

901 PENINSULA

901 PENINSULA CORPORATE CIRCLE | BOCA RATON, FL 33487



 CUSHMAN &
WAKEFIELD



Executive Summary

901 Peninsula offers 310,000 square feet of Class-A office space designed with rich amenities for an engaging employee environment. Convenient access to I-95 and centrally located between two major airports, the facility has been built and enhanced over time to withstand major hurricanes. The building has three separate wings joined by an open atrium for easy multi-tenant conversion and operational flexibility. The property is located on a large 18.3 acre parcel and is currently zoned M-3 with Planned Mobility overlay that provides potential alternative uses.

LEASING HIGHLIGHTS



BUILDING AREA
± 310,000



F.A.R.
(50% Max)
478,059 G.S.F. Allowed



PARKING CALCULATION
(AS BUILT)
Required: 1040 | Provided: 1,293



BUILDING MATERIAL
Tilt-up concrete and glass



ZONING
M-3 with Planned Mobility Overlay



LAND TO BUILDING RATIO
2.57/1



OFFICE
105,000 SF



DATA CENTER
21,000 SF (as built in 2000)



KITCHEN AND CAFÉ
7,054 SF



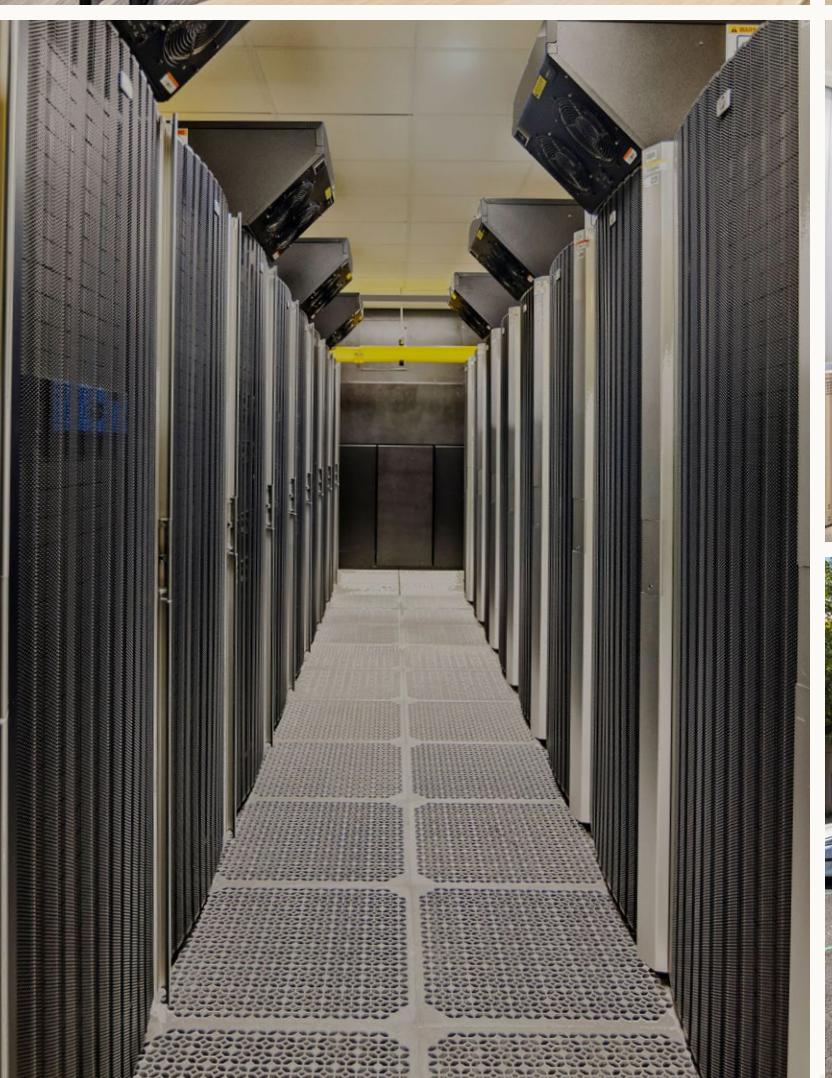
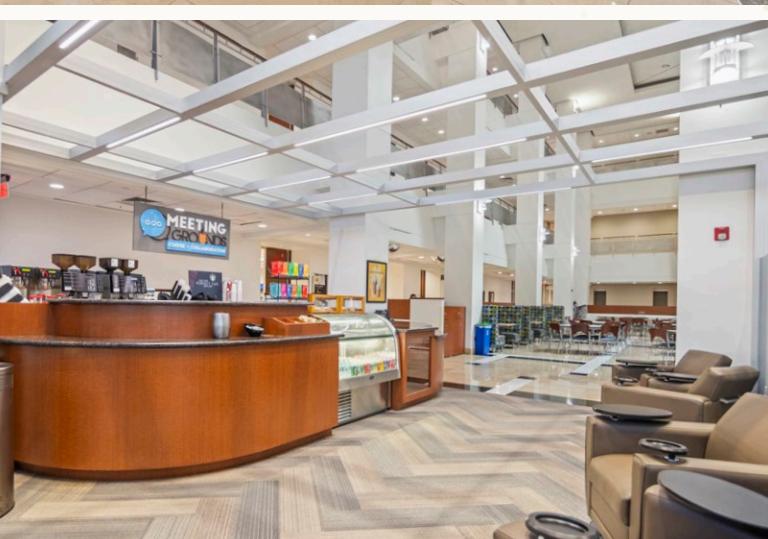
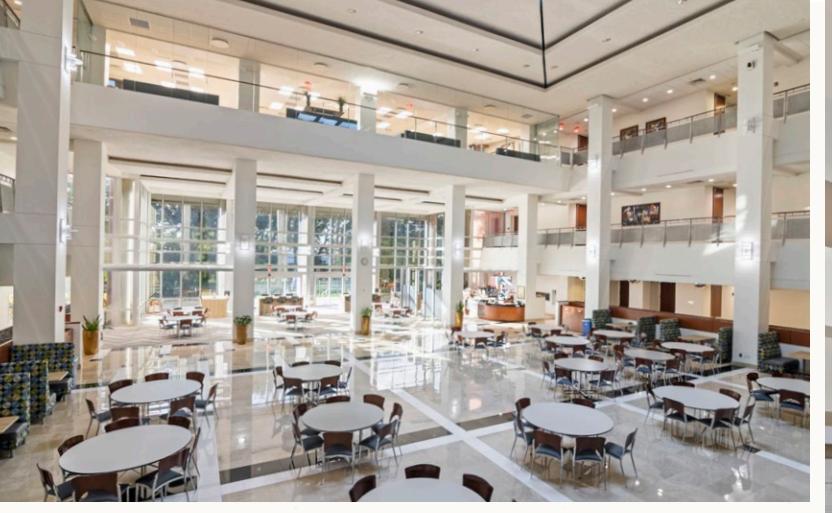
DAY CARE
8,125 SF
+ Playground (6,200 SF)



FITNESS CENTER
6,445



GAME ROOM
2,783 SF



PROPERTY OVERVIEW

BUILDING OVERVIEW

A three-story and tri-winged Class A office building on an expansive and fenced 18.3 acre campus, it offers a true corporate headquarter experience. It has been owner occupied since its completion in 2000.

LOCATION

Conveniently located less than 1/2 mile west of I-95, providing excellent highway access.

AMENITIES

The building offers a plethora of amenities, including a day care center, a fitness center, a game room, a café, a full-service cafeteria, conference and training rooms, a game room, an Atrium, a video studio, in-house fulfillment center, EV charging stations, a wellness center, a mothers room, and adjacent walking/biking trails.



PARKING

There are currently 1,293 surface parking spaces, potentially more by remarking the spaces.

ELECTRIC CAR CHARGING

Four EV charging stations.

WINDOWS

Solid core 7-foot interior office doors and 8-foot hurricane impact windows installed throughout.

CEILING HEIGHT

14 feet slab to slab.



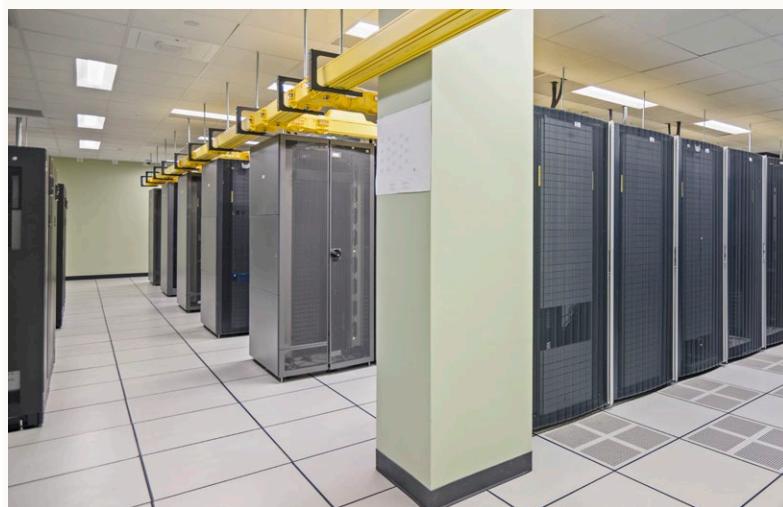
FULL REDUNDANCY

Power Generation

- The building is backed up with three bi-fuel generators that provide full electrical service, including HVAC, in the event of a power outage:
 - A single generator can support the entire building
 - Utilizing natural gas, the onsite diesel fuel can power the generators continuously up to 30 days

HVAC

- The HVAC system with two 572-ton chillers is designed with stainless steel handlers to provide purified air throughout the building. Each chiller is capable of handling the entire facility's heat load

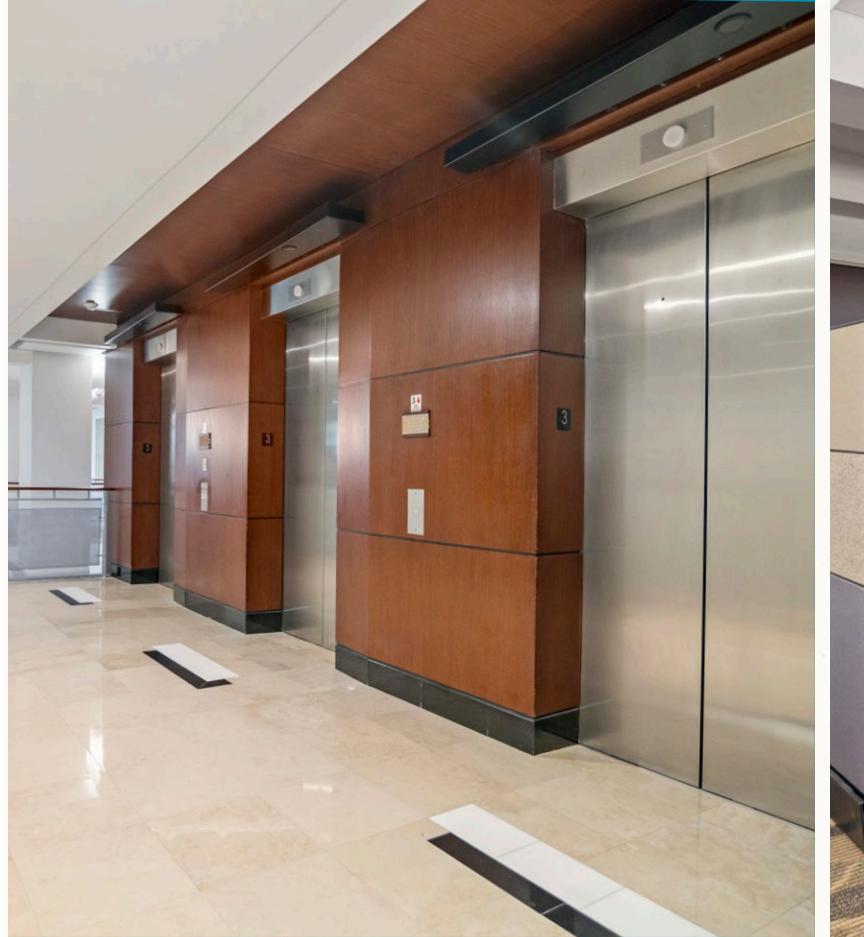


DATA CENTER

Secure shell with raised floors built to withstand a Cat-5 storm.

- Cisco Meraki wireless network including guest network and separate conference center network
- Three internet providers (AT&T, Crown Castle, and Lumen)
- FM200 fire suppression for equipment areas
- VESDA and sprinkler system
- Advanced cooling systems: Water chilled cooling and Liebert cooling
- Badge access and video security system
- Overhead cable trays
- Two Cisco data closets on each floor of each wing with spot coolers
- The entire data center and all data closets are protected by UPS systems, ensuring uninterrupted transitions between utility and local power







Location Overview

Boca Raton continues to attract significant interest from private, institutional, foreign and domestic firms who are attracted to the broadly affluent demographic base. 901 Peninsula Corporate Center's location positions the property amongst some of the wealthiest communities in South Florida. It is minutes from both executive level housing and ultra luxury housing communities with home values between \$1-\$5+ million. Boca Raton is home to three of the ten most expensive gated communities in the U.S.

The Property sits within close proximity to some of the most notable and exclusive associations in Boca Raton, including:

- Broken Sound Country Club
- Boca Raton Resort & Club
- Royal Palm Yacht & Country Club
- St. Andrews Country Club
- The Polo Club of Boca Raton
- Woodfield Hunt Club
- Woodfield Country Club



SOUTH FLORIDA AND BOCA RATON

Large numbers of professionals and companies are flocking to South Florida due to its quality of life, lack of state income taxes, and business-friendly government policies.

Cushman & Wakefield has tracked over 50 companies that have recently moved or announced plans to relocate their headquarters, relocated a division of their company, opened or expanded an office, or had heads of companies move their permanent residence to South Florida. The Boca Raton office market continues to draw multiple new-to-market companies, including many tech firms from the Northeast and California.

Cushman & Wakefield is tracking an additional 300,000 square feet of new-to-market tenants currently looking within the Boca Raton market.



FLOOR PLAN

EAST WING | 1ST FLOOR | ±35,000 SF

1

EXECUTIVE
OFFICES

17

OFFICES

166

WORKSTATIONS

7

CONFERENCE
ROOMS

2

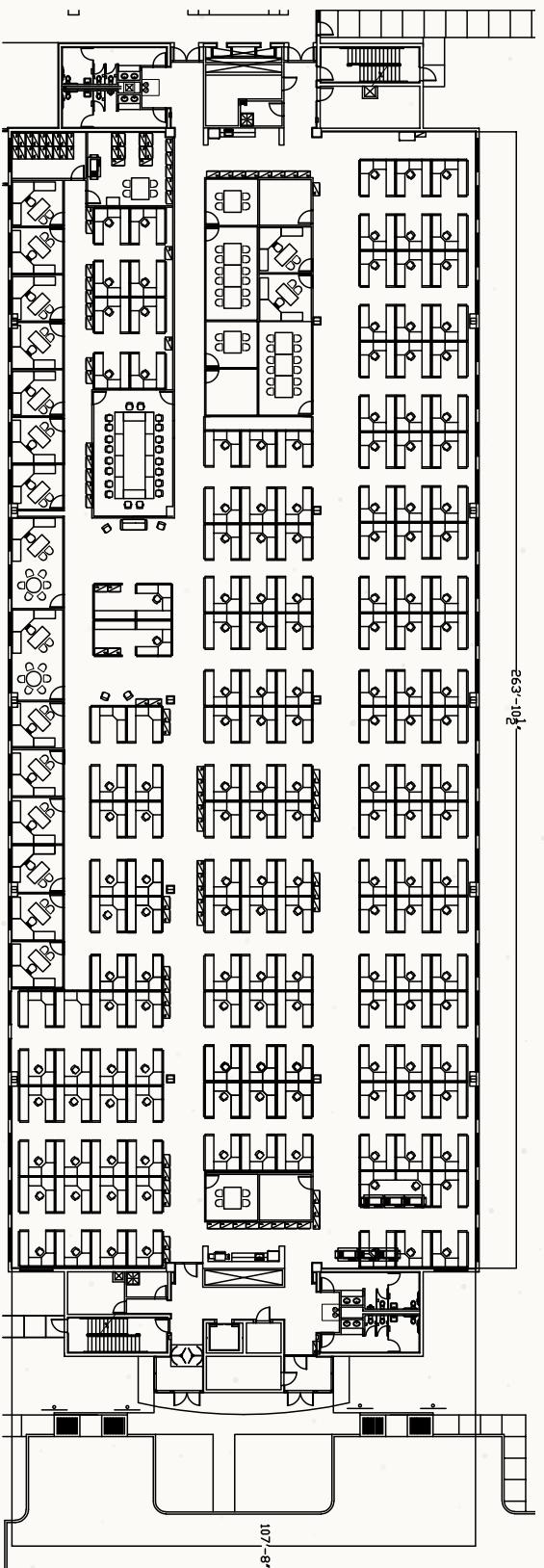
DATA CLOSETS

2

KITCHENETTES

2

OTHER



FLOOR PLAN

EAST WING | 2ND FLOOR | ±35,000 SF

1

EXECUTIVE
OFFICES

9

OFFICES

146

WORKSTATIONS

11

CONFERENCE
ROOMS

2

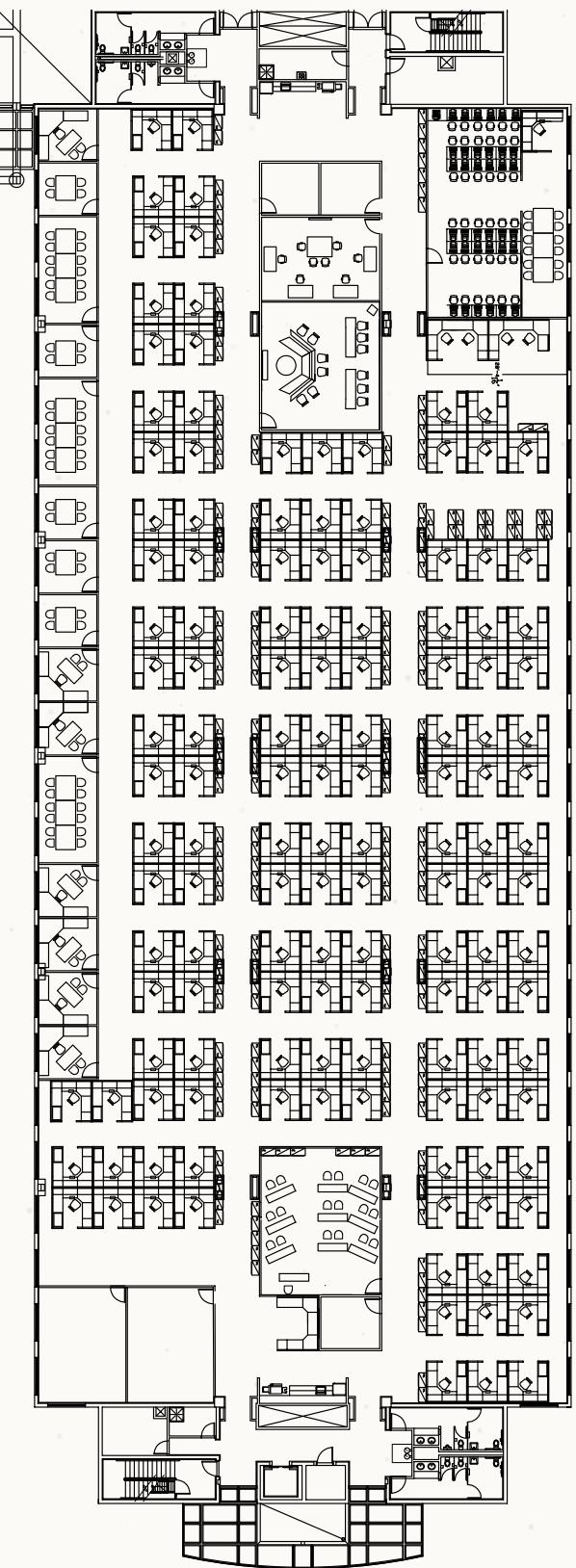
DATA CLOSETS

2

KITCHENETTES

3

OTHER



FLOOR PLAN

EAST WING | 3RD FLOOR | ±35,000 SF

1

EXECUTIVE
OFFICES

33

OFFICES

118

WORKSTATIONS

7

CONFERENCE
ROOMS

2

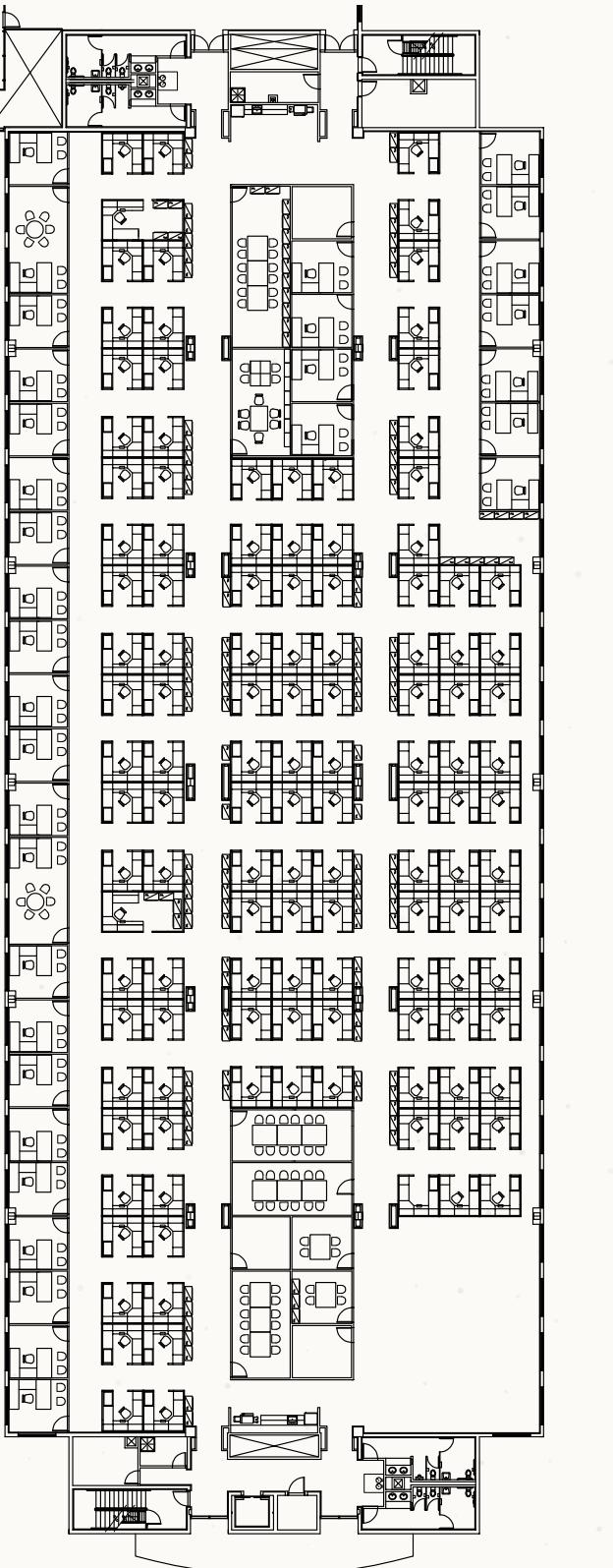
DATA CLOSETS

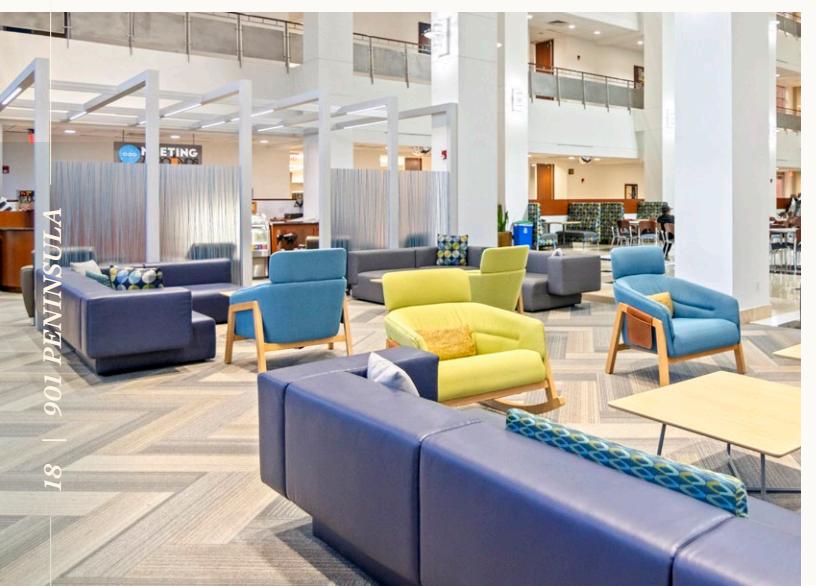
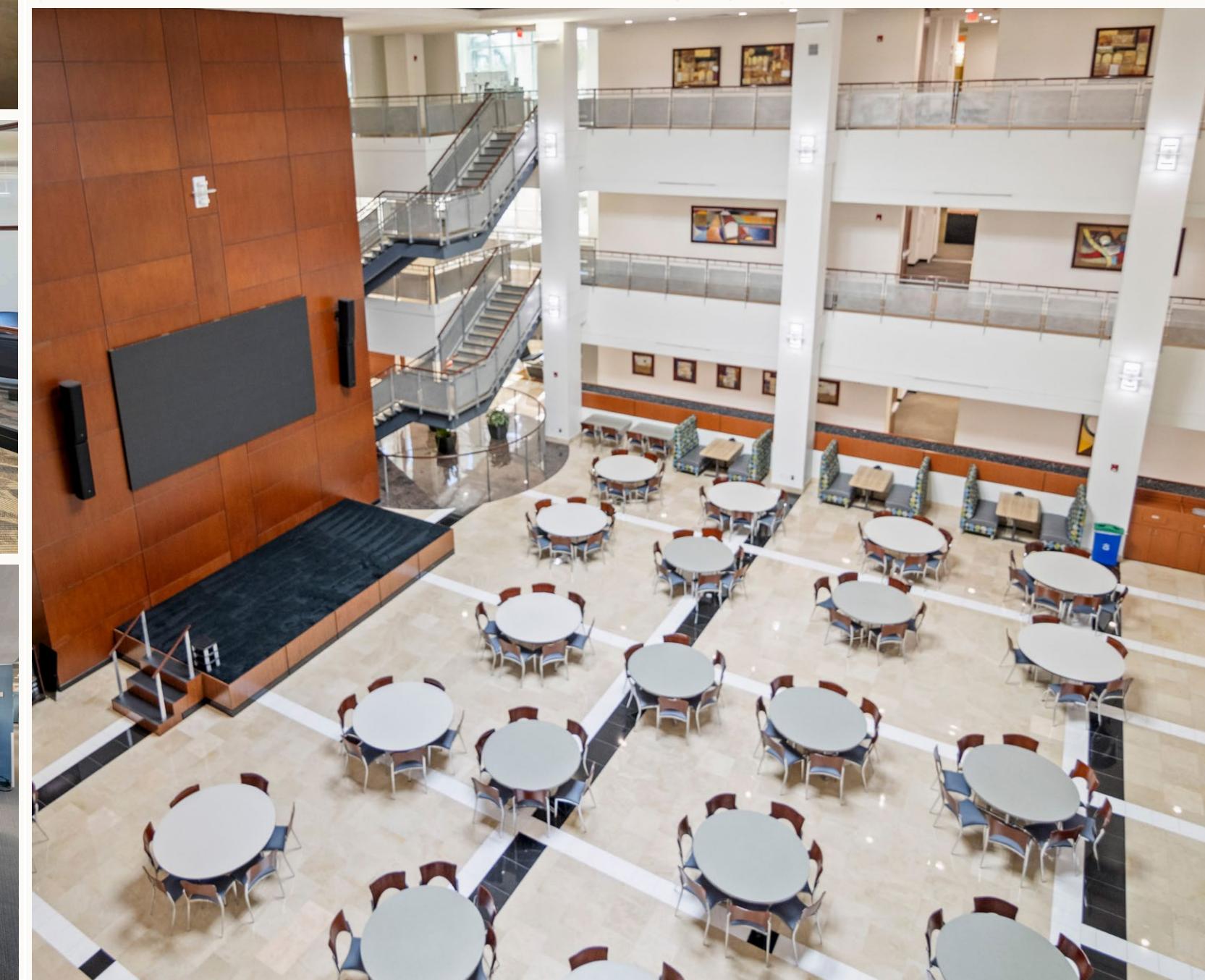
2

KITCHENETTES

2

OTHER







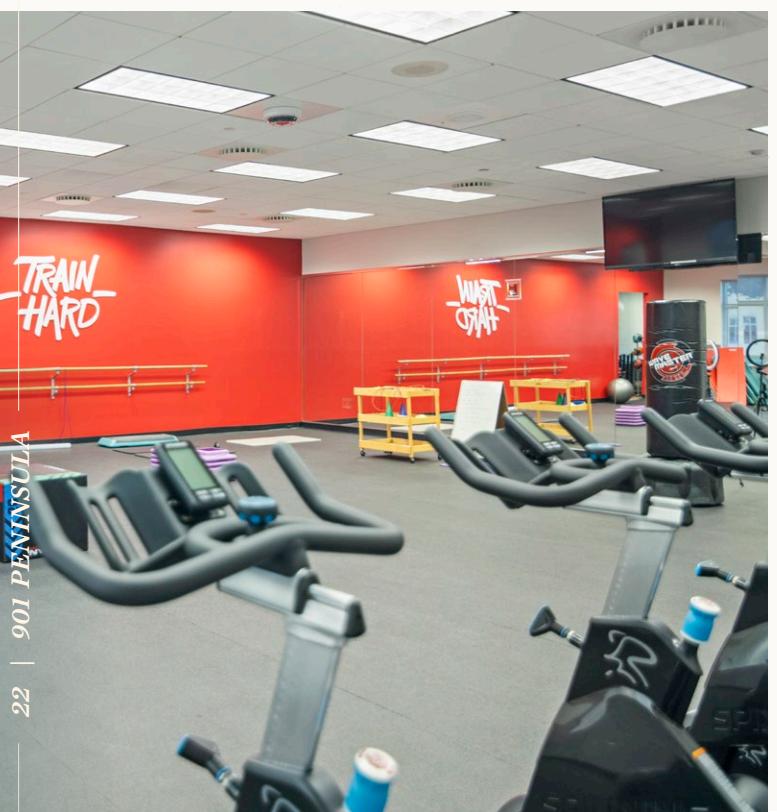


AMENITIES

WELLNESS

FITNESS CENTER

The Fitness Center offers over ±6,000 square feet of exercise training facilities in a stylish private environment. Since 2001, the YMCA South Palm Beach County has operated the fitness center, commonly referred to as "YMCA@901" offering a variety of programs, including yoga, spin class, boxing, Zumba, as well as private personal training.



BIKE AND PEDESTRIAN PATHS

- The City of Boca Raton's El Rio Trail provides a 5-mile bicycle and pedestrian path with water views from the property to Glades Rd
- PCCA maintains a circular pedestrian path around the lake adjacent to the property

MOTHERS ROOM

A private and comfortable lactation space for nursing mothers.

WELLNESS ROOM

Private rooms and waiting area for onsite services, including a blood pressure machine.



DAYCARE

- Operated by YMCA
- Infant to Pre-K
- Licensed for 87 kids and flexible to handle up to 40 infants
- 7 professionals with an average 13 years of YMCA work experience, First Aid and CPR certifications, Certified Florida Teachers
- 5 classrooms (Infant, Toddler, 2's, 3's, Pre-K)
- YMCA leverages a licensed "Creative Curriculum" and "Teaching Strategies" programming

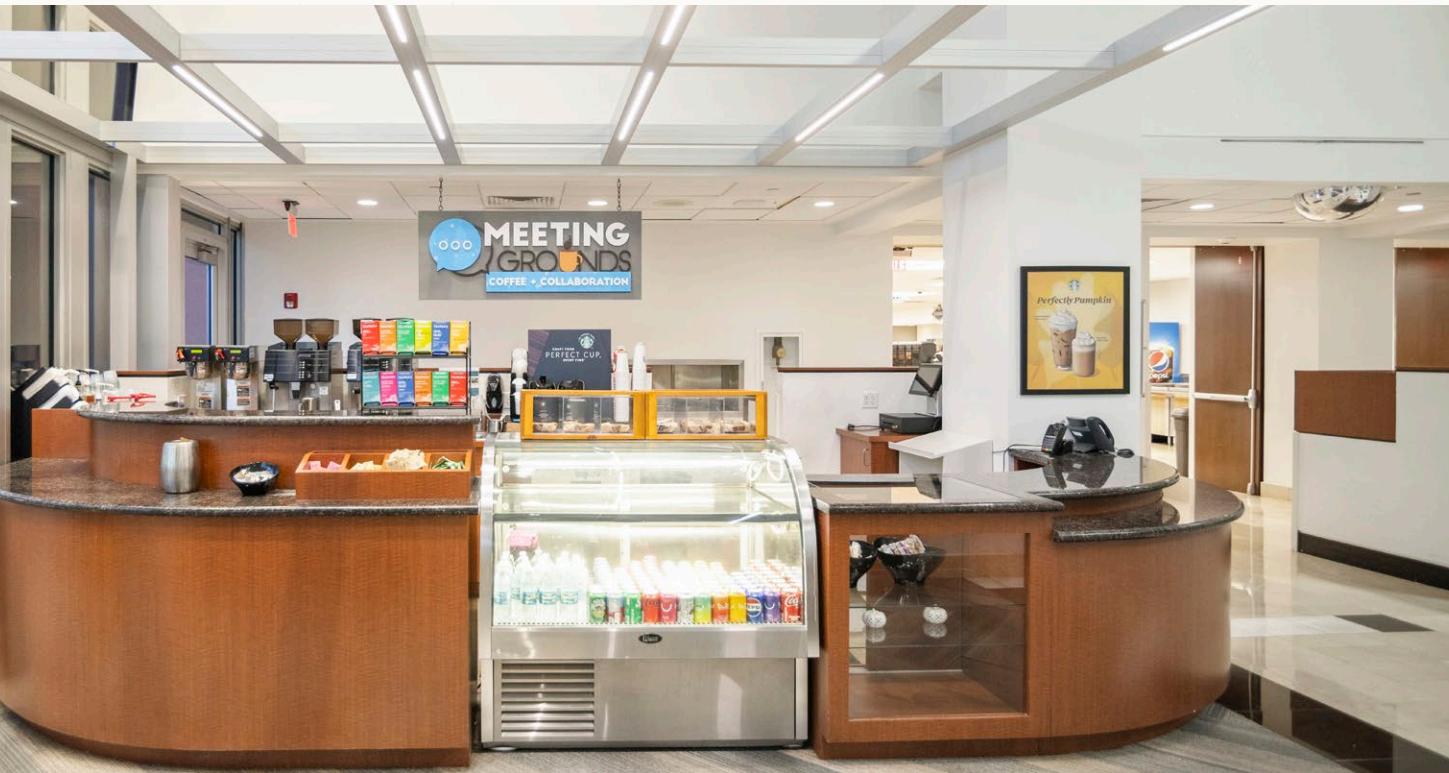
THE CAFÉ AND MEETING GROUNDS

FULL-SERVICE CAFETERIA

Serving breakfast and lunch with a salad bar, a Grill Chef, a Deli Chef and a Specialty Chef provided by Sodexo, a leading third-party cafeteria management. Sodexo also offers onsite catering services for meetings and events.

THE MEETINGS GROUNDS

Provides Starbucks hot and cold beverages and snacks.



THE GAME ROOM AND ATRIUM

GAME ROOM

Featuring Ping-Pong, Pool, Foosball, Air Hockey, Shuffleboard, outdoor patio seating, etc.

ATRIUM

- The open and airy atrium is great for large catered events, meetings and luncheons
- 45 ft high ceilings with impact resistant skylights and floor to ceiling windows
- Equipped with a large Absen Video Wall (15 12X8.5 screens act as one), podium and sound system for large meetings



THE CONFERENCE CENTER AND EXECUTIVE BOARD ROOM

CONFERENCE CENTER

Seven conference rooms with capacity from 20 to 220 (depending on setup) are equipped with projector screen, content screen, presenter camera with tracking, audience cameras with tracking, lapel mics, table mics, handheld mics and presentation clicker.

EXECUTIVE CONFERENCE ROOM

State-of-the-art remote connectivity including Cisco audio/video and Crestron amplifiers.





THE VIDEO ROOM AND MAILROOM

FULFILLMENT CENTER / IN-HOUSE PRINTING

- Production capability 70-80K monthly
- C-fold Letters
- Meter mail
- Laminating up to 11 x 17
- Print on envelopes
- Mail merge
- Tabs
- 44-hole Coil & twin loop binding

MAIL SERVICES

- Mail volume 500 pcs per week
- Mail delivery
- Certified mail
- Incoming deliveries
- Outgoing Package Services

VIDEO STUDIO

- Voice over recording booth
- 2-walled green screen cyclorama studio
- Studio lights installed on a grid



ONSITE SECURITY AND FACILITY TEAMS

RECEPTION AND SECURITY

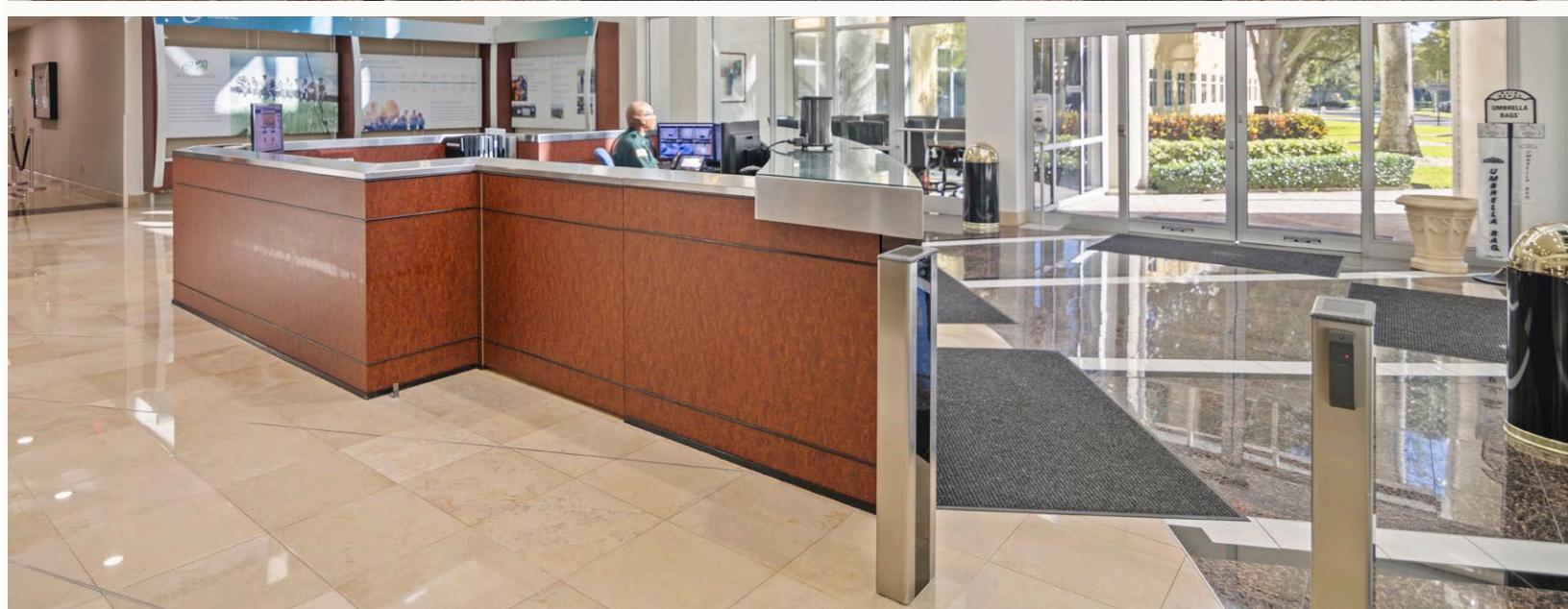
- 24/7 onsite security team and reception
- Armed Security Officers on-duty 16 hours daily, Monday-Friday
- Interior and exterior video monitoring utilizing state-of-the art surveillance systems
- Strict access control and monitoring of all parking entrances and all exterior doors
- Security vehicle patrols of all exterior areas of the campus

ONSITE AND EXPERIENCED FACILITY TEAM

- Trained to handle emergencies effectively to eliminate or reduce business interruptions
- Proactively maintains all building systems at peak performance through robust predictive and preventative maintenance programs

JANITORIAL SERVICES

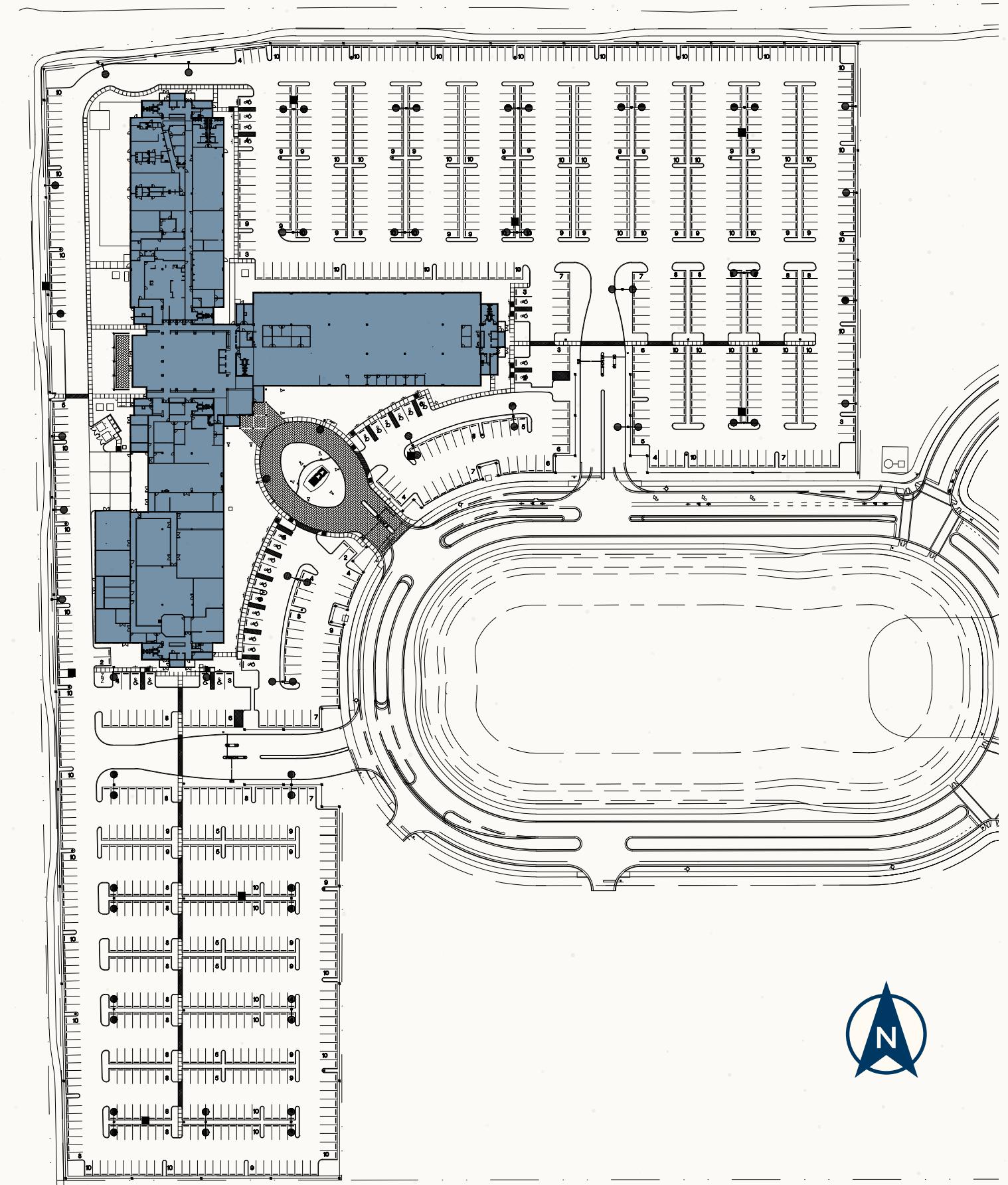
- 3 full-time personnel provided by CSI



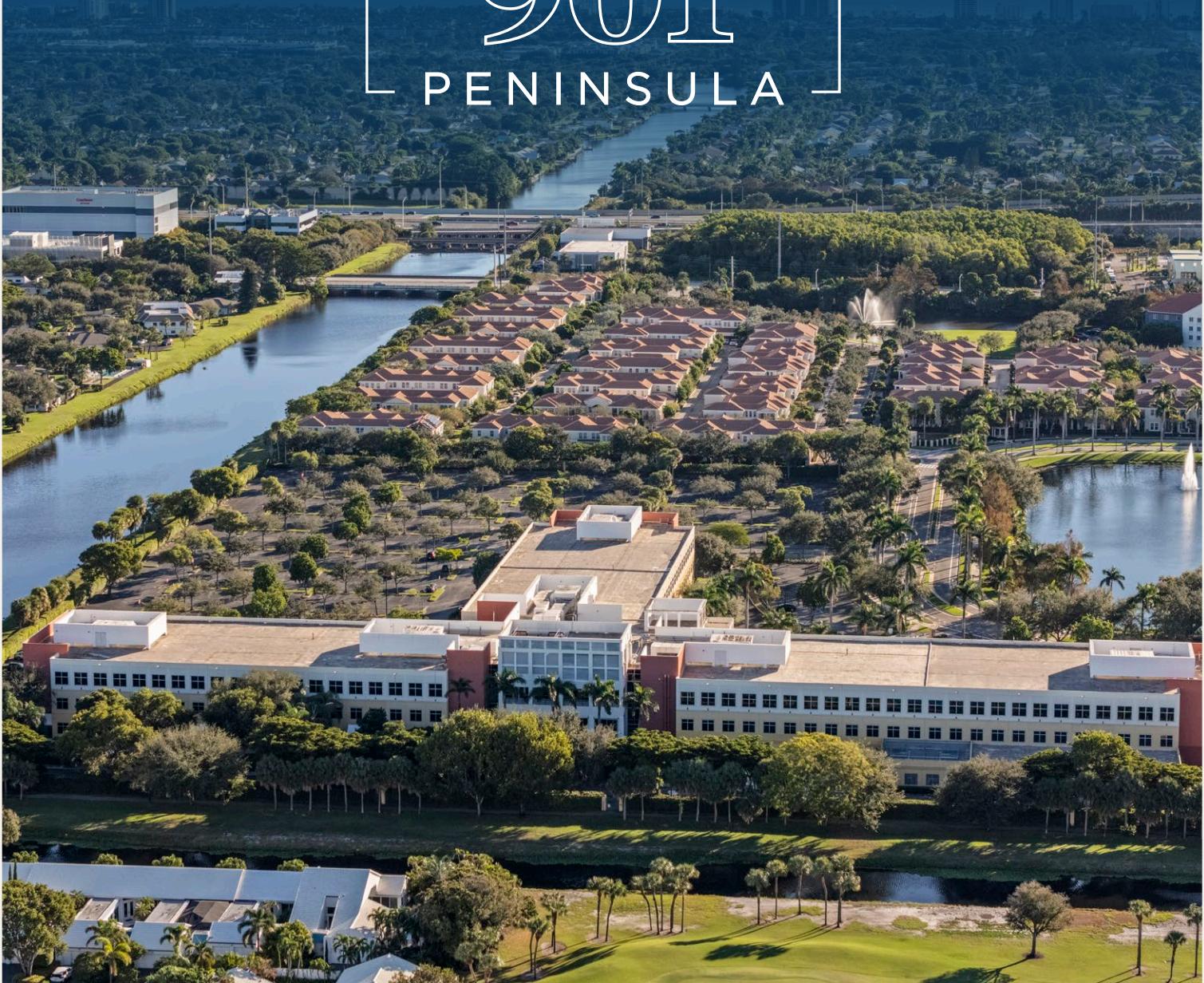


OPPORTUNITY

- The 18.3 acres site is zoned M-3 with a future land use designation of planned mobility. Pursuant to Section 166.0415(6) Florida Statutes for Development of Affordable Housing and the City of Boca Raton's Workforce Housing implementation of the Florida statute, the property site allows for additional property development opportunities.
- Potential improvements to the property include but are not limited to building commercial industrial multi-family development opportunities. In addition, the construction of a multi-use office/residential parking garage may expand the buildable opportunities.
- Additional land use development or changes to existing site configurations are subject to further research and regulatory approvals.



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**TRAVIS HERRING**

Executive Director

+1 954 377 0488

travis.herring@cushwake.com

NICK BELUSIC

Senior Associate

+1 954 938 2609

nicolas.belusic@cushwake.com

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