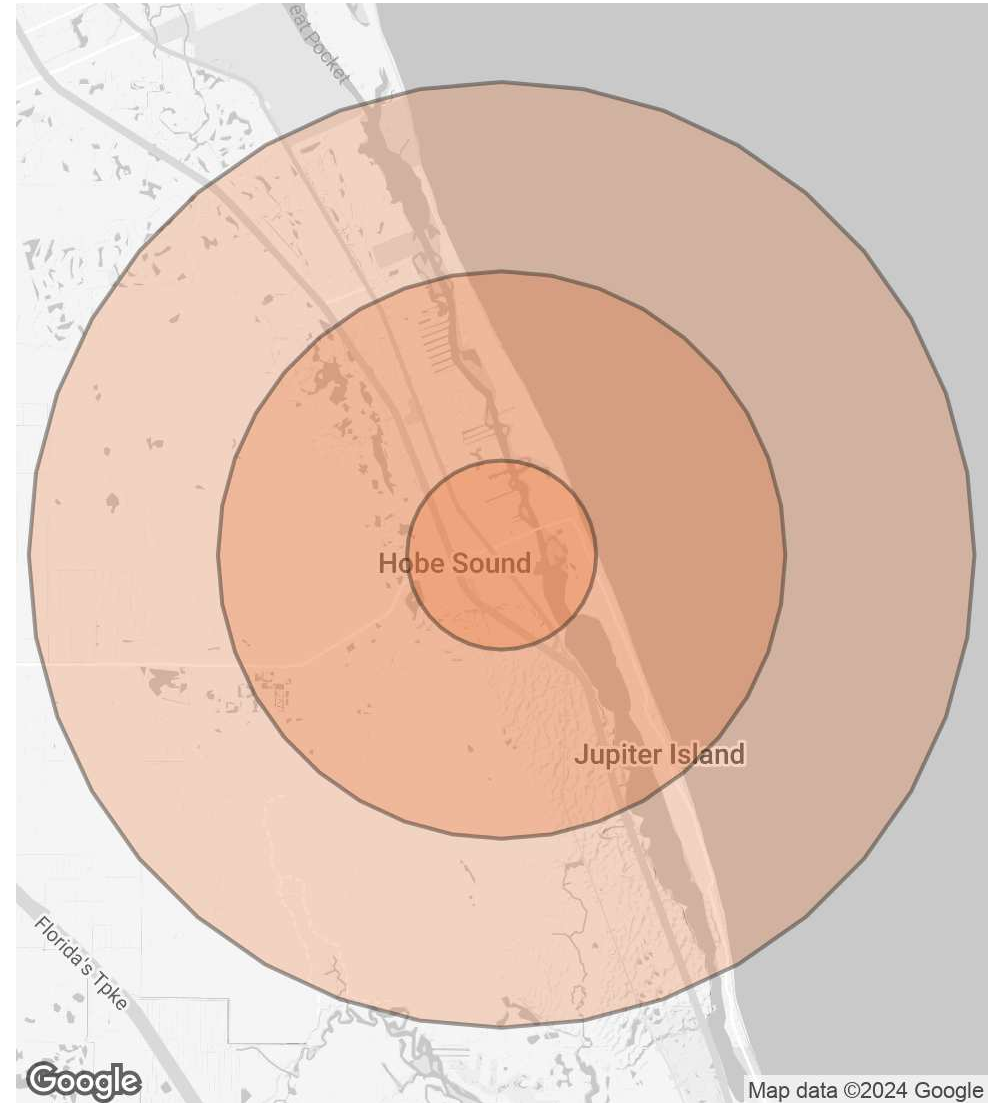
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,003	12,597	22,641
AVERAGE AGE	53.8	52.0	55.7
AVERAGE AGE (MALE)	54.6	51.5	54.6
AVERAGE AGE (FEMALE)	54.6	53.3	57.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,399	6,214	12,422
# OF PERSONS PER HH	2.1	2.0	1.8
AVERAGE HH INCOME	\$92,500	\$89,492	\$87,476
AVERAGE HOUSE VALUE	\$489,099	\$404,597	\$399,295

2020 American Community Survey (ACS)



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