



FAIRWAY
center

Rare Opportunity to Acquire 97% Leased Asset in Thriving Palm Beach Gardens



The Investment Opportunity

Jones Lang LaSalle (“JLL”) has been retained as the exclusive sales advisor for Fairway Center (the “Property”), a boutique 47,818-square-foot office building in the prime Palm Beach Gardens submarket of Palm Beach County. The Property is 97% leased by an established roster of tenants with an impressive 8.7-year weighted average tenant tenure (WATT), demonstrating exceptional stability. Fairway Center has consistently outperformed the PGA corridor micro-market, maintaining 92% average occupancy over the past decade compared to the market’s 90% during the same period.

Institutionally maintained since delivery and recently refreshed, the Property presents an opportunity to grow NOI by 50% over the next five years, primarily driven by significant mark-to-market potential as in-place rents currently average 30% below market rates. Adding to this upside, the Property’s established presence as a medical destination offers distinct business plan optionality, allowing future ownership to capitalize on the sector’s resilient demand. With no new office buildings under construction in the market today, new ownership can continue to grow rates while maintaining a discount to replacement cost rents, which exceed \$70/SF NNN.

Fairway Center’s irreplaceable location provides immediate access to The Florida Turnpike as well as seamless access to the region’s most prestigious executive neighborhoods and premier lifestyle amenities, including the renowned PGA National Resort and Spa and numerous exclusive country club communities.

This offering represents a rare acquisition opportunity in the tightly-held PGA Boulevard corridor, combining defensive cash flow with compelling value creation potential in South Florida’s most resilient office submarket.

PROPERTY SUMMARY

Building Address	7108 Fairway Drive
Year Built	1989
Building Size (RSF)	47,818
Occupancy	97%
WALT (Yrs.)	3.2 Years
WATT (Yrs.)	8.7 Years
Parking	227 Spaces (4.7 Spaces per 1,000 SF)

47,818
SQUARE FEET

97%
LEASED

4.7 PER
1,000/SF
PARKING RATIO

4.01
ACRES

30%
AVG BELOW
MARKET RENT

8.7 YEAR
WATT

The Gardens Mall



Seminole Golf Course



Home Prices:
\$4M - \$15M+

DSTROM
lulemon



WPB CBD
3M SF Class A
92% Avg Occupancy
\$90/SF Avg Asking Rent

PGA Boulevard





BALLEN ISLES
Homes Prices: \$1M - 6M

DUNKIN' CHASE

Florida's Turnpike (20 Min to WPB CBD)



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Home Prices: \$400K - \$3M

PGA
NATIONAL RESORT
PALM BEACH GARDENS
Home Prices: \$400K - \$3M

Investment Highlights

SIGNIFICANT MARK TO MARKET OPPORTUNITY

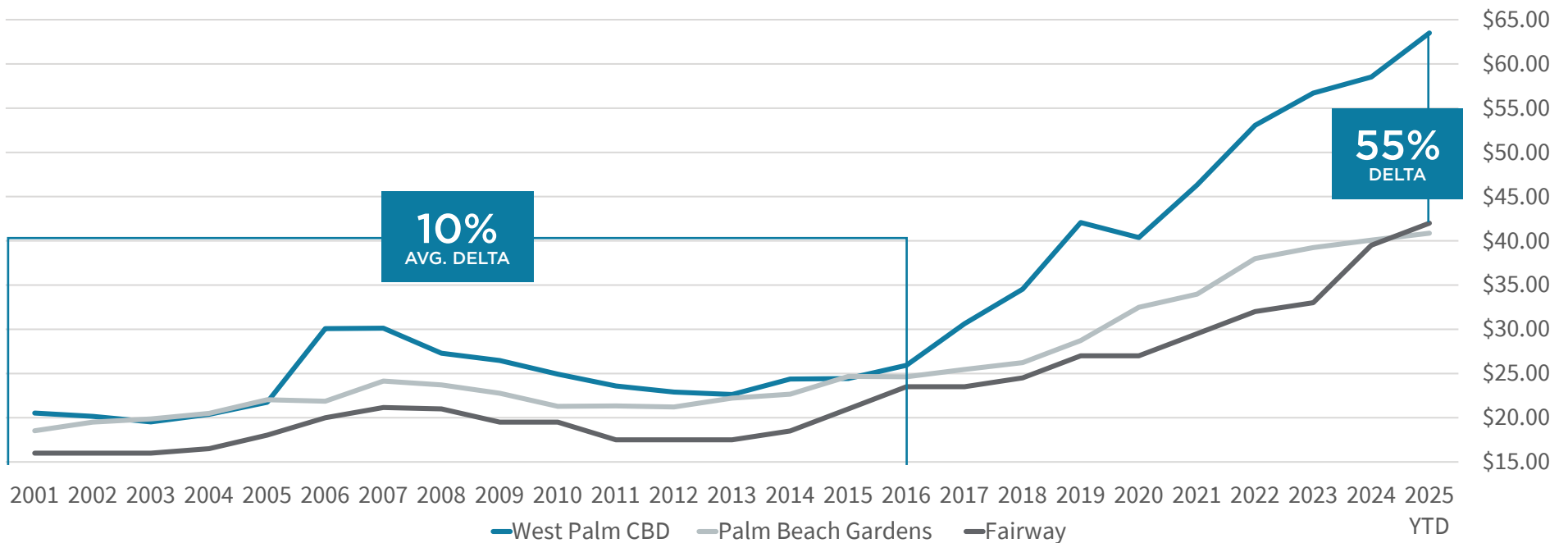
The asset exhibits a concentrated tenant roster with the top five occupiers controlling 61% of the building's occupied square footage, creating substantial embedded upside through strategic lease rollovers within the investment horizon. The investment presents a compelling opportunity to capture significant rental appreciation as leases expire over the next five years, with average rents at expiration over the next four years at 28% below market, providing substantial embedded NOI upside through strategic lease execution. This compelling mark-to-market opportunity, coupled with targeted asset enhancements, drives a projected 50% NOI growth over the five-year hold period.

WEIGHTED AVG. RENTAL RATE @ EXPIRATION

	In-Place	Market Rent	% Discount
2026	\$33.24	\$42.00	26%
2027	\$36.40	\$45.47	25%
2028	\$40.15	\$46.75	16%
2029	\$32.37	\$47.85	48%
4 Year Period	\$35.54	\$45.52	28%

AVERAGE 10% DELTA

HISTORIC CLASS A OFFICE RENTS (NNN)



SOUTH FLORIDA'S OFFICE GEM - PGA BOULEVARD

Fairway Center capitalizes on PGA Boulevard's exceptional office fundamentals, where the 15 Tier I & II assets maintain an average occupancy of 95%, positioning this corridor among South Florida's most supply-constrained submarkets with remarkable 10-year average occupancy of 90%. The historical rental rate delta between PGA Boulevard and West Palm Beach CBD has expanded dramatically from approximately 10% pre-pandemic to 55% as of Q2 2025, creating a compelling arbitrage opportunity for strategic investors. This widening rental disparity, combined with the submarket's demonstrated resilience through market cycles, presents a unique value proposition for acquiring quality assets like Fairway Center that offer significant discount to replacement cost while providing substantial mark-to-market upside potential through proactive asset management initiatives.



10 YEAR AVERAGE OCCUPANCY

88%

PALM BEACH COUNTY

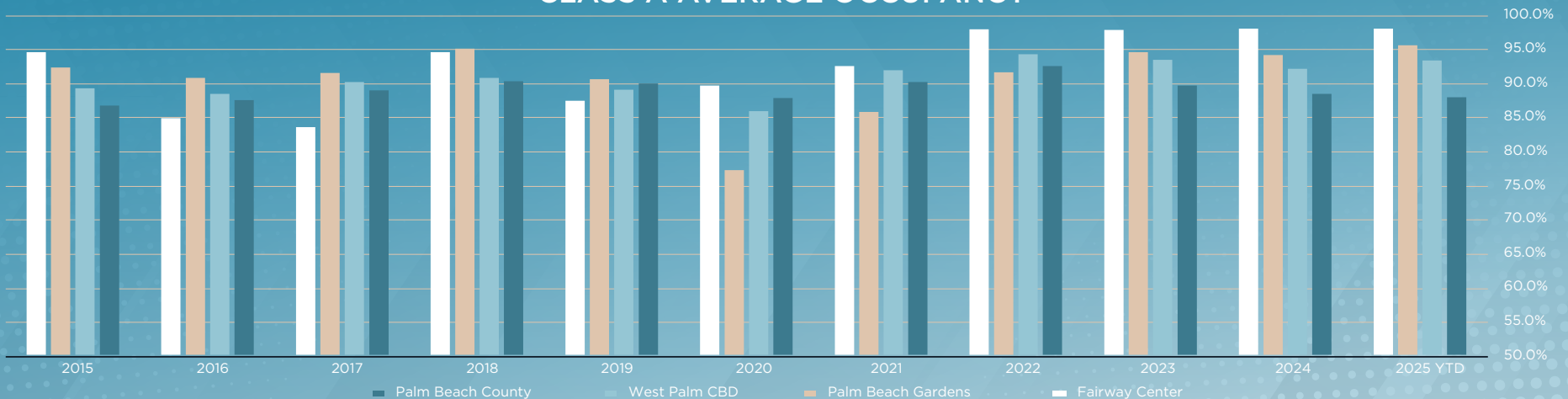
90%

PALM BEACH GARDENS

92%

FAIRWAY CENTER

CLASS A AVERAGE OCCUPANCY



Investment Highlights

BEST-IN-CLASS BOUTIQUE BUILDING

Fairway Center represents a premier boutique office opportunity strategically positioned off PGA Boulevard, offering exceptional fundamentals in Palm Beach County's competitive market. The property distinguishes itself with the market's highest parking ratio, coupled with highly efficient floor plates that maximize usable square footage. The asset's location provides seamless access to both PGA Boulevard and the Florida Turnpike, ensuring outstanding connectivity to the region.

NEARBY AMENITIES

PGA
NATIONAL RESORT
PALM BEACH GARDENS

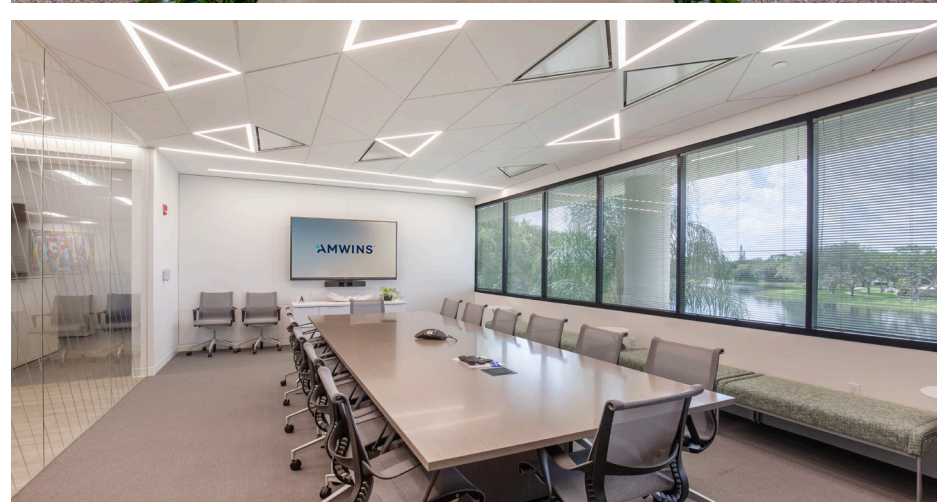
Rocco's Tacos
AND TEQUILA BAR



Publix®



IN GARLIC WE TRUST
1989 Prezzo 2018
ITALIAN RESTAURANT & BAR



PROXIMITY TO DECISION MAKERS

Western Palm Beach Gardens has emerged as the premier residential enclave for C-suite executives and corporate decision-makers due to its unparalleled access to the region's most prestigious neighborhoods and exclusive country clubs. The Property sits at the gateway to the renowned PGA National Resort & Spa, home to the annual PGA Tour's Cognizant Classic. Within a convenient 15-minute drive from the Property, residents can access eight of Palm Beach County's most coveted private country clubs, creating an exceptional lifestyle proposition that harmoniously blends luxury living with strategic business advantages. This concentration of executive talent has naturally attracted premium office developments that minimize commute times while maximizing quality of life, creating a self-reinforcing ecosystem of business leadership and upscale amenities.

SECURE IN-PLACE CASH FLOW WITH SIGNIFICANT UPSIDE POTENTIAL

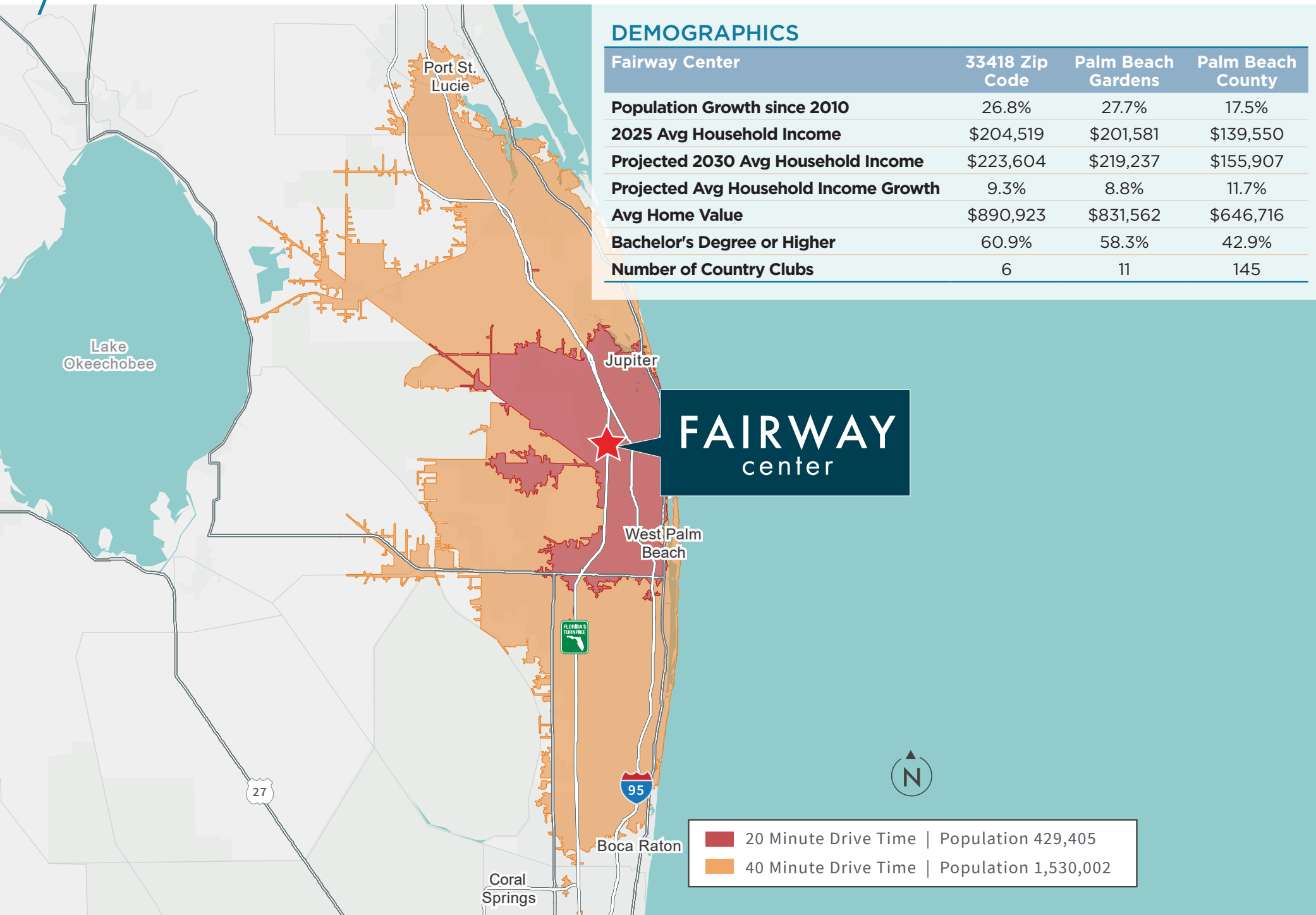
Fairway Center offers a compelling value-enhancement opportunity through its stable boutique tenancy anchored by AmWins, which occupies 36% of the rentable square footage, providing a secure income stream. The Property presents significant embedded upside with average in place rents 27% below market. The property's single vacancy on the third floor presents the ideal size and location for tenants in the PGA market.

HIGH BARRIER TO ENTRY & SIGNIFICANT DISCOUNT TO REPLICATION COSTS

The offering presents a rare acquisition opportunity in the PGA corridor supply constrained micro market at a compelling basis substantially below replacement cost, providing immediate scale and significant mark-to-market upside. This high barrier-to-entry location commands sustained tenant demand from financial services and wealth management firms migrating to South Florida, positioning the asset for exceptional NOI growth through strategic capital deployment and proactive asset management.



Teeing Up Excellence: The PGA Corridor's Demographics Advantage

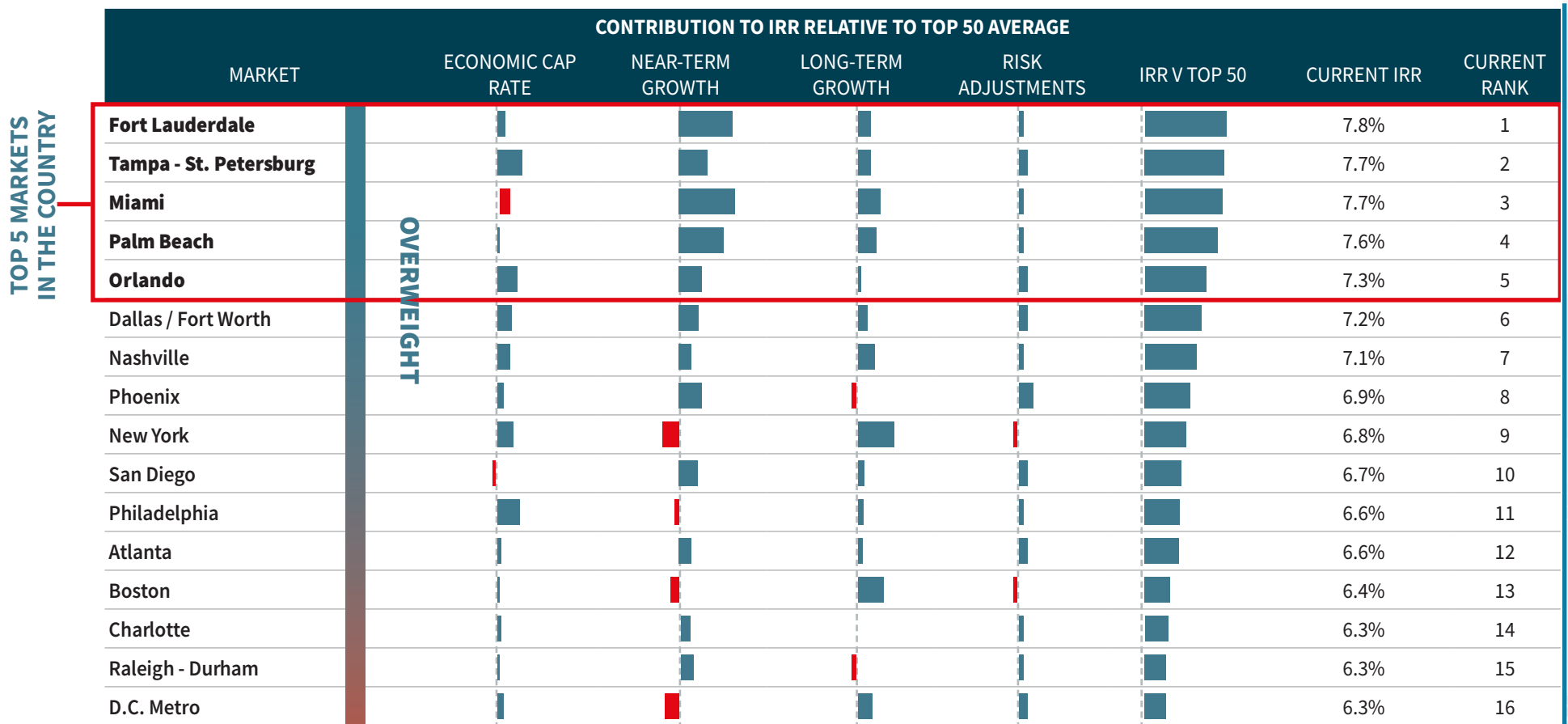


South Florida is the Strongest Performing Office Market in the Country

GREEN STREET RANKS FIVE FLORIDA MSA'S AS THE TOP OFFICE MARKETS IN THE COUNTRY



MARKET ALLOCATION - OFFICE



Source: Green Street, February 2025

Forbes

"Wall Street Is Going South And Taking \$1 Trillion In Assets With It"

- August 23, 2023

Bloomberg

"A 100 Billion Wealth Migration Tilts US Economy's Center of Gravity South"

- June 29, 2023

SOUTH FLORIDA BUSINESS JOURNAL

"Palm Beach County earns the nickname Wall Street South"

- April, 2025



FAIRWAY center

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