



## PLAN OVERVIEW

PEBB and Banyan have started executing an extensive capital improvements plan as part of the Ventures goal to transform the property and attract top level tenants and operating businesses.

### CURRENT CAPITAL PLAN

EXTERIOR BUILDING ENHANCEMENTS • NEW COMMON AREA AMENITIES • NEW LANDSCAPING  
UPDATED SIGNAGE • SCULPTURES & ARTWORK IN PUBLIC PLACES • ARTISTIC INTEGRATION OF BUILDING MURALS  
PARKING LOT UPGRADES • ADDITIONAL PARKING LOT & COMMON AREA LIGHTING

## PROPERTY OVERVIEW

- 308,212 sf Research Park located adjacent to Boca Raton Executive Airport, Tri- Rail and FAU Boca Raton Campus.
- Easy access to I-95, with a new dedicated interchange on/off ramp.
- Collaborate and develop with a community of Entrepreneurs and Academic researchers.
- FAU is the #1 Doctoral level undergraduate research university, with 30,000 students currently enrolled.
- Personalized orientation and relationship with FAU Career Development Center to access talented and motivated workforce and interns.
- Opportunity to become adjunct faculty at FAU.



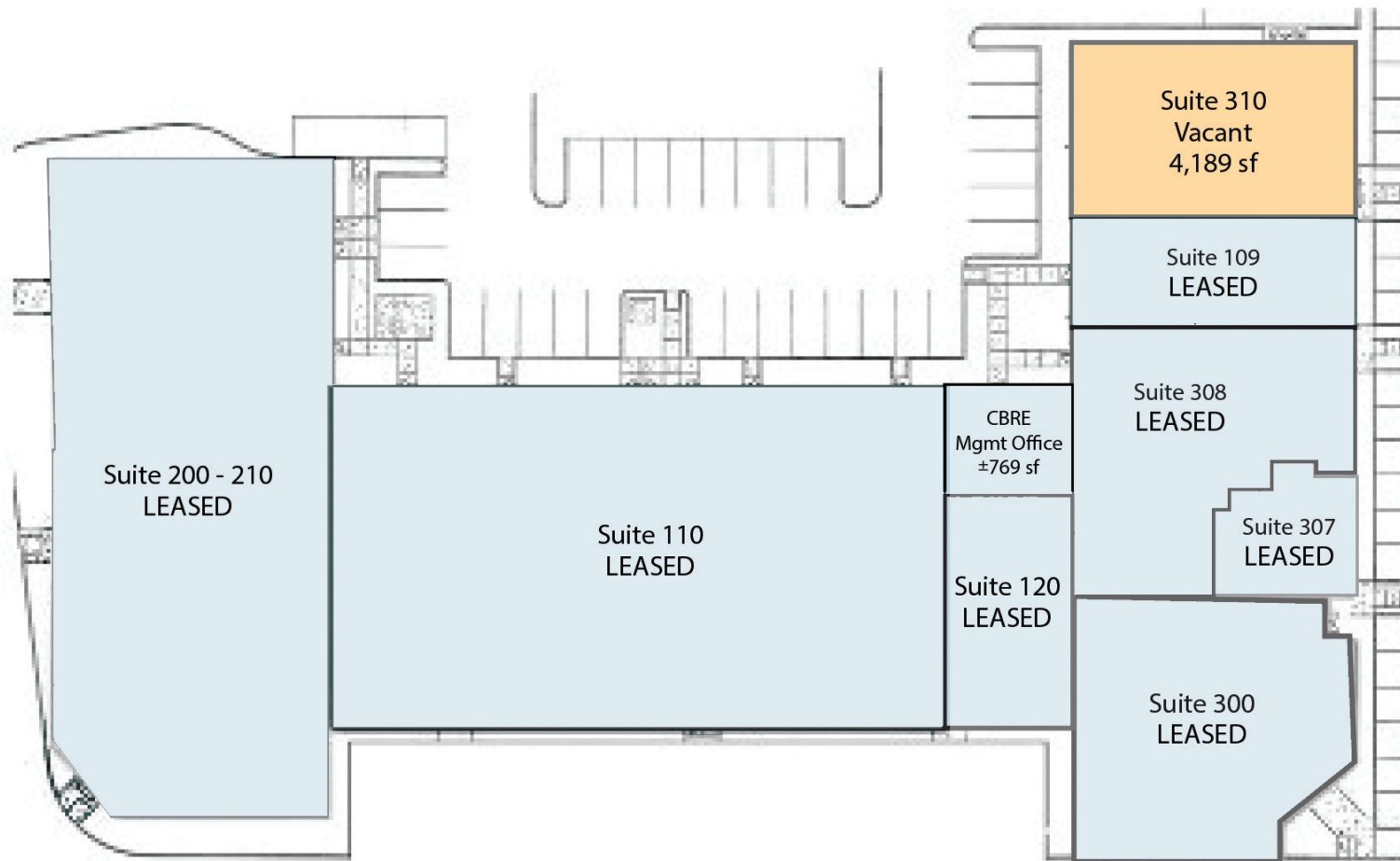
## SITE PLAN

- The seven (7) orange buildings denote the office structures that are part of the subject portfolio.

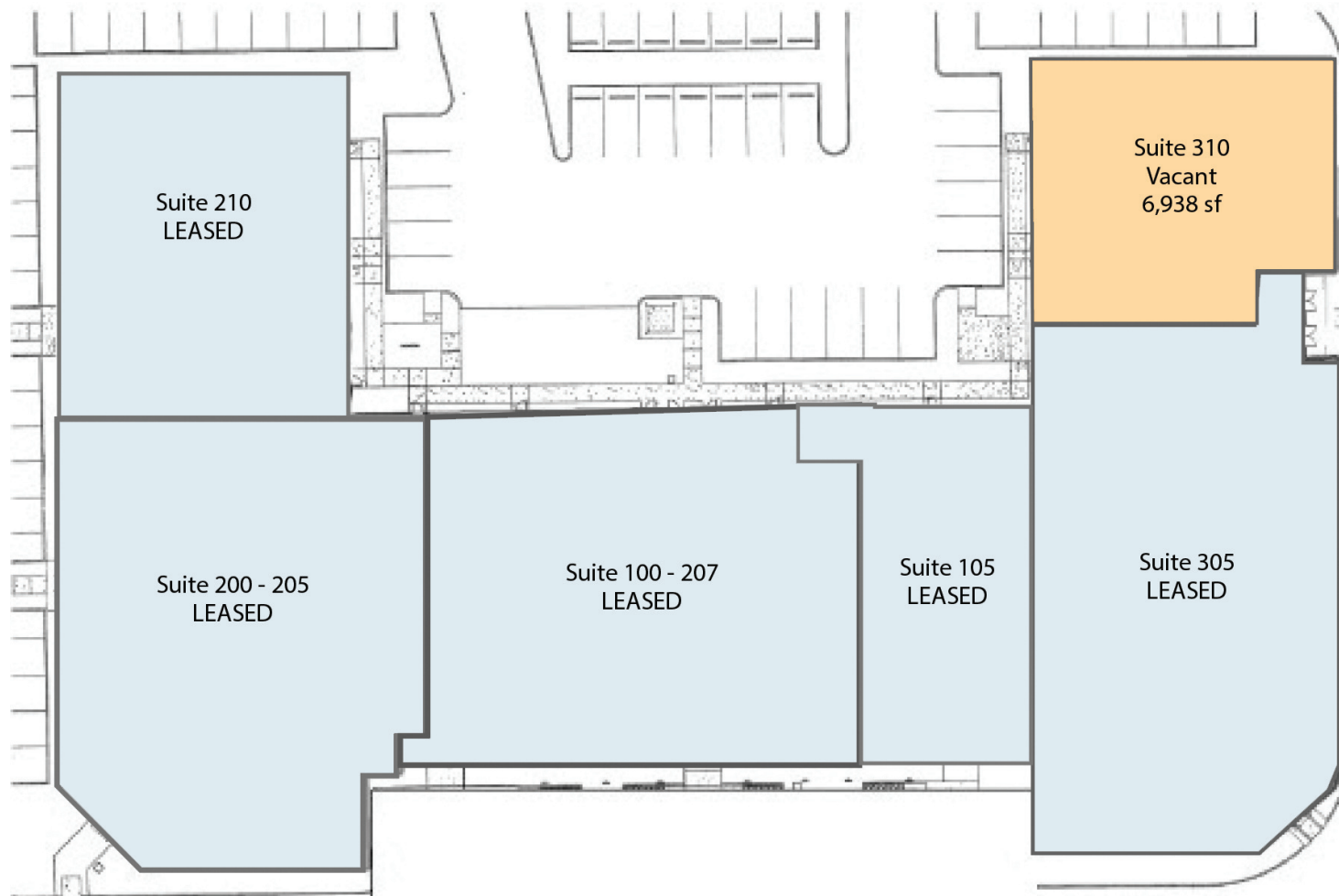
| Portfolio Acreage Detail |          |              |                         |
|--------------------------|----------|--------------|-------------------------|
| Address                  | Building | Acres        | Building Square Footage |
| 3998 FAU Boulevard       | IC1      | 3.46         | 52,997                  |
| 3848 FAU Boulevard       | IC2      | 4.34         | 54,412                  |
| 3701 FAU Boulevard       | IC3      | 8.81         | 57,740                  |
| 3651 FAU Boulevard       | IC4      | 8.81         | 57,783                  |
| 3731 FAU Boulevard       | IC5      | 8.81         | 9,109                   |
| 3600 FAU Boulevard       | IC6      | 3.85         | 50,115                  |
| 3231 NW 7th Avenue       | IC7      | 2.43         | 26,056                  |
| <b>Total</b>             |          | <b>22.89</b> | <b>308,212</b>          |



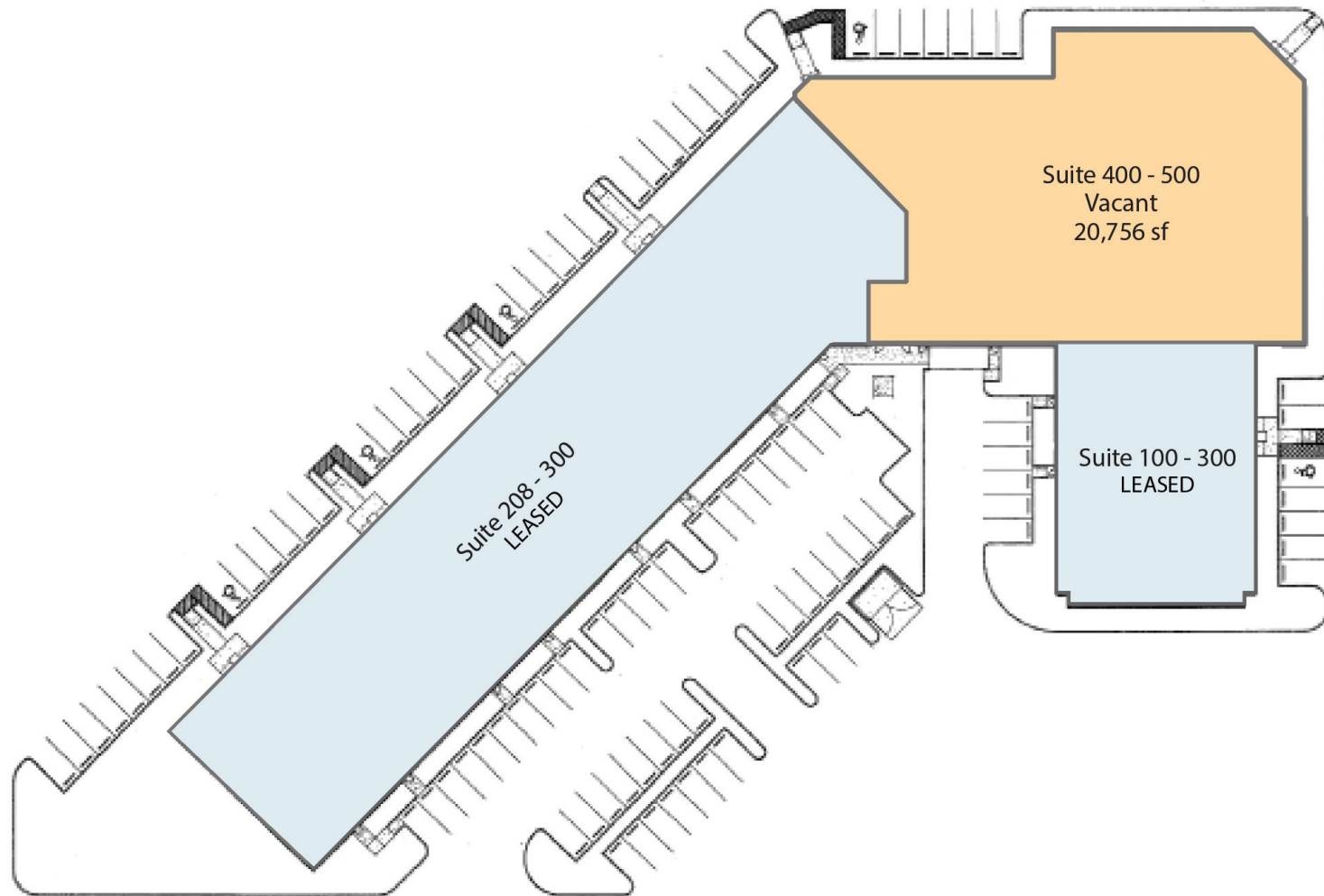
IC1 - 3998 FAU BOULEVARD



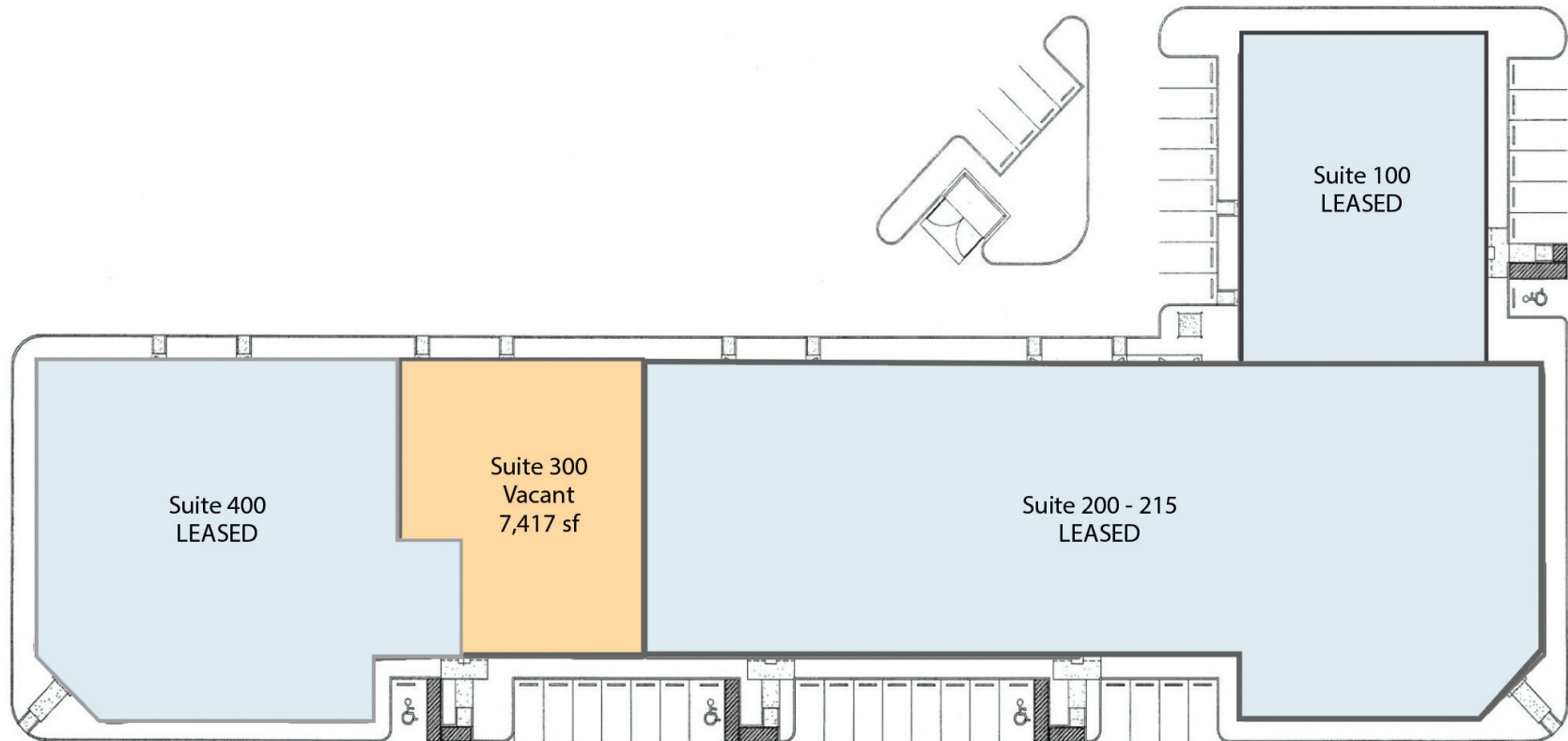
IC2 - 3848 FAU BOULEVARD



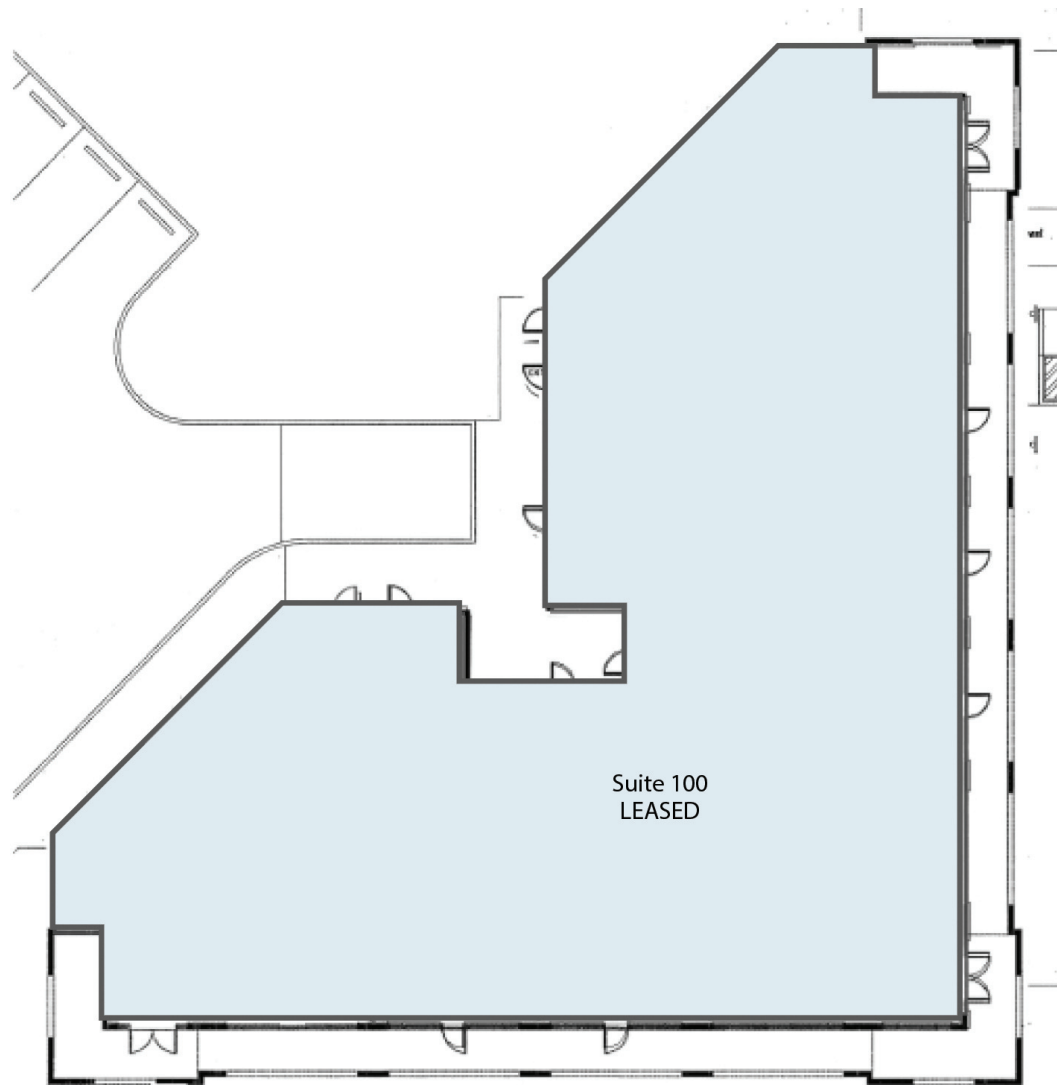
IC3 - 3701 FAU BOULEVARD



IC4 - 3651 FAU BOULEVARD



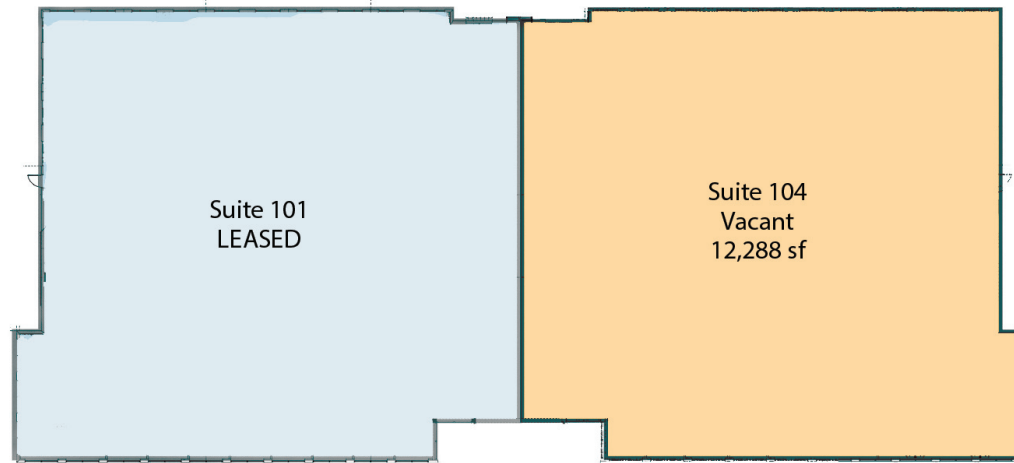
IC5 - 3731 FAU BOULEVARD



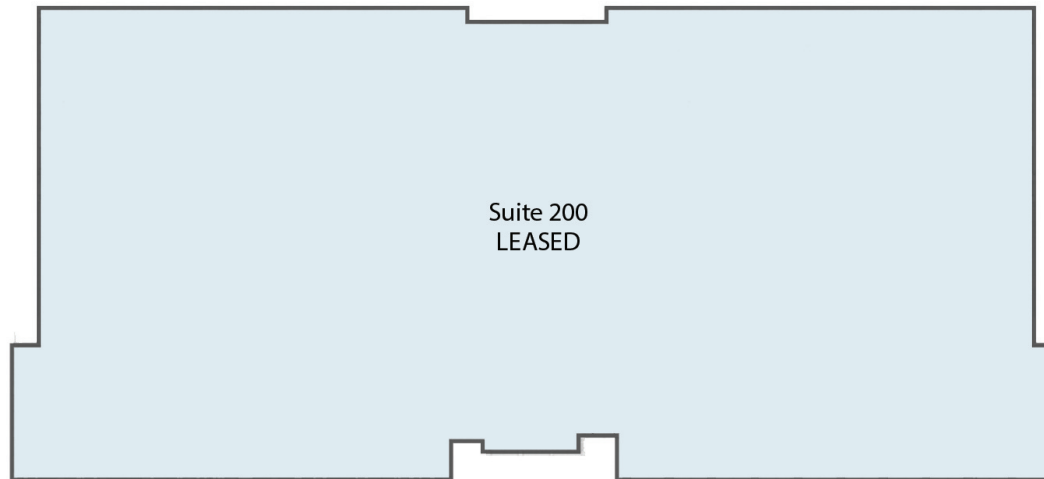


IC6 - 3600 FAU BOULEVARD

1st Floor



2nd Floor



IC7 - 3231 NW 7 AVENUE

