



HARBOURSIDE PLACE

200 N. U.S. HIGHWAY ONE
JUPITER, FL 33477

Robert Hamman
Senior Advisor
561.346.2310
robert.hamman@svn.com

Executive Summary



OFFERING SUMMARY

Office Space Available: 1,268-5,918± SF

Lease Rate: \$26.00-\$29.50/SF

Parking Ratio: 4/1,000

Year Built: 2014

PROPERTY OVERVIEW

Class "A" office space available at Harbourside Place. Located along the intracoastal waterway in Jupiter, Harbourside Place is a mixed-use complex with 365,252± SF comprised of office space and ground floor retail, plus the exclusive 4-diamond Wyndham Grand Jupiter Hotel. The property benefits from the surrounding upscale residential market, as well as the prevalent location along the Intracoastal Waterway with water views and yacht/boat dockage. Come join Mannis Group, The Woods, HMY Yachts, Lola Dre, Voloridge, Wyndham Grand Jupiter, Allied Capital and Development, U.S. Immigration Fun and more.

PROPERTY HIGHLIGHTS

- Class "A" office space overlooking N. Coastal Way
- Centrally located in Jupiter along the Intracoastal Waterway
- Located at Jupiter's largest and busiest intersection, U.S.Hwy One & Indiantown Rd
- Access to 4-diamond Wyndham Grand Hotel, restaurants, coffee shops and retail stores
- 22-slip private marina and 9-slip public marina
- Property Manager on-site
- 24-hour manned security

Available Class "A" Office Space

LEASE TYPE	NNN
TOTAL SPACE	1,268-5,918± SF
LEASE TERM	60 to 120 months
LEASE RATE	\$26.00 - \$29.50 SF/yr



SUITE

115 Front Street, 2nd Floor

DESCRIPTION

Class "A" office space located on a corner and overlooking N. Coastal Way

Proposed Floor Plan 1,268-5,918± SF



Tenant Directory



RESTAURANT

Another Broken Egg Cafe
Bravo! Cucina Italiana
BURGERfi
Calaveras Cantina
Johnny Swirls
Subculture Coffee
The Woods Jupiter
Tommy Bahama

*Most restaurants will deliver to your office suite

RETAIL TENANTS

Artlantic Fine Art
Blow Zone
Chico's
Francesca's Collection
Go Coastal Studio
HMY Yachts
House of Art's Gallery
Jofit
John Craig Clothier
Lola Dre
Marie Antoinette's
Native Visions Galleries
Paul Gruner Gallery
Pucci & Catana
Tommy Bahama
Venetian Nail Spa
White House | Black Market

OFFICE TENANTS

Allied Capital and Development of South Florida, LLC
Regus
U.S. Immigration Fund
Voloridge Investment Management, LLC
Mannis Group, LLC

Kiosk Map



HARBOURSIDE PLACE
— JUPITER, FLORIDA —
DIRECTORY

SHOP

- A1 - Tommy Bahama
- A2 - John Craig Clothier
- A3 - Chico's
- A4 - HMY Yachts
- A5 - JoFit
- A6 - Francesca's
- A7 - White House | Black Market
- A8 - Pucci + Catana
Luxury Pet Boutique

DINE

- D1 - Bravo! Cucina Italiana
- D2 - BurgerFi
- D3 - The Woods Jupiter
- D4 - Tommy Bahama
- D5 - Calavera's Cantina
- D6 - Too Bizaare
- D7 - Johnny Swirl's Yogurt
- D8 - Another Broken Egg
- D9 - SubCulture Coffee

ENTERTAINMENT

- E1 - Harbourside Place Amphitheater
- E2 - Riverwalk
- E3 - Event Deck (3rd level)
- E4 - East Plaza
- E5 - Get Up and Go Kayaking
- E6 - Waterfront Activities Hut
- E7 - PonTiki
- E8 - JetRide
- E9 - Private Marina
- E10 - Public Marina

RESTROOMS

- R1 - North Restrooms
- R2 - South Restrooms

SHOP

- H1 - Paul Gruner Gallery
- H2 - **AVAILABLE**
- H3 - **AVAILABLE**
- H4 - **AVAILABLE**
- H5 - **AVAILABLE**
- H6 - Broward Design Center
- H7 - Lola Dré

BEAUTY

- B1 - Venetian Nail Spa
- B2 - The Blowzone

STAY

- S1 - Wyndham Grand Jupiter Main Entrance
- S2 - Wyndham Grand Jupiter South Lobby
- S3 - Ibis Banquet Room

OFFICE

- O1 - North Offices Lobby
- O2 - Central Offices Lobby
- O3 - South Offices Lobby
- O4 - Town of Jupiter
- O5 - Management & Leasing

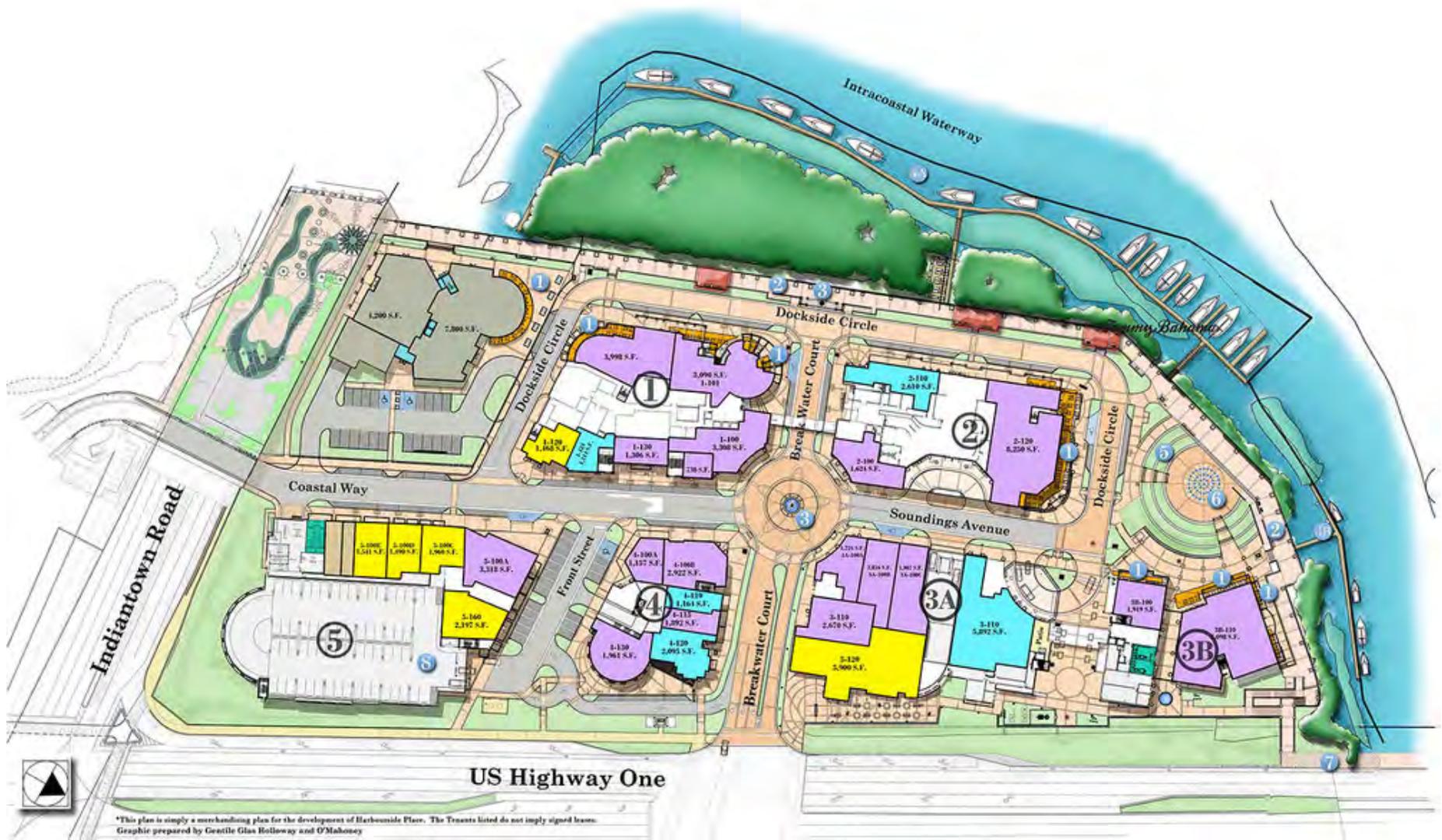
PARKING

- P1 - North Parking Access
- P2 - North Parking Lobby
- P3 - North Parking Lobby
- P4 - South Parking Access
- P5 - South Parking Lobby

QUESTIONS? Contact Guest Services at 561.935.9533

CONNECT WITH US    #HarboursideFL HarboursidePlace.com

Site Plan



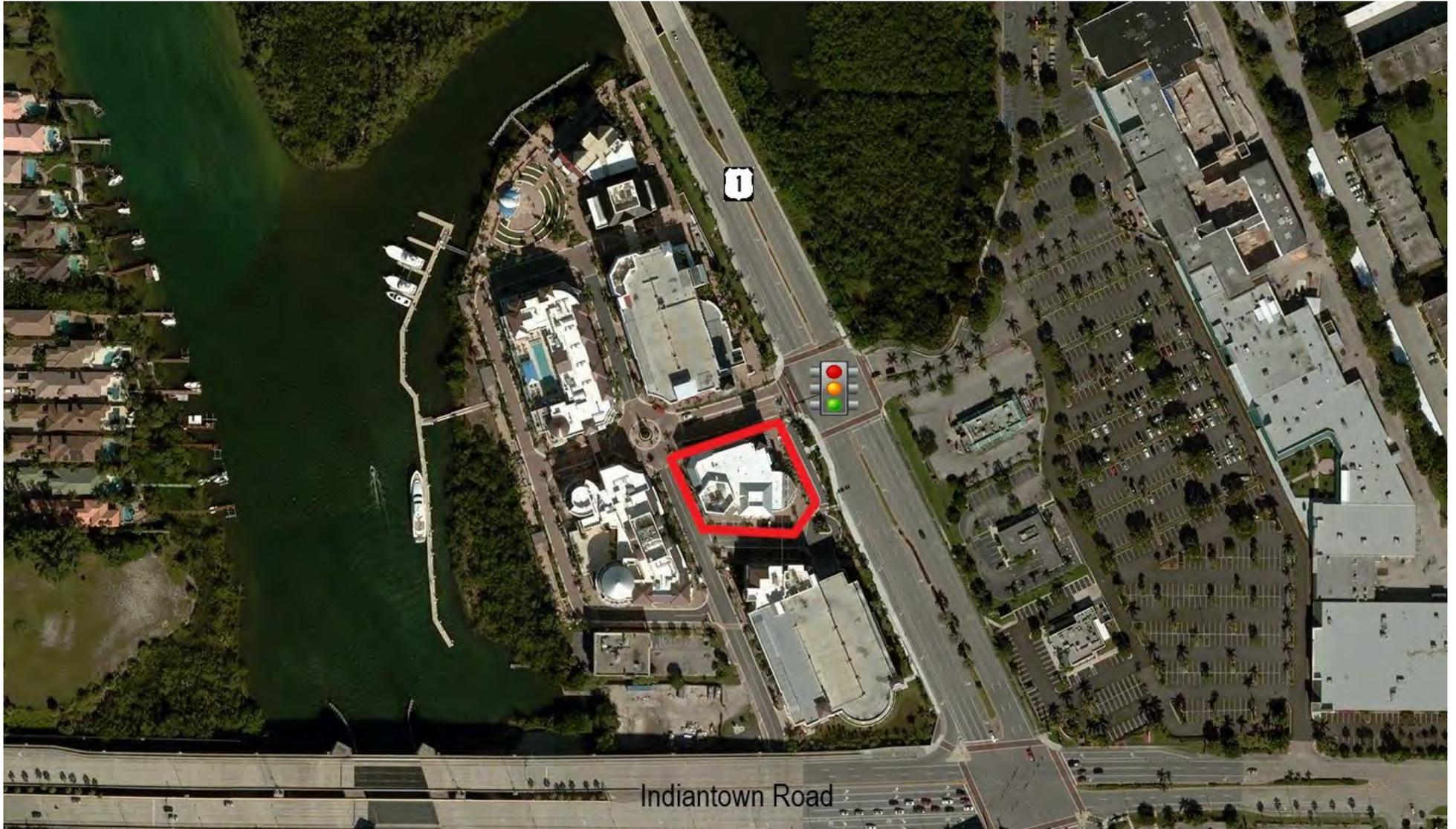
Aerial View Facing West



Aerial View Facing East



115 Front Street Building Outline



115 Front Street



115 Front Street - North Side of Building



115 Front Street - East Side of Building



115 Front Street - South Side of Building



115 Front Street - West Side of Building

Harbourside Place Photos



Harbourside Place Photos



Harbourside Place Photos



City Information



JUPITER, FL

Jupiter is the northernmost town in Palm Beach County, Florida, United States. According to the 2015 Census Bureau estimate, the town had a total population of 62,707.

CITY INFORMATION

Year Incorporated:	1925
Land Area:	23.1 sq. miles
Miles Of Beaches:	2.5 miles

CITY HIGHLIGHTS

- Located just 20 minutes from the Palm Beach International Airport
- Jupiter is home to Roger Dean Stadium, which hosts two major league baseball teams for spring training – The Miami Marlins and St. Louis Cardinals.
- Jupiter was rated as the 9th Happiest Seaside Town in America by Coastal Living in 2012.
- Jupiter is centrally located with easy access to Fort Lauderdale and Miami, which are located to the south.

WHY PALM BEACH COUNTY?



THE FACTS

- Palm Beach County is larger in land area than two states: Rhode Island and Delaware. It is Florida's second-largest county in area, covering over 2,000 square miles.
- Palm Beach County is approximately 60 miles north of Miami and 150 miles southeast of Orlando. The Atlantic Ocean borders the eastern half of the county, creating 47 miles of beaches, stretching from north to south. The northwest part of the county includes Lake Okeechobee, the second largest freshwater lake in the United States.
- Within the County, which is also known as The Palm Beaches, are 39 distinct cities and towns. The largest is West Palm Beach, which has a population of 108,689. Boca Raton is second with 94,576 residents, followed by Boynton Beach, 75,995; Delray Beach, 67,249; Jupiter, 64,301; and Wellington, 63,206.

Access

- By Plane: Ranked one of the most convenient, stress-free airports in the country, Palm Beach International Airport (PBI) is located just 2.5 miles from top resorts, pristine beaches, the Palm Beach County Convention Center and Convention Center Hotel, and West Palm Beach's thriving downtown district. PBI has nearly 200 daily non-stop arrivals and departures to more than 25 destinations in the US, Canada and the Caribbean on 13 domestic and international airlines. PBI serves over six million passengers each year, and was voted sixth best airport in the U.S. by the readers of the prestigious Conde Nast Traveler magazine in 2016. It was voted in the top 5 medium size airports, receiving the 2016 Traveler's Choice Award from TripAdvisor and was the top 5 Highest Ranked Airports for Ease and Accessing Parking and Getting to the Terminal according to Airport Revenue News (2016). PBI was also named the best TSA checkpoint in the U.S. according to a J.D. Power survey and was featured for this in a Conde Nast Traveler article. (<http://www.cntraveler.com/stories/2016-01-28/the-best-and-worst-tsa-checkpoints-in-the-us>)
- By Car: Travelers can follow either Interstate 95 or Florida's Turnpike, which run the length of the county and feature multiple exits at or near major streets. U.S. 441, U.S. 1, and coastal highway S.R. A1A also run through the county.
- By Rail: Passengers can travel on the Brightline, a new express train service that connects Miami, Ft. Lauderdale, and West Palm Beach in about an hour. Service from Miami to Orlando will take about 3 hours.

Accommodations

- With more than 17,000 hotel rooms throughout the county, visitors are able to choose properties based on their desired location of interest, such as directly nestled along the coast with enchanting views of the Atlantic Ocean, overlooking the beauty of the Intracoastal Waterway, and within walking distance of charming towns or vibrant historic districts.

Lakes Beaches Waterways

- 47 miles of pristine Atlantic coast beaches
- 125 peaceful waterways
- Direct access to the Florida Everglades, best explored by airboat or paddle tours
- The nation's best bass fishing in the 730 square miles of Lake Okeechobee
- Proximity to the Gulf Stream provides comfortable ocean temperatures for divers and snorkelers to explore more than 20 reefs and an abundance of deep-water wrecks
- Palm Beach County's Parks and Recreation Department operates 79 parks, including two water parks. County parks include more than 8,000 acres of land for exploration and over 200,000 acres of Natural areas, preserves, and management areas.

Sports

- The Palm Beaches are Florida's Golf Capital® and the spring training home to the St. Louis Cardinals and Miami Marlins, who train at Roger Dean Stadium in Jupiter. Class A Florida State League games are played here throughout the summer.
- The Ballpark of The Palm Beaches is the spring training facility for the Washington Nationals and the Houston Astros, along with their many fans. The state-of-the-art, two-team facility offers a fan-friendly layout with a 6,500-seat stadium as its centerpiece. The Astros and Nationals training areas each feature a sixfield layout that is inviting and easily navigated by fans.
- There are more than 1,000 private and public tennis courts throughout the county for all skill levels. The Delray Beach Tennis Center, an 8,200-seat stadium, accommodates the annual International Tennis Championships in January and February.
- The National Croquet Center, located in West Palm Beach, is the largest of its kind in the world, boasting a 19,000-square-foot clubhouse and accommodates tournaments, basic instruction, private parties and events.
- Florida Atlantic University is home to the annual Boca Raton Bowl, the NCAA Mid-American Conference championship game.
- Polo season takes place annually January through April, and the Inter-national Polo Club in Wellington is host to some of the biggest names and tournaments in the world. The Palm Beaches are considered the world's winter equestrian capital.
- The Winter Equestrian Festival (WEF) held at the Palm Beach International Equestrian Center (PBIEC) is the largest and longest-running circuit in horse sport, a 12-week show jumping competition for hunters, jumpers, and equitation held annually from January through April. WEF is produced and managed by Equestrian Sport Productions, LLC.(ESP), a wholly owned subsidiary of Wellington Equestrian Partners, which also owns and operates the PBIEC.
- Saltwater and freshwater fishing enthusiasts alike enjoy some of the best fishing opportunities in North America. Other outdoor sports enjoyed year-round are tennis, softball, soccer, bicycling, in-line skating, shuffleboard, boating, swimming, snorkeling and scuba diving, surfing, wind surfing and kite boarding, beach volleyball, water skiing, kayaking and canoeing.

Agriculture

- Palm Beach County leads the nation in the production of sugarcane, fresh sweet corn, and sweet bell peppers. It leads the state in the production of rice, lettuce, radishes, Chinese vegetables, specialty leaf, and celery.
- Agriculture output for Palm Beach County ranks highest in the state, nearly doubling the next largest county, Miami-Dade. The agriculture industry in Palm Beach County consists of roughly 1,400 farms with over \$1 billion in sales of crops and a \$10 billion economic impact.
- Palm Beach County had an estimated \$1.38 billion in total agricultural sales for 2014-15.

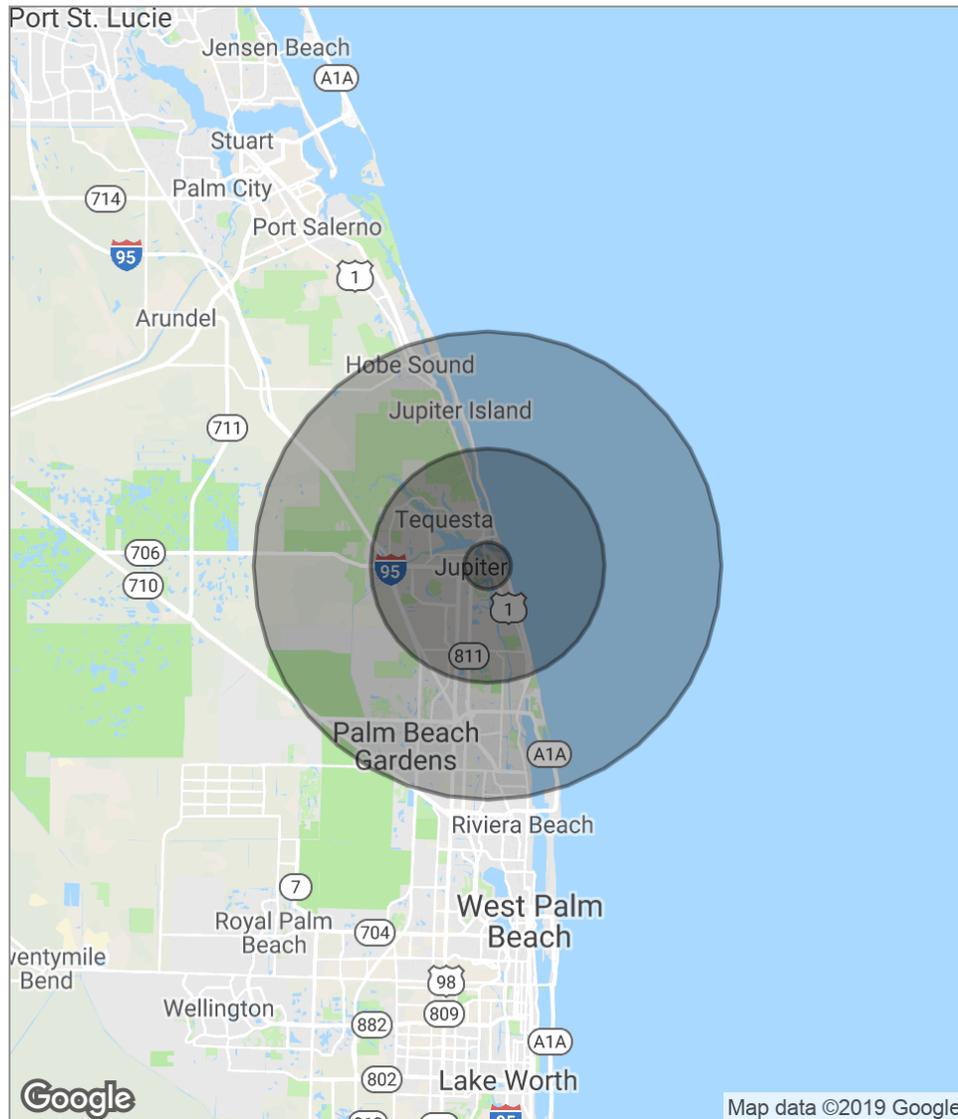
Education

- The School District of Palm Beach County has the highest graduation rate of Florida's largest school districts and is home to over 330 award-winning programs.
- The District has 1,284 business partners in all industries, including banking, bio-tech, utilities, engineering, retail, medical, communication, hospitality, and construction
- Dreyfoos School of the Arts ranked 78th and Suncoast High ranked 53rd on the list of the top 100 national high schools according to Newsweek magazine (2016).

Demographics Report

	1 MILE	5 MILES	10 MILES
Total population	4,363	88,772	199,824
Median age	58.9	44.4	45.3
Median age [Male]	60.9	44.4	45.3
Median age [Female]	57.8	44.6	45.3
Total households	2,267	36,815	84,701
Total persons per HH	1.9	2.4	2.4
Average HH income	\$122,804	\$106,391	\$103,853
Average house value	\$425,559	\$454,717	\$424,985
Total Population - White	4,071	80,565	171,834
% White	93.3%	90.8%	86.0%
Total Population - Black	36	1,914	14,856
% Black	0.8%	2.2%	7.4%
Total Population - Asian	55	1,822	4,350
% Asian	1.3%	2.1%	2.2%
Total Population - Hawaiian	0	0	104
% Hawaiian	0.0%	0.0%	0.1%
Total Population - American Indian	6	141	388
% American Indian	0.1%	0.2%	0.2%
Total Population - Other	148	3,136	5,449
% Other	3.4%	3.5%	2.7%
Total Population - Hispanic	374	10,729	21,123
% Hispanic	8.6%	12.1%	10.6%

Demographics Map



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	4,363	88,772	199,824
Median age	58.9	44.4	45.3
Median age (male)	60.9	44.4	45.3
Median age (Female)	57.8	44.6	45.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	2,267	36,815	84,701
# of persons per HH	1.9	2.4	2.4
Average HH income	\$122,804	\$106,391	\$103,853
Average house value	\$425,559	\$454,717	\$424,985

* Demographic data derived from 2010 US Census