



Colliers

For Sale

Owner/User Opportunity

4431 Embarcadero Drive, West Palm Beach, FL

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Offering Procedure

Offers should be submitted in the form of a standard non-binding Letter of Intent, which can be provided by the broker, and must specify the following:

- Price (call for pricing guidance)
- Length of Inspection Period
- Length of Closing Period
- Amount of earnest money deposit at execution of a Purchase and Sale Contract
- Amount of additional deposit upon expiration of Inspection Period

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Executive Summary

On behalf of ownership, the **Rubin Schauer Investment Sales Team**, as the exclusive agent, is pleased to present for sale **4431 Embarcadero Drive** (the "Property"), a vacant, 32,000-square-foot office building situated on ±1.92 acres in West Palm Beach, FL.

Built in 1985, the two-story Property offers abundant parking and excellent access to 45th Street, a major east/west artery in Palm Beach county, and is conveniently located minutes to the I-95 Interchange. This provides exceptional access to Palm Beach International Airport and Downtown West Palm Beach. In addition, the Property is conveniently located near public transportation less than one mile from the Mangonia Park Tri-Rail Station. Bordering the CBD to the west and south, the Property is positioned in the second-largest office submarket in the area after North Palm Beach. The submarket is home to tenants from a variety of industries including government, healthcare, energy, education, and banking.

The Property is located within the Commercial Planned Development known as Congress Crossing (CPD). The development regulations within this CPD are governed by Ordinance 1762-84 according to the City Commission of the City of West Palm Beach, Florida. Permitted uses for this Property include:

- Office (Medical, Government, Dental, Civic, Financial, and other office uses similar in nature)
- Research and Development (R&D facilities including but not limited to medical/dental, pharmaceutical, data, scientific/medical instruments, etc.)

With flexible office layouts and recently renovated reception areas and conference rooms, the Property offers a fantastic opportunity for owner/users.

Investment Highlights

Rare office owner/user opportunity with a recently renovated reception area and large conference room.

Easy access to I-95, 45th Street, and Congress Avenue with strong connectivity to surrounding amenities and CBD.

In place CPD zoning allows for a wide range of uses permitted by right.

Strategically located within a strong submarket featuring a variety of industries including healthcare, government, energy, education, and banking.

Asking Price: \$6,500,000



Address
4431 Embarcadero Dr
West Palm Beach, FL



Occupancy
Vacant



Year Built
1985



Parking
4.5/1,000 SF
144 Surface Spaces



Building SF
32,000



Stories
2



Land Area
1.92 Acres



Zoning
CPD



Property Overview

Address	4431 Embarcadero Drive, West Palm Beach, FL
County	Palm Beach County
Net Rentable Area	±32,000 SF
Land Area	±1.92 AC
Year Built / Renovated	1980
Number of Stories	2
Elevators	1
Percent Leased	100% vacant
Parking	4.5/1,000 SF; 144 surface spaces
Zoning	CPD, West Palm Beach
Utilities	Electric: Florida Power and Light Water & Sewer: City of West Palm Beach
Access	The Property has direct access from I-95, 45th Street and Congress Avenue
Roof	New roof added in 2023 with 20-year warranty



2024 Assessed Value & Real Estate Taxes

Parcel Id	74-43-43-06-06-000-0130
Total Assessed Value (2024)	\$4,495,779
Millage Rate	20.4535
Ad Valorem Taxes	\$91,954
Non-Ad Valorem Taxes	\$10,400
Total Gross RE Tax Liability	\$102,354
Real Estate Taxes	In Florida, real estate taxes are paid in arrears and are due March 31st for the previous calendar year. The tax liability is discounted 1.0% per month for early payment (up to 4.0% if paid in November).





Exterior Photos



Aerials



Aerial South Facing

Lake Mangonia

Banyan Cay Resort & Golf

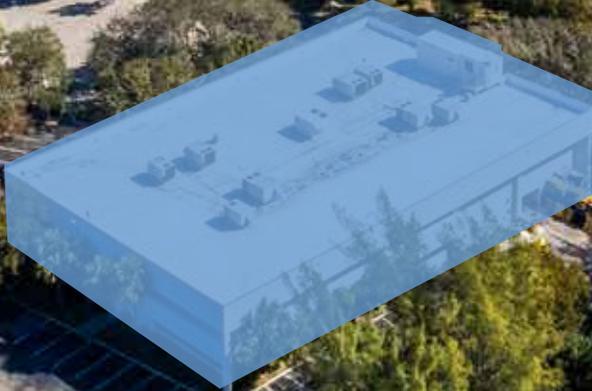


Aerial East Facing

Riviera Beach



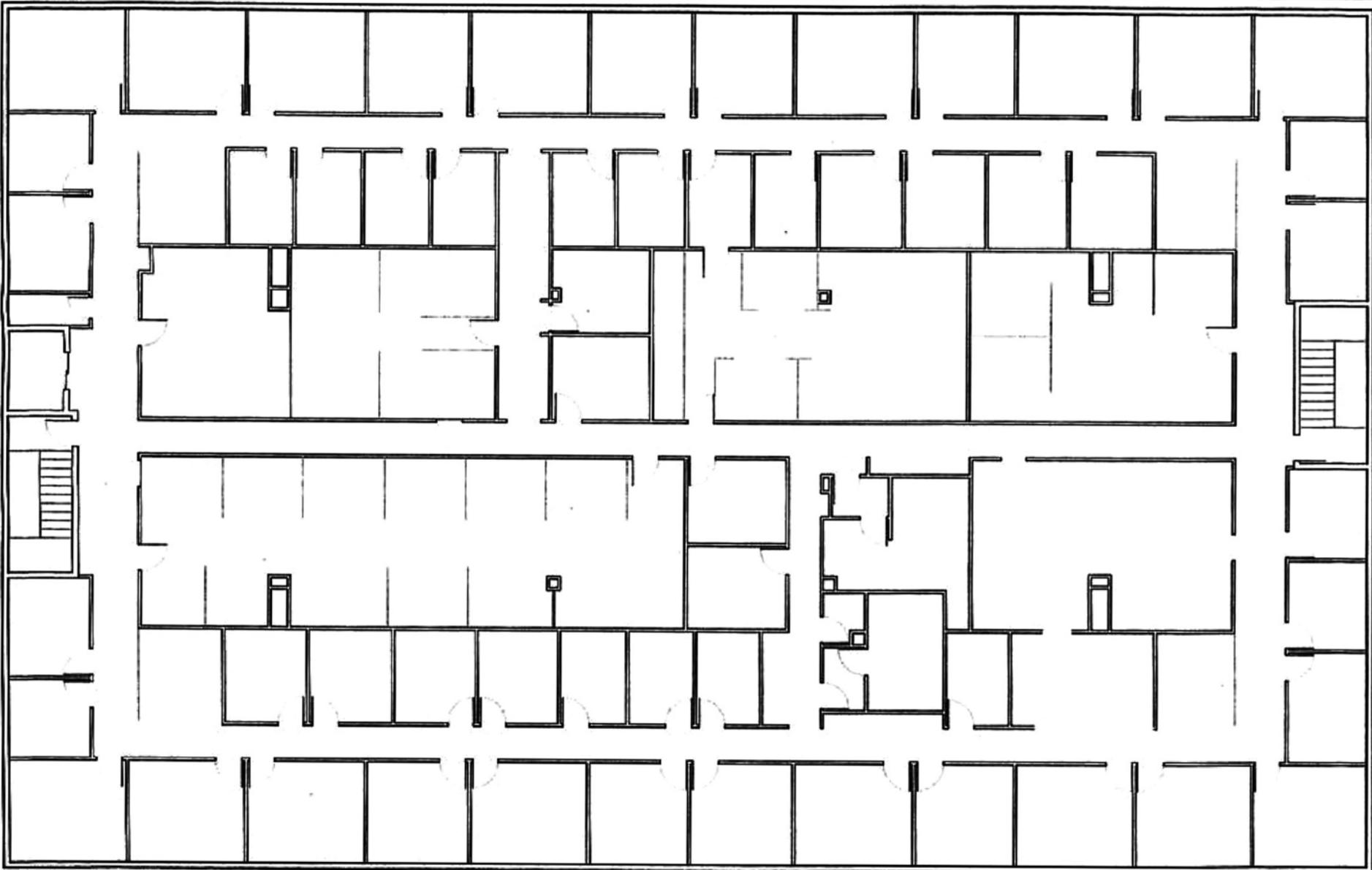
45TH STREET



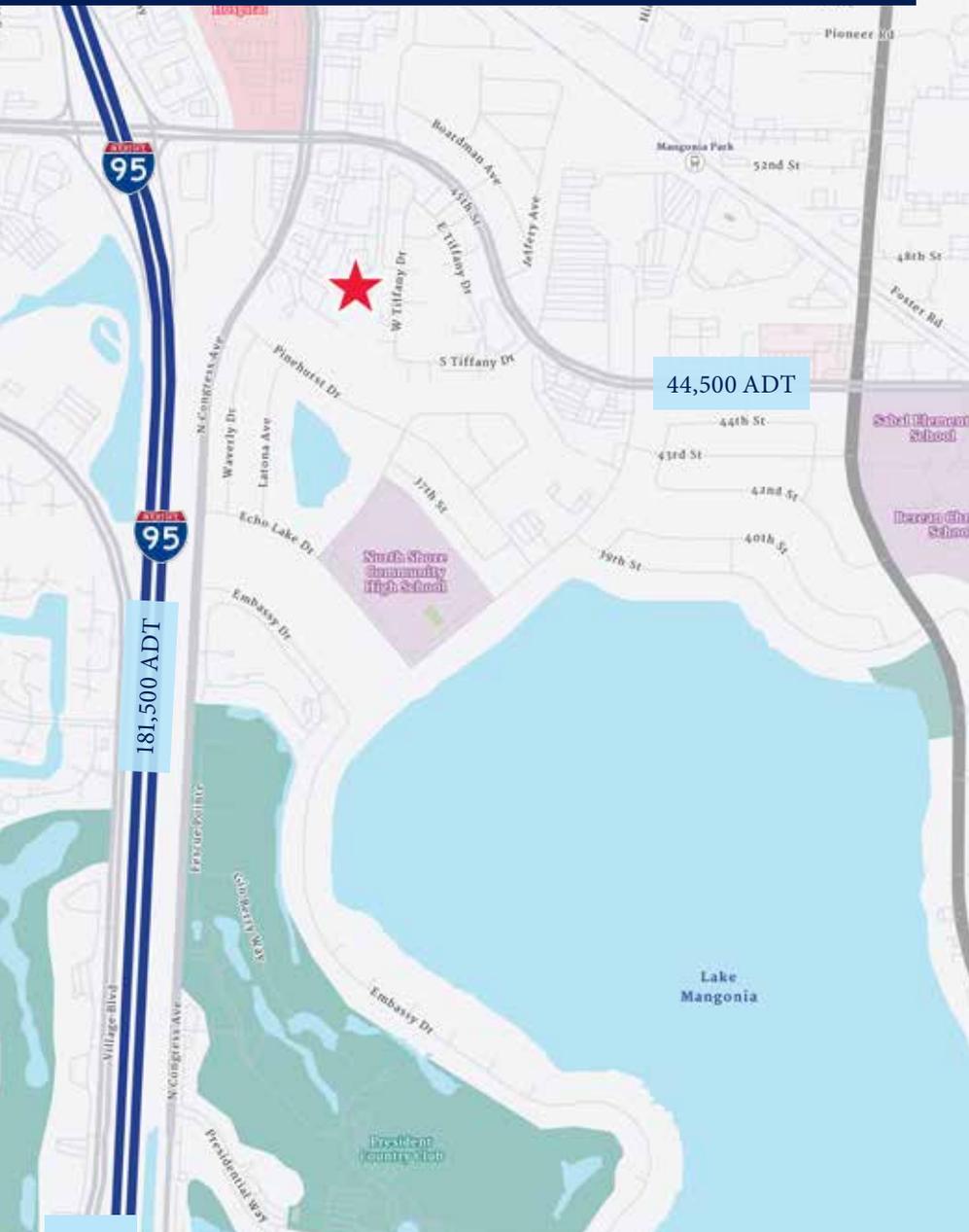
Ground Floor Plan



Second Floor Plan



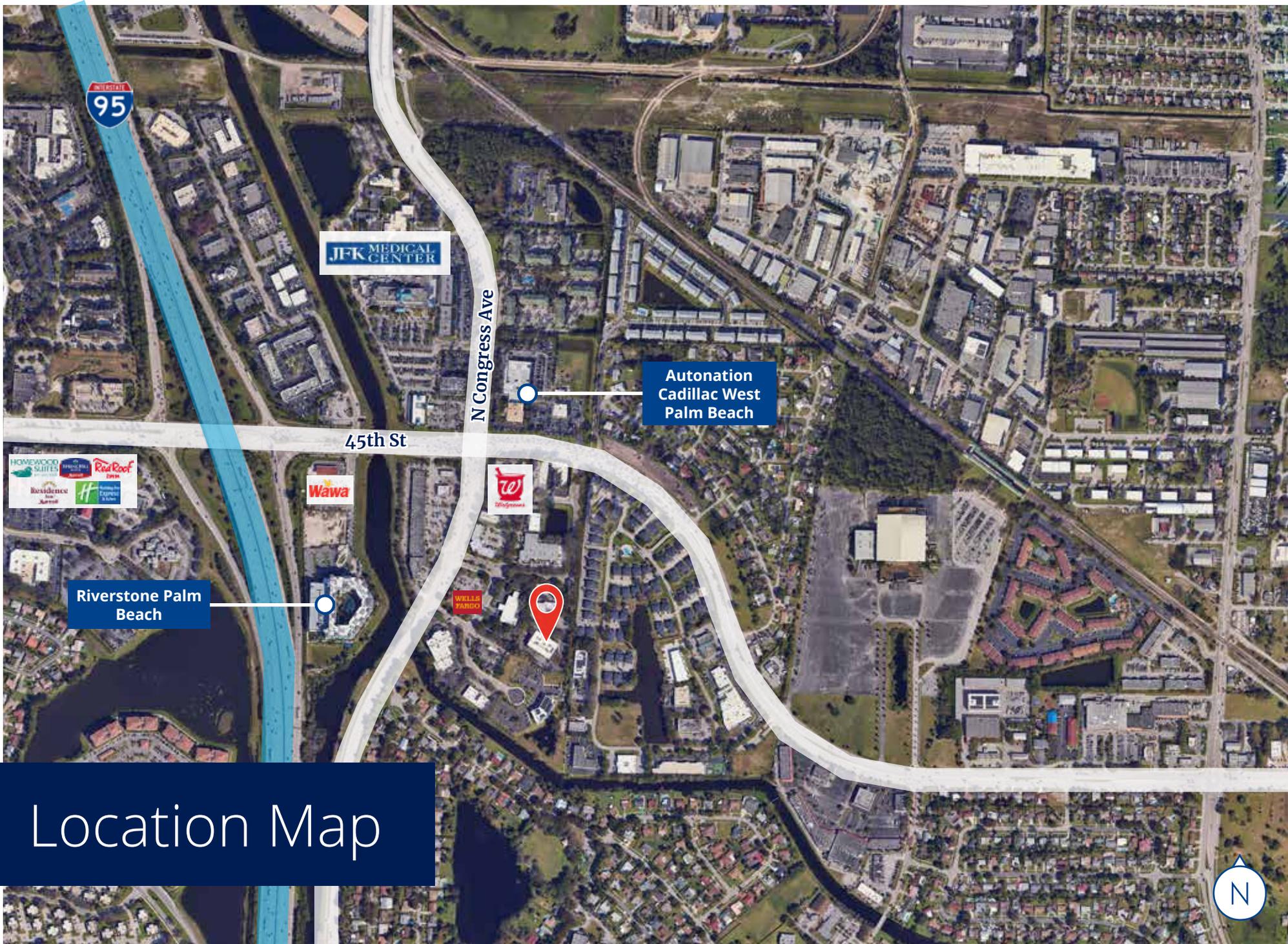
Location Overview



The subject property is strategically located on Embarcadero Drive, off of Congress Avenue, a major north-south artery that runs through the center of West Palm Beach and provides easy access to Interstate-95. The property is located in a commercial corridor near the HCA Florida JFK North Hospital and is surrounded by dense residential neighborhoods, making it a convenient location for office use. Nearby major retailers include Presidente Supermarket, 711, Cracker Barrel, Auto Zone, and McDonald's. Average daily traffic on Congress Ave reaches approximately 25,300 cars.

The property's proximity to local demand generators, major submarkets and roadways is shown below:

Demand Generators	Distance	Drive Time
HCA Florida JFK North Hospital	0.7 miles	3 minutes
Interstate-95	0.7 miles	3 minutes
Forty Fifth Street Flea Market	1.0 miles	4 minutes
Rapids Waterpark	3.1 miles	7 minutes
Florida Turnpike	3.1 miles	10 minutes
Port of Palm Beach	3.8 miles	13 minutes
Downtown West Palm Beach	6.1 miles	12 minutes
West Palm Beach Brightline Station	6.1 miles	11 minutes
West Palm Beach International Airport	7.9 miles	12 minutes



95

JFK MEDICAL CENTER

N Congress Ave

Autonation Cadillac West Palm Beach

45th St

Riverstone Palm Beach

Wawa

Wells Fargo

WELLS FARGO

Location Map



Area Overview



Palm Beach County Overview

Located on the east coast of Florida, Palm Beach County is located within the South Florida metropolis, just north of Miami-Dade and Broward Counties. Together, the tri-county region is the eighth most populous metro area in the nation and the largest in the State of Florida, recording over 6.2 million residents and accounting for over one-third of the state's population. Palm Beach County is the third largest county in the state in terms of land area encompassing more than 2,500 square miles.

Historical economic statistics for the County point to a vibrant and healthy economy that has recovered from the COVID-19 pandemic quicker than most other major markets thanks to the expanding economic sectors including luxury tourism, technology, manufacturing, and agriculture. Strong job growth is expected to continue through 2024 with the most in-demand jobs being in the hospitality/tourism, healthcare, and trades/transportation sectors.

Palm Beach County is recognized as one of the nation's wealthiest counties, with per capita personal income (PCPI) levels more than 80 percent higher than national averages and is Florida's fourth highest PCPI reflective of its diversifying economic base, sound financial position, and moderate debt levels. In addition, Palm Beach County's PCPI has increased 9 percent year-over-year and 40 percent over the last five years as the County benefits from the influx of new, highly skilled and educated residents. Of the three South Florida metros, Palm Beach's population is growing the fastest with a five-year growth rate of 5.2 percent compared to Miami-Dade's and Broward's 2.0 and 3.4 percent, respectively. In addition, over the

next five years, Palm Beach's population is expected to grow 7.1 percent while Miami-Dade's and Broward's are expected to grow 3.6 percent and 4.6 percent, respectively.

Palm Beach County is one of the nation's leading tourist destinations offering white sand beaches, clear turquoise waters and internationally acclaimed shopping, dining and golfing venues that appeal to the masses. The County is served by Palm Beach International Airport, which historically welcomed approximately 6 million passengers annually pre-pandemic and has since welcomed more visitors each year, reaching 6.6 million in 2022 and 7.8 million in 2023. In addition, Tri-Rail commuter rail system and the Brightline express rail connects Palm Beach to Orlando in the north and Fort Lauderdale and Miami in the south with stops in Aventura and Boca Raton. Furthermore, Palm Beach County offers a convenient transportation system, with major highways such as Interstate-95 and Florida's Turnpike, plus signalized roads US-1 and US-441.

The three-major multibillion-dollar industries in Palm Beach County are tourism, healthcare, and agriculture. There are also many high-tech industries such as bioscience that contribute to the growing economy. Major employers in the county include Tenet Healthcare, NextEra Energy (the parent company of Florida Power & Light), Hospital Corporation of America (HCA), Florida Atlantic University (FAU), Florida Crystals Corporation, Office Depot, Bank of America, Wells Fargo & Company, Pratt & Whitney, and Zimmer Biomet.

West Palm Beach Overview

West Palm Beach is located in the northeastern end of the third most populous county in the state of Florida, Palm Beach County. Located 60 miles north of Miami and approximately 150 miles southeast of Orlando, West Palm Beach has many amenities to offer residents and visitors alike. The City is home to sunny palm-lined streets, breathtaking waterfront views, quaint shopping districts, historic and scenic neighborhoods, and exciting year-round outdoor activities. Downtown West Palm Beach is home to two retail and entertainment districts – CityPlace and the Clematis Street District. These vibrant pieces of the city are lined with fashionable martini bars, trendy nightclubs, elite boutiques, and fine dining establishments.

The three-major multibillion-dollar industries in Palm Beach are tourism, healthcare, and agriculture. There are also many high-tech industries such as bioscience that contribute to the growing economy. Major employers in the area include Tenet Healthcare, NextEra Energy (the parent company of Florida Power & Light), Hospital Corporation of America (HCA), Florida Atlantic University (FAU), Florida Crystals Corporation, Office Depot, Bank of America, Wells Fargo & Company, Pratt & Whitney, and Zimmer Biomet.

Aside from a high quality of life for residents, West Palm Beach offers businesses an efficient, integrated transportation system with proximity to major thoroughfares - Florida's Turnpike and Interstate-95 - providing accessibility to the County's, and greater metropolitan areas, major international airports and sea ports. Over more recent years, West Palm Beach has become a target location for companies, specifically in the financial and technology sectors, migrating from high tax burden northeastern states. Furthermore, West Palm Beach was ranked by Forbes Magazine as the #1 city in Florida for business and careers. Its ease of access, excellent public transportation infrastructure, and abundance of nearby amenities are attracting investors and executives alike to this surging market. The West Palm Beach Community Redevelopment Agency (CRA) along with the Business Development Board (BDB) of Palm Beach County have been working in conjunction with the City to establish West Palm Beach as a "Wall Street of the South". Recent relocation announcements include Elliott Management Corporation, Tudor Investment Corp., and Wexford Capital.



Transportation and Access

Palm Beach County has substantial access to interstate, seaport, rail and air infrastructure. Florida's Turnpike and Interstate-95 bisect the County offering multiple exits with major east-west thoroughfares for ease of access. The Tri-Rail Train system and the Brightline express train connect Palm Beach County with Fort Lauderdale and Miami offering passengers public transportation access to all submarkets in South Florida. The area is also served by Palm Beach International Airport with connections to Amtrak and Palm Tran Bus system.



Tri-Rail Transit System

The Tri-Rail commuter line, which links multiple markets throughout South Florida, is managed by the South Florida Regional Transportation Authority and wholly owned by the Florida Department of Transportation. The rail travels as far north as Mangonia Park in Palm Beach County and as far south as the Government Center in Miami-Dade County with approximately seven stops in each County. The total route is 73.4 miles long with 18 stations along Florida's southeast coast. The Tri-Rail connects directly to Amtrak at numerous stations, and as of January 2024 a connection to MiamiCentral, furthering regional accessibility. For the fiscal year 2024, Tri-Rail saw a total of 4.3 million riders, averaging 13,400 riders on weekdays.

Palm Tran Bus Service

The Palm Tran bus system serves residents and visitors of Palm Beach County and is operated by the County government. It covers all key destinations within Palm Beach County, spanning from Jupiter to Boca Raton and from Palm Beach to the Glades. The fixed-route buses offer Wi-Fi for the comfort of our passengers. Furthermore, Palm Tran rolled out its own app in June 2020. Standard adult fare is \$2.00 with reduced fares available for seniors and students. The bus system connects with major hubs that include Palm Beach International Airport, Tri-Rail System stops, major shopping malls and service to all colleges and universities in the area. With a daily ridership of approximately 28,500, the bus system operates 31 routes in conjunction with Tri-Rail to ensure sufficient coverage and public transportation is available to county residents.



Brightline

Brightline is a Miami-based company that operates an express intercity passenger rail service with stops in the downtowns of Miami, Fort Lauderdale, West Palm Beach, Aventura, Boca Raton, and most recently in Orlando. The Aventura and the Boca Raton stations completed and began operating officially at the end of 2022. Additionally, construction to link Orlando was completed with service commencing in September 2023. Ridership totaled approximately 2.1 million passengers in 2023, generating \$87.7 million in revenue, and is expected to reach 5 million passengers in 2024, split fairly even between short-distance (within South Florida) and long-distance (to Orlando). Brightline also has plans for a station at PortMiami, and eventually an extension to Tampa from the Orlando Station. With visitors to Florida exceeding 100 million, Brightline connects Florida's largest tourist destinations, offering convenient transportation and encouraging extended visits in the state. Brightline is the first train company in the world to receive the WELL Health Safety Rating for Facility Operations and Management as awarded by the International WELL Building Institute bolstering Brightline's accomplishments in providing a clean and healthy environment for travelers and staff.



Palm Beach International Airport

Palm Beach International Airport (PBI) is a premier public airport offering approximately 150 daily flights across 13 airlines, with non-stop service to nearly 40 destinations and seamless connections to locations worldwide. As the tourism industry rebounded post-pandemic, PBI welcomed 6.6 million passengers in 2022, nearing its 2019 record of 6.9 million. The airport surpassed expectations in 2023, reaching 7.8 million passengers. PBI has garnered widespread recognition for its excellence, ranking as the 8th Best Domestic Airport in Travel + Leisure Magazine's 2023 World's Best Awards. It soared even higher in 2024, earning the title of 3rd Best U.S. Airport in the same awards. Additionally, it was ranked the 5th Best Airport in the U.S. by Conde Nast Traveler's 2024 Readers' Choice Awards and the 7th Best Medium Airport in the 2024 J.D. Power North American Airport Satisfaction Survey. PBI's efficiency remains unmatched, holding the top spot nationwide for the shortest overall wait times at TSA checkpoints, ensuring travelers a seamless and stress-free experience.

- 4th best airport in the United States in 2023, Condé Nast Traveler
- Ranked among the top 10 best domestic airports in the U.S. for the seventh consecutive year, Travel + Leisure
- "Best in the U.S." for shortest overall TSA wait times in 2023, U.S. Customs and Border Protection
- 'Best in the U.S.' for Shortest Overall TSA Wait Time, U.S. Customs and Border Protection
- 5th Best Domestic Airport, Travel + Leisure Magazine's 2022 World's Best Awards
- 5th Best Airport in the U.S., Conde Nast Traveler's 2022 Readers' Choice Awards
- 7th Best Medium Airport, 2022 J.D. Power North American Airport Satisfaction Survey
- 7th Best Airport in the World, Conde Nast Traveler's 2020 Readers' Choice Awards

Port of Palm Beach

The Port of Palm Beach is one of 16 ports in the state of Florida and is located 80 miles north of Miami in Riviera Beach. The Port of Palm Beach has the highest container volume per acre in the United States processing nearly \$15 billion in commodities and 2.5 million tons of cargo annually. The cargo industry at the Port of Palm Beach provides over 3,500 direct jobs and \$260 million in revenue. Unlike most U.S. ports, the Port of Palm Beach is mainly an export hub, sending about 80 percent of its cargo to international markets. Most of these exports sustain the Caribbean, with the port being especially vital for the Bahamas, providing 60 percent of its goods and serving as a lifeline for the broader region. Additionally, the Port of Palm Beach is the fourth busiest container port of Florida's 14 deep-water ports and is the 18th busiest container port in the United States. The cruise industry at the Port of Palm Beach provides 1,350 direct jobs, over \$100 million in revenue.

Palm Beach County Market Drivers



Growing Population

Population growth across South Florida has exceeded the national average for years, but of the three major metros, Palm Beach's population is growing the fastest. Over the last five years, Palm Beach County's population grew 5.2% while Miami-Dade and Broward grew 2.0% and 3.4%, respectively. Additionally, in the next five years, Palm Beach's population is expected to grow 7.1% while Miami-Dade's and Broward's are expected to grow 3.6% and 4.6%, respectively. The migration of companies, specifically new finance and investment firms, from Northeastern tax-burden states to South Florida was accelerated by the pandemic as seen in recent announcements by Goldman, Elliott Management, and Citadel; this influx has led to South Florida being dubbed the "Wall Street of the South". Palm Beach County is welcoming new companies by offering excellent incentive programs and a flexible Business Development Board. For a long time, Palm Beach has been a second home for many executives and now these same people are relocating their businesses here. These moves are driven by a number of push and pull factors, but the most prominent are the tax incentives, cost of living, and quality of life that Palm Beach offers, with COVID-19 being the final push for many.



A Thriving Business Center

Palm Beach County is among the nation's leading centers for the financial services industry with many top companies having a significant presence in the area such as UBS, JP Morgan Stanley, Merrill Lynch, and Charles Schwab. Furthermore, West Palm Beach was ranked by Forbes Magazine as the #1 city in Florida for business and careers. Its ease of access, excellent public transportation infrastructure, and abundance of nearby amenities are attracting investors and executives alike to this surging market. The West Palm Beach central business district provides corporate headquarters to some well-known companies, including Amazon Investment Group, CRL Media LLC, Branding Arc Inc, and Melchior Investments LLC. Other businesses including law firms, financial institutions and investment firms drawn to the CBD include Greenspoon Marder PA, RBC Wealth Management, Holland & Knight LLP, and Greenberg Traurig, LLP.



Education

Palm Beach County is home to the 10th largest school district in the nation, with approximately one-third of the population working towards graduating high school (10 percent) or already a high school graduate (20 percent). The County has 15 higher education institutions for the school district to feed into upon graduating offering everything from technical certifications to doctorate degrees as well as dozens of vocational and technical institutions. Excellent quality of training and education at the colleges and universities in Palm Beach County result in high-quality, employment focused workforce training, progressive professional education, and enrichment opportunities to meet the changing needs of a diverse community.



Pristine Beaches

Palm Beach is home to nearly 30 tropical beach parks spanning 47 miles along the Atlantic Ocean from Jupiter to the north and Boca Raton to the south. The beaches cater to everyone's preferences, from the dog-friendly beaches of Ocean Cay Park in Jupiter and Atlantic Dunes Park in Delray Beach to the entertainment-oriented beaches found at the promenade at Singer Island Municipal Beach or the famous pier at Lake Worth Municipal Beach. Peanut Island offers a peak at history where a former Cold War bunker for John F. Kennedy can be found. More pristine beaches are located at John D. MacArthur Beach State Park in North Palm Beach and the family-friendly waters at Carlin Park in Jupiter and Red Reef Park in Boca Raton. For the more adventurous



Tourism

Tourism is one of the largest industries in Palm Beach and took a hit in 2020 as the coronavirus pandemic caused economies to shut down and borders to close. However, tourism is expected to return stronger than before, reaching pre-pandemic levels in 2023, largely due to pent-up demand of quarantine years. In fact, domestic travel has started the recovery and Palm Beach has benefitted greatly thanks to its tropical climate, white sand beaches, and clear blue waters with Palm beach International Airport welcoming 6.6 million passengers in 2022, climbing closer to the 6.9 million passengers in pre-pandemic 2019.



Arts and Culture

Beyond the scenic beauty of Palm Beach, the County is dotted with world-class museums and galleries, award-winning theaters and Broadway performances from Jupiter down to Boca Raton. Creative attractions abound in Palm Beach with year-round events held at the West Palm Beach Arts and Entertainment District and Harbourside Place in Jupiter, concerts at the Kravis Center for the Performing Arts in West Palm Beach, Tony Award winning musical performances at the Maltz Jupiter Theatre, and cabaret at the Crest Theatre in Delray Beach.



Florida's Golfing Capital

There's an endless supply of public and private golf courses in Palm Beach leading many to call the County the world's golfing capital. With many of the world's greatest golfers living in the County, Palm Beach boasts more than 160 courses with year-round tee times, breathtaking views and courses designed by some of the best architects in the game. Located in Palm Beach Gardens is the PGA National Resort and Spa featuring 90 holes across five championship courses, including the famed Champion course designed by Jack Nicklaus and its "Bear Trap" that hosts the PGA Tour's annual Honda Classic. Other famous courses throughout the County include The Bear's Club, The Fountains Country Club, the Breakers Ocean Course, and North Palm Beach Country Club.



Shopping and Dining

Palm Beach is renowned for its world-class shopping malls and restaurants from countless chain stores to boutiques and luxury brands. In Palm Beach Gardens alone, shoppers can choose between multiple upscale shopping center offerings including The Gardens Mall, anchored by high end stores like Nordstrom Rack and Saks Fifth Avenue as well as 160 other stores; District at the Gardens, an outdoor lifestyle center offering enticing retail, restaurants, a movie theatre and outdoor entertainment; as well as PGA Commons offering a mix of award-winning restaurants, upscale boutiques, galleries, offices, and apartments. District at the Gardens is currently undergoing a major transformation adding hotel, office and residential offerings for round the clock patrons. Other popular shopping destinations throughout the County include Worth Avenue featuring designer stores, high-end shops and some of the finest gourmet restaurants in South Florida. Mizner Park in Boca Raton is another upscale shopping district, as well as Atlantic Avenue and Pineapple Grove in Delray Beach.

HCA Florida JFK North Hospital

HCA Florida JFK North Hospital is a 280-bed acute care facility employing more than 690 full-time and part-time employees with over 950 members in its growing medical staff. The hospital includes an adjoining 123-bed psychiatric unit and a medical office building housing specialty wound management, an outpatient rehabilitation center, mental health outpatient services, and a comprehensive breast institute. Additional services at HCA Florida JFK North Hospital include emergency care, gastroenterology, imaging services, mental health and wellness, orthopedic care, pain management, physical therapy and rehabilitation, and surgery, among many others. HCA Healthcare is heavily involved in the community by supporting charitable organizations through donations and volunteering and collaborating with international technology company, EVERFI to drive social change through education via an interactive, digital mental health and wellness education course for middle and high school students. Furthermore, HCA Florida JFK North Hospital is a teaching hospital that offers accredited internships and residencies and ranked second in all of HCA Healthcare in physician satisfaction.



Hospital Highlights

- \$107 million Total Impact
- \$57 million Salaries, Wages, and Benefits
- \$25 million Capital Improvements
- \$14 million Charity and Uncompensated Care
- \$8 million Local Vendor Support
- Distinguished provider of full spectrum surgical services using leading edge technology
- Largest provider of behavioral health services in Palm Beach County

St. Mary's Medical Center

St. Mary's Medical Center (SMMC), part of the Palm Beach Health Network, is located in West Palm Beach, Florida. The 420-bed acute care hospital is a leading healthcare provider in the region. The hospital has been serving Palm Beach County and the Treasure Coast for more than 80 years. With its reputation for providing high-quality care, utilizing advanced medical technology and equipment, and having a team of experienced and highly qualified medical professionals, St. Mary's Medical Center attracts patients, families, and healthcare professionals from around the world. Its broad range of facilities, including an emergency department, cancer center, and cardiac care unit. Furthermore, the hospital is a Level 1 Trauma Center, a state-designated Pediatric Trauma Referral Center, certified Comprehensive Stroke Center, and has a level III NICU. Pediatric services are provided at the Palm Beach Children's Hospital at St. Mary's Medical Center, which is the only dedicated children's hospital between Ft. Lauderdale and Orlando. Along with 24/7 dedicated pediatric emergency and trauma care, Palm Beach Children's Hospital's medical staff consists of 196 pediatricians in 36 subspecialties.



Hospital Highlights

- Treats more than 70,000 emergency and trauma patients each year.
- Medical staff consists of 196 pediatricians in 36 subspecialties.
- Offers multiple specialized programs, including a state-designated Regional Perinatal Intensive Care Center and Level III Neonatal Intensive Care Unit.
- St. Mary's Medical Center delivers the most babies in Palm Beach County.

Palm Beach County

OVERALL VACANCY RATE

10.4% ▲ YOY ▬ Forecast

NET ABSORPTION (SF)

-83K ▼ YOY ▲ Forecast

UNDER CONSTRUCTION (SF)

1.5M ▲ YOY ▼ Forecast

DIRECT CLASS A ASKING LEASE RATES (FSG)

\$57.50/SF ▲ YOY ▲ Forecast

MARKET TRENDS

- Strong Q4 leasing reached 757K SF, underscores resilient demand within a constrained landscape as vacancy concluded the year at 10.4%, unchanged from the previous quarter.
- Related Ross, the city's dominant Class A landlord, strengthened its CBD dominance with the \$55.3M acquisition of One Clearlake Centre.
- The Aletto, Boca Raton East's first new office in more than 20 years, broke ground in December and is 60% preleased. Tenants include Industrious (25,972 SF), Slavic Integrated Administration Inc. (7,500 SF), and NSI Insurance Group (5,688 SF).
- The CBD serves as the epicenter of the county's growth, accounting for majority of the 1.5 million square feet currently under construction in the County as developers race to meet the intensifying demand for ultra-premium workspace.

HISTORIC COMPARISON

	Q4 2025	Q3 2025	Q4 2024
Total Inventory (in thousands of SF)	41,935.0	41,911.9	42,136.5
New Supply (in thousands of SF)	73.0	0.0	511.9
Net Absorption (in thousands of SF)	-82.6	-46.1	230.5
Overall Vacancy Rate	10.4%	10.4%	9.9%
Under Construction (in thousands of SF)	1,467.5	1,255.9	296.9
Overall Asking Lease Rates (FSG)	\$49.22	\$46.98	\$40.53

MARKET GRAPH



Source: Colliers, CoStar

The Palm Beach County office market showed little change from the previous quarter, with negative absorption of 83,000 square feet. Vacancy was unchanged at 10.4%, signaling a stabilizing market.

Market Trends

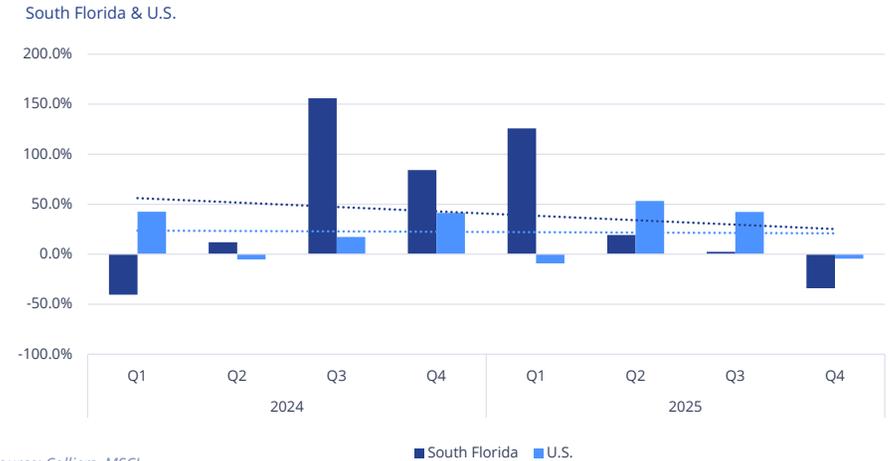
SOUTH FLORIDA'S OFFICE MARKET SHRUGS OFF GLOBAL GLOOM IN 2025

South Florida's office sales volume remains notably strong in 2025, a trend that defies the broader national office market downturn. The average year-over-year change in quarterly sales volume from 2024 to 2025 for South Florida is 40.6%, while U.S. is 22.2%. Although the change has fluctuated for both South Florida's big positive swings outweigh the smaller changes of the U.S. This strength is driven by the relentless migration of corporate and financial wealth to the state, creating non-negotiable demand for physical office space, particularly in Miami-Dade and Palm Beach counties. This influx fuels a flight-to-quality phenomenon, where institutional investors compete for Class A trophy assets that cater to these high-value tenants, leading to resilient pricing and soaring rent growth.

SOUTH FLORIDA'S TIGHT LABOR MARKET CONTINUES TO INSULATE ITS PREMIUM OFFICE SECTOR

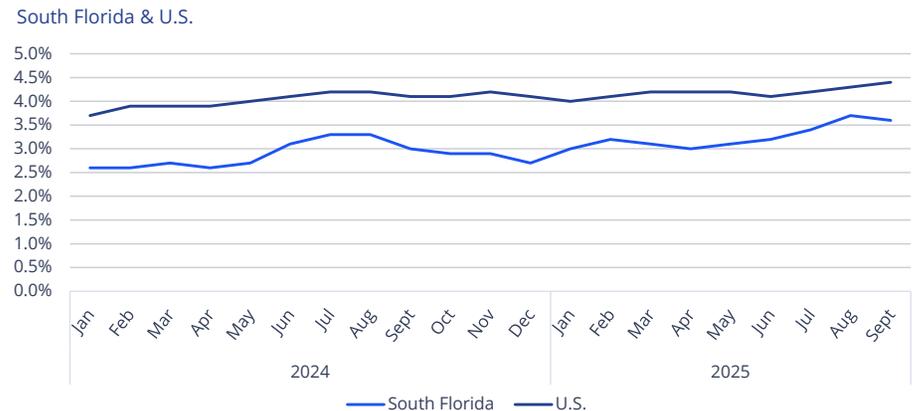
Despite an uptick in unemployment across South Florida over the year, it's still relatively low compared to the U.S. South Florida's persistently low unemployment rate serves as a key pillar of the office sector's strength, reflecting the region's thriving, high-value job market that heavily relies on office-based roles. This low unemployment, driven by the influx of financial and professional services firms, translates into non-negotiable demand for premium Class A office space, insulating the region from national vacancy trends. Furthermore, the tight labor market and strong job growth enable employers to successfully enforce return-to-office mandates, stabilizing occupancy and validating investment in new, amenity-rich buildings. Strong operational performance coupled with low economic risk signaled by the tight labor market, attracts institutional capital, resulting in sustained high sales volume and resilient pricing. As of September 2025, the unemployment rate in South Florida stood at 3.6%, 80 basis points below the United States, at 4.4%.

YOY Change in Quarterly Office Sales Volume



Source: Colliers, MSCI

Unemployment 2024-2025



Source: Colliers, FRED

Palm Beach County

OVERALL VACANCY RATE

6.7% ▲ YOY ▼ Forecast

NET ABSORPTION (SF)

+71K ▲ YOY - Forecast

UNDER CONSTRUCTION (SF)

14K ▼ YOY ▼ Forecast

OVERALL ASKING LEASE RATES (FSG)

\$40.97/SF ▲ YOY - Forecast

MARKET TRENDS

- Vacancy improved to 6.7% in Q4 as the market posted 71K SF of positive absorption and more than 116K SF of quarterly leasing activity.
- Annual leasing reached 620K SF, helping push average rents to a record \$40.97, up 12.4% YOY.
- Construction remains limited at 14K SF, but a robust 444K SF proposed pipeline signals long-term developer confidence.
- Q4 investment sales totaled \$43.8M, highlighted by The Commons at Abacoa II (\$11M/\$393 PSF).
- Strong pricing averaging \$302 PSF, up 4.9% YOY, reflects enduring investor demand, supported by Palm Beach’s aging, affluent population and resilient medical office fundamentals.

HISTORIC COMPARISON

	Q4 2025	Q3 2025	Q4 2024
Total Inventory (in thousands of SF)	12,924.7	12,924.7	12,797.2
New Supply (in thousands of SF)	0.0	24.3	0.0
Net Absorption (in thousands of SF)	70.9	77.2	27.5
Overall Vacancy Rate	6.7%	7.2%	6.4%
Under Construction (in thousands of SF)	13.9	13.9	127.6
Overall Asking Lease Rates (FSG)	\$40.97	\$40.60	\$36.44

MARKET GRAPH



The market saw uneven absorption and limited new supply through mid-2024. Vacancy peaked at 7.6% in Q2 2025 following new deliveries, then tightened to 6.7% by year-end as absorption strengthened in the final two quarters.

Source: Colliers, CoStar

Executive Summary

LEASING AND CONSTRUCTION METRICS

Palm Beach County's medical office market rebounded for the second consecutive quarter in Q4, with vacancy falling to 6.7%, a drop of 50 basis points quarter-over-quarter. This was driven by positive absorption, which totaled 70,891 square feet during the quarter. At the same time, leasing activity totaled 116,533 square feet for the quarter, and a significant 620,170 square feet for the year. This combination of factors drove overall rents to a record high of \$40.97, increasing 12.4% year-over-year. Although current construction remains limited with only 13,900 square feet underway, a substantial pipeline of over 444,000 square feet in proposed developments, led by landmark projects in West Palm Beach and Jupiter, highlights a strong long-term commitment from the development community. Despite a cautious atmosphere in the current capital markets, this proposed pipeline serves as a strategic bet on the county's evolving demographic profile and its transition into a premier national healthcare hub.

INVESTMENT SALE METRICS

Investor interest in Palm Beach County's medical office market remained strong in Q4 2025, with \$43.8 million in sales and an average price of \$307 per square foot (PSF). Activity was driven by several smaller transactions, led by the \$11.0 million acquisition of The Commons at Abacoa II by five LLCs at \$393 PSF with varying interest. Congress Center North followed at \$8.8 million, or \$206 PSF, and Arvida Executive Center sold for \$7.5 million, or \$272 PSF. These elevated price points pushed the market average to \$302 PSF, up 4.9% year-over-year. Capital continues to target medical assets thanks to resilient fundamentals, particularly the combination of intense tenant demand and rising rental rates that continue to outweigh broader economic volatility. Palm Beach's aging, affluent population and steady in-migration support long-term stability, positioning medical properties as a reliable, recession-resistant investment even amid broader economic uncertainty.

Palm Beach County
Medical Office Vacancy & Rents



Source: Colliers, CoStar

Palm Beach County
Medical Office Sales Volume & Price/SF



Source: Colliers, CoStar

Medical Office Market Drivers

Accessibility

The property is less than 0.7 miles from an on ramp to Interstate-95, just over three miles from Florida's Turnpike which is accessible via 45th Street. Close highway access connects the subject property to surrounding Orlando and South Florida markets. The site is approximately 12 minutes from Palm Beach International Airport (PBI) and 13 minutes to the Port of Palm Beach.

Proximity to HCA Florida JFK North Hospital

HCA East Florida is the largest healthcare provider across South Florida and committed to providing an excellent experience for every patient and caregiver. HCA Florida JFK North Hospital has served the Palm Beach County community for over 46 years putting patients first and affirming the unique worth of each individual. Florida JFK North Hospital is a 280-bed acute care facility employing more than 690 full-time and part-time employees with over 950 members in its growing medical staff. The hospital includes an adjoining 123-bed psychiatric unit and a medical office building housing specialty wound management, an outpatient rehabilitation center, mental health outpatient services, and a comprehensive breast institute.

Limited Medical Office Supply to Serve Growing Demand

Within a three-mile radius of 4431 Embarcadero Drive, there are multiple hospitals, including HCA Florida JFK North Hospital, and approximately 92 medical office buildings with a vacancy rate of 5.8% and an asking rental rate of \$29.14 per square foot. With only 44,000 square feet under construction and no new construction in the area in recent years, rental rates have increased 6.5% percent over the last five years. Rental rates are expected to grow due to increased demand for medical office space driven by a growing population and a need for stable tenants amid rising inflation and interest rates.

Lower Cost Outpatient Facilities on the Rise

A growing trend among physicians and surgical centers is to opt for lower cost outpatient facilities nearby major medical centers, but also closer to where patients live than traditional healthcare space. This comes as medical office users are beginning to cater to patients as consumers, not just patients, that choose their providers based on accessibility, technology, and other concierge-type services that are often provided at lower cost medical office building facilities.

Nearby Growing Population Centers

The demand for medical office space in West Palm Beach correlates with population growth. West Palm Beach currently has an estimated population of 123,000 and an annual growth rate of 1.5%. Since 2010, the population has increased 23.2% from a recorded population of 100,143. The broader Palm Beach County catchment market is the 3rd largest county in the State of Florida with a population of 1.5 million. Medical office demand follows population growth so demand along this corridor has been particularly strong and is expected to continue expanding alongside continued population growth.

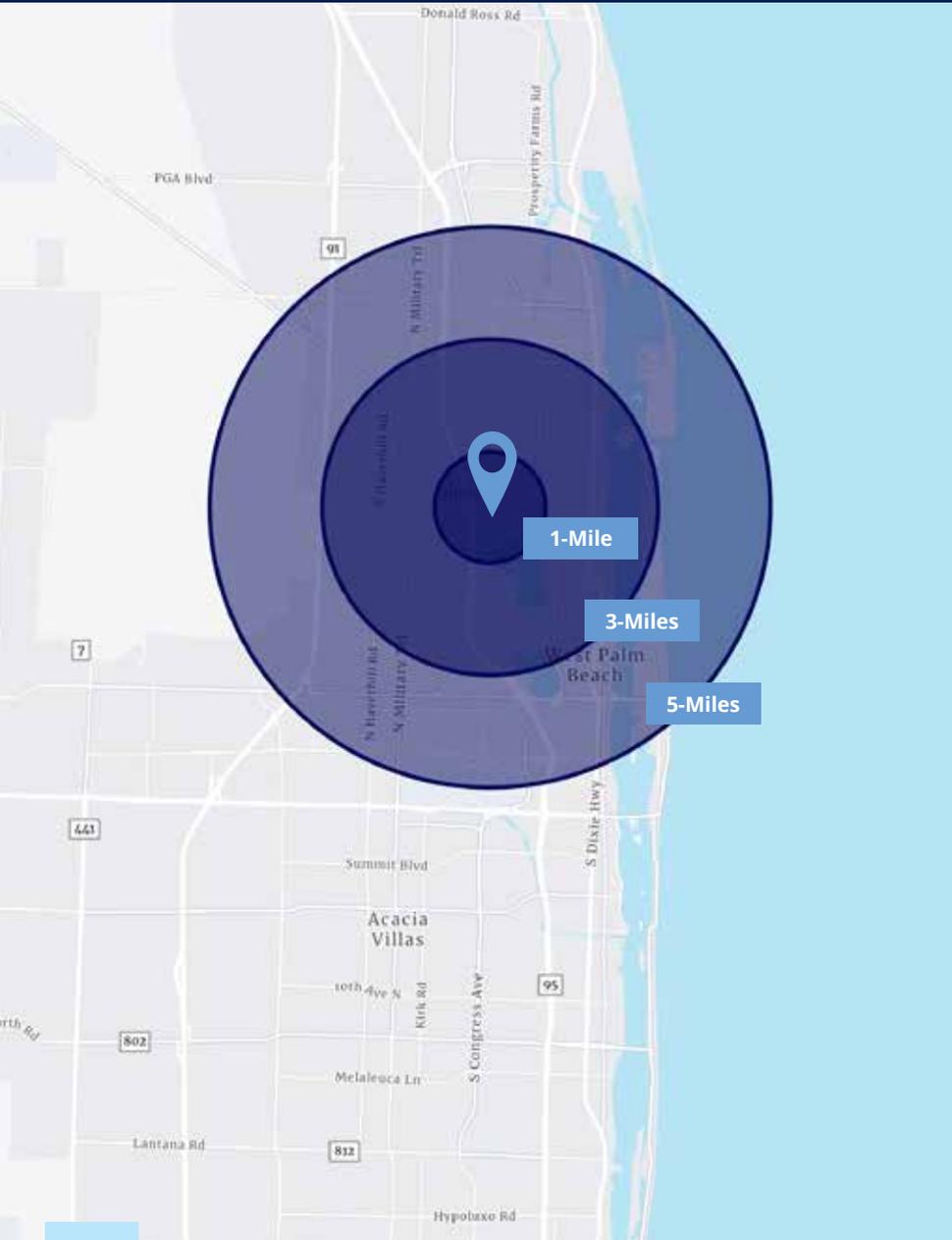
Aging Population & Retirement Haven

In addition to an aging population, Palm Beach County has become one on the Country's primary retirement spots for Baby Boomers. This is expected to bolster an already growing demand for health care services as a critical mass of retirees add a vast variety of medical demands. Nearby multifamily assets are also catering to the same increase in demand proximate to healthcare centers with 2,244 senior living multifamily units across 12 buildings in a three-mile radius from the site.

Medical office buildings have emerged as a highly sought-after recession-proof asset as the global pandemic exacerbated the growing need for healthcare facilities.



Market Demographics



Population	1 Mile Radius	3 Mile Radius	5 Mile Radius
2024 Total Population	9,110	117,335	226,028
2029 Total Population	9,928	123,049	239,285
2024 to 2029 Population Change	9.0%	4.9%	5.9%
Households			
2024 Households	3,344	45,625	94,961
2029 Households	3,645	48,236	101,697
2024 to 2029 Household Change	9.3%	5.7%	7.1%
Income			
Average Household Income	\$78,009	\$82,897	\$98,715
Median Household Income	\$57,999	\$58,553	\$63,709

Source: 2025 Esri, Esri-Data Axle, U.S. Census



Market Overview

15 mile radius

Household & population characteristics



\$80,473

Median household income



\$470,423

Median home value



65.6%

Owner occupied housing units



43.0

Median age



51.0%

Female population



49.3%

% Married (age 15 or older)

Annual lifestyle spending



\$3,187

Travel



\$28

Tickets to Movies



\$82

Theatre/Operas/Concerts



\$77

Admission to Sports Events



\$9

Online Gaming Services

Households & population



1,000,202

Current total population



1,025,679

5 Year total population



391,678

Current total households



405,439

5 year total households

Education

11%

No high school diploma



24%

High school graduate



26%

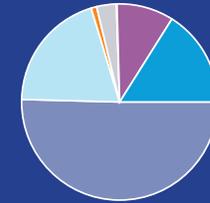
Some college



39%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



50,609

Total businesses



422,467

Total employees

Employment



63%

White collar



19%

Blue collar



18%

Services

4.5%

Unemployment rate

Annual household spending



\$2,528

Apparel & Services



\$293

Computers & Hardware



\$4,219

Eating Out



\$7,740

Groceries



\$8,003

Health Care



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