

FOR SALE OR BUILD TO SUIT | CLASS A MIXED USE BUSINESS PARK



BEACON PARK

Beacon Park provides an excellent opportunity to secure a very desirable and highly sought-after location with unparalleled access to both Interstate 95 and the Florida's Turnpike.

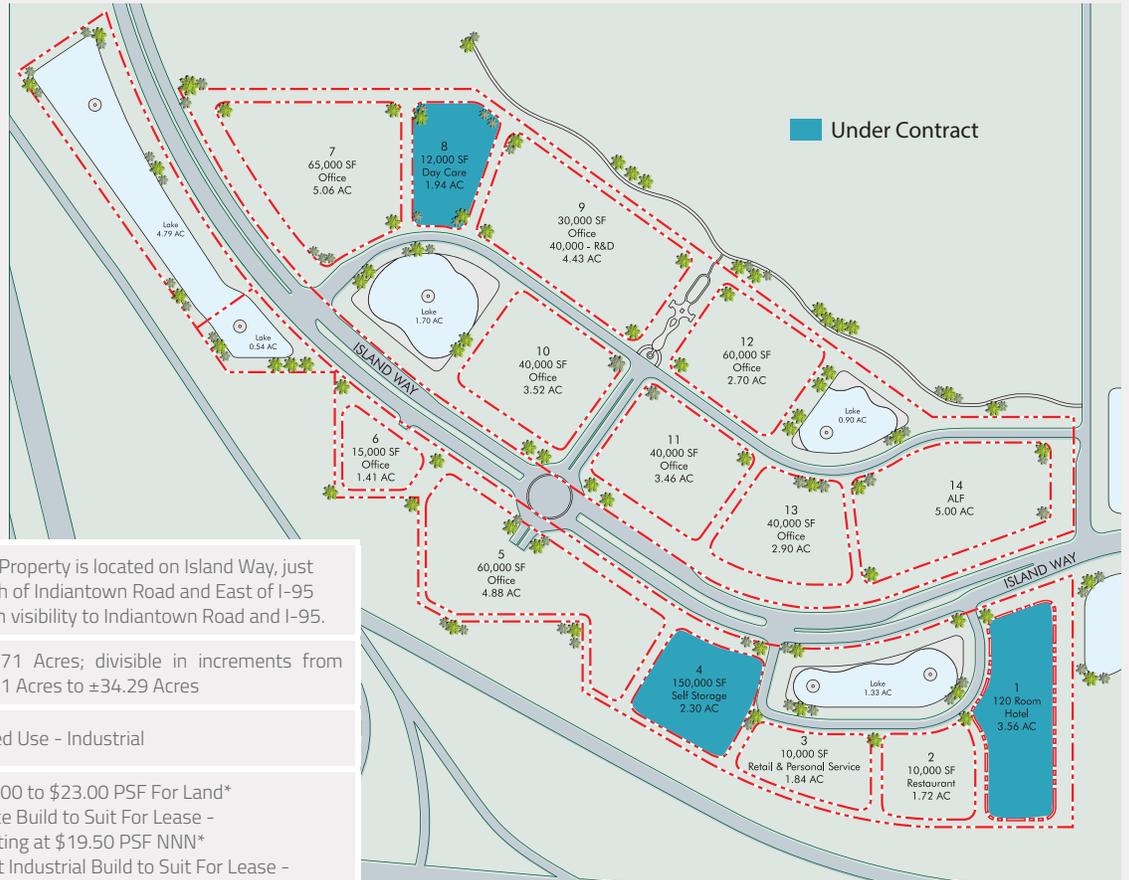
- + Zoning allows for office, retail, hotel, R&D, ALF, etc.
- + Shovel ready with utilities, storm water, road access and curb cuts already in place.
- + Individual and combined parcels available for buildings between $\pm 15,000$ SF and $\pm 550,000$ SF or parcels usable with off-site retention provided.
- + Build to suit or contiguous parcel land sales available from ± 1.41 to ± 34.29 Acres.

INDIANTOWN ROAD & INTERSTATE 95 JUPITER, FL 33458



INDUSTRY. INNOVATION. IMAGINATION.

PROPERTY SITE PLAN



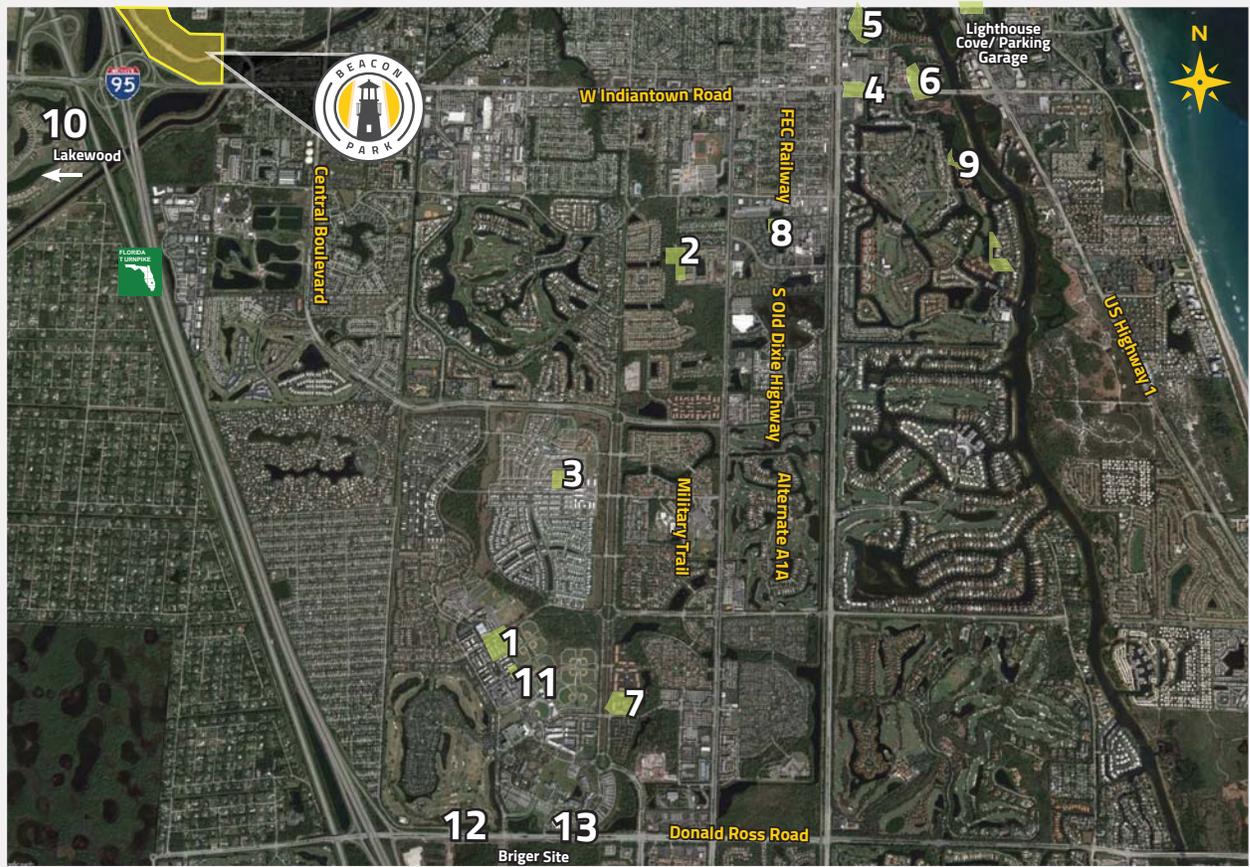
Property Location	The Property is located on Island Way, just north of Indiantown Road and East of I-95 with visibility to Indiantown Road and I-95.
Site Area	±57.71 Acres; divisible in increments from ±1.41 Acres to ±34.29 Acres
Zoning	Mixed Use - Industrial
Parcels Available For Sale or Build to Suit	<p>\$12.00 to \$23.00 PSF For Land*</p> <p>Office Build to Suit For Lease - Starting at \$19.50 PSF NNN*</p> <p>Light Industrial Build to Suit For Lease - Starting at \$12.00 PSF NNN*</p> <p>*Subject to size, intended use, location and configuration</p>

AREA HIGHLIGHTS

- + The Property is within close proximity to some of the most exclusive housing options in the country. Area Luxury living includes Jupiter Island, houses along the Loxahatchee River, and over a dozen country club communities including Bears Club, Admirals Cove, Trump National, Frenchman's Reserve, Marisol, Old Palm and Old Marsh.
- + Located within the epicenter of Northern Palm Beach County's largest employers including Scripps Research Institute, NextEra Energy (Florida Power and Light "FPL"), Jupiter Medical Center, PSM, Florida Turbine, FAU, and Pratt-Whitney.
- + Transit oriented area with convenient access to Alternate A1A, US Highway One, Interstate 95, and Florida's Turnpike. This is attractive to employers as higher paid employees can live in Jupiter while the easy highway access provides easy commutes for employees living in Boca Raton to Port St. Lucie.
- + Located in the growing Town of Jupiter, Palm Beach County, Florida and has access to the top rated Jupiter public schools as well as many prestigious private schools.
- + Unique recreational opportunities including proximity to world class fishing and public access beaches, fantastic public park system, and Roger Dean Stadium which is the spring training home of the Miami Marlins and the world champion St. Louis Cardinals.

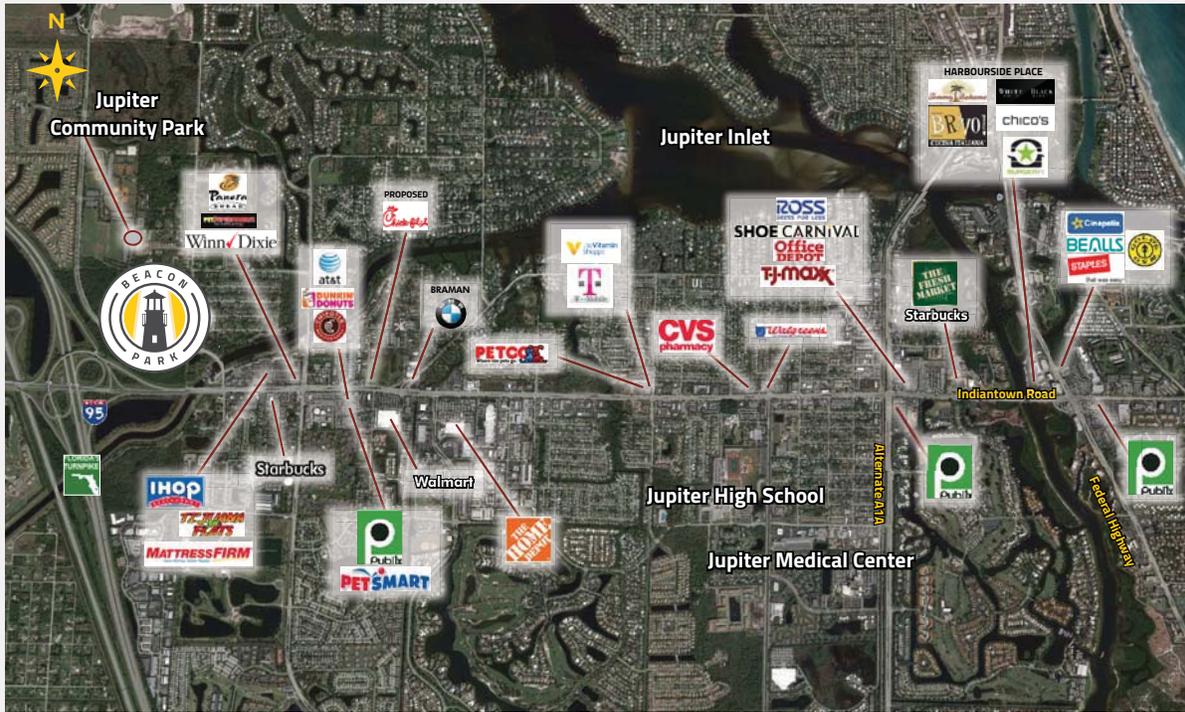
RECENT LOCAL GROWTH ACTIVITY

No.	Development	Description/Comments
1	Allure at Abacoa	Recently completed and west of Town Center. Added 290 multi-family townhouse/apartment units adjacent to Roger Dean Stadium.
2	Barcelona	Recently completed and comprises 351 apartments units and add 60,000 SF of combined retail and medical office space.
3	Dakota in Abacoa	Located along Central Boulevard just south of Indian Creek Parkway, is currently under construction and will add 140 apartments to the area.
4	Fresh Market	Approved site located along Indiantown Road, just west of the Intracoastal Waterway; developer Fisherman's Wharf Realty.
5	Fullerton Island	An island located jusy south of the Loxahatchee River that Palm Beach County is currently overhauling for kayak trails and a nature preserve.
6	Harbourside Place	Recently completed. Two five-story hotels with 189 rooms, a marina, and 140,000 SF of office, retail and restaurant space.
7	Institute for Healthy Living	200,000 SF convalescent center in Abacoa with research and development that was recently delivered at an estimated cost of \$70 million
8	Jupiter Medical Center	Addition of a new three-story medical building that contains 44 beds. Construction completed in 2015 at an estimated cost of \$46 million.
9	Jupiter Yacht Club	Has received approvals to add a two-story retail/office building totaling 9,600 SF.
10	Lakewood	New development under construction by DiVosta and will include 351 homes, gas station and 150,000 SF of R&D space located the the northwest quadrant by Florida's Turnpike and Indiantown Road.
11	Marriott Hotel	Recently completed 128-room hotel adjacent to Abacoa Town Center and FAU's Jupiter campus.
12	United Technologies	United Technologies Corporation is constructing a 225,000 SF state of the art facility on 30 acres at the corner of Donald Ross Road and Interstate 95.
13	Alton	Kolter will add over 1,300 homes and townhomes at the corner of Donald Ross Road and Interstate 95.



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AMENITY AERIAL



**BEACON
PARK**

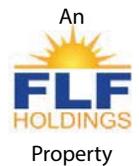
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CONTACT US

ROBERT SMITH
Executive Vice President
+1 561 478 0330
robert.c.smith@cbre.com

KIRK NELSON
Vice President
+1 561 227 1803
kirk.nelson@cbre.com

JEFF KELLY
Executive Vice President
+1 561 393 1621
jeffrey.kelly@cbre.com



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