

900 & 1000 S. PINE ISLAND ROAD PLANTATION, FL 33324



# ROYAL PALM

## OFFICE PARK



# BREAKING BROWARD'S SUBURBAN OFFICE STANDARD



▶ WATCH PROPERTY VIDEO

Royal Palm offers 465,000 SF of premier Class A office space in a campus-like environment with a top-notch tenant roster including major international and Fortune 500 companies. Tenant amenities at Royal Palm are best-in-class, offering exclusive access to an array of facilities and service programming for the most enjoyable, collaborative work environment.



In recognition of superior energy performance, the U.S. Environmental Protection Agency awards the ENERGY STAR® to:



**Royal Palm I** with an **ENERGY STAR score of 87**. This signifies that it is more energy efficient than 87 percent of similar buildings nationwide. On average, ENERGY STAR certified buildings like this one generate 35 percent fewer greenhouse gas emissions than typical buildings.



**Royal Palm II** with an **ENERGY STAR score of 88**. This signifies that it is more energy efficient than 88 percent of similar buildings nationwide. On average, ENERGY STAR certified buildings like this one generate 35 percent fewer greenhouse gas emissions than typical buildings.



#### WINNER

2021 & 2022 BOMA Fort Lauderdale/Palm Beach

Suburban Office Park (Mid-Rise)

Outstanding Member of the Year - Property Manager, Alina Rizo

The TOBY (The Outstanding Building of the Year) Awards are the most prestigious recognition that building owners and managers can achieve in commercial real estate presented by BOMA.



# ROYAL PALM

## RENTABLE AREA

RP I — 240,308 SF  
RP II — 225,284 SF

## YEAR BUILT

RP I — 2001  
RP II — 2007

## CLASS

CLASS A

## STORIES

RP I — 9  
RP II — 8

## TYPICAL FLOOR PLATES

RP I —  $\pm 25,500$  SF  
RP II —  $\pm 27,600$  SF

## PARKING RATIO

4.00 / 1,000



## BUILDING DESIGN FEATURES

Dramatic two-story lobbies

Renovated elevator lobbies, common corridors and restrooms

New landscaping with shaded outdoor seating areas

Ample complimentary covered garage parking

Highly accessible with two points of access to the property

Recently painted exterior



# ON-SITE AMENITIES

Training Room for up to 50 guests

Multiple tenant lounges

Multiple tenant conference rooms

State-of-the-art fitness center with showers & locker rooms

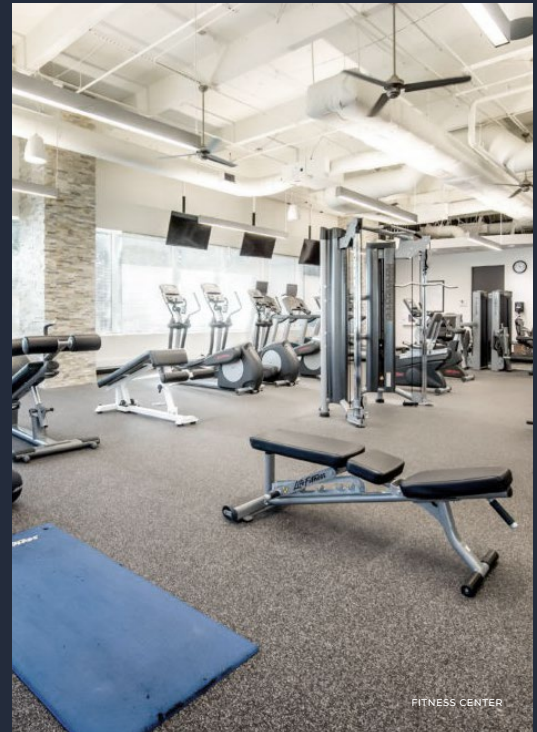
Tenant library

On-site restaurant

Grab & go food & beverage

Mother's wellness room

Shaded outdoor terraces

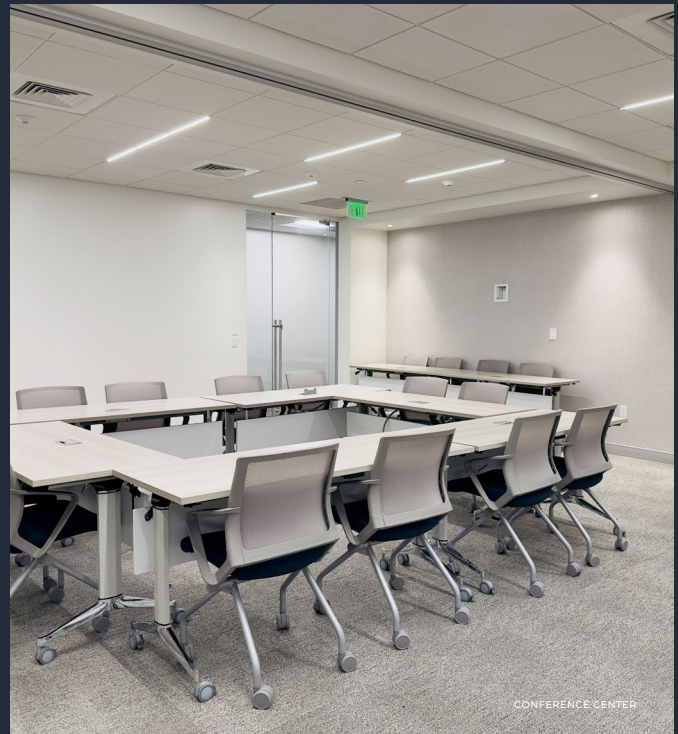




# 6TH FLOOR TENANT LOUNGE & CONFERENCE CENTER

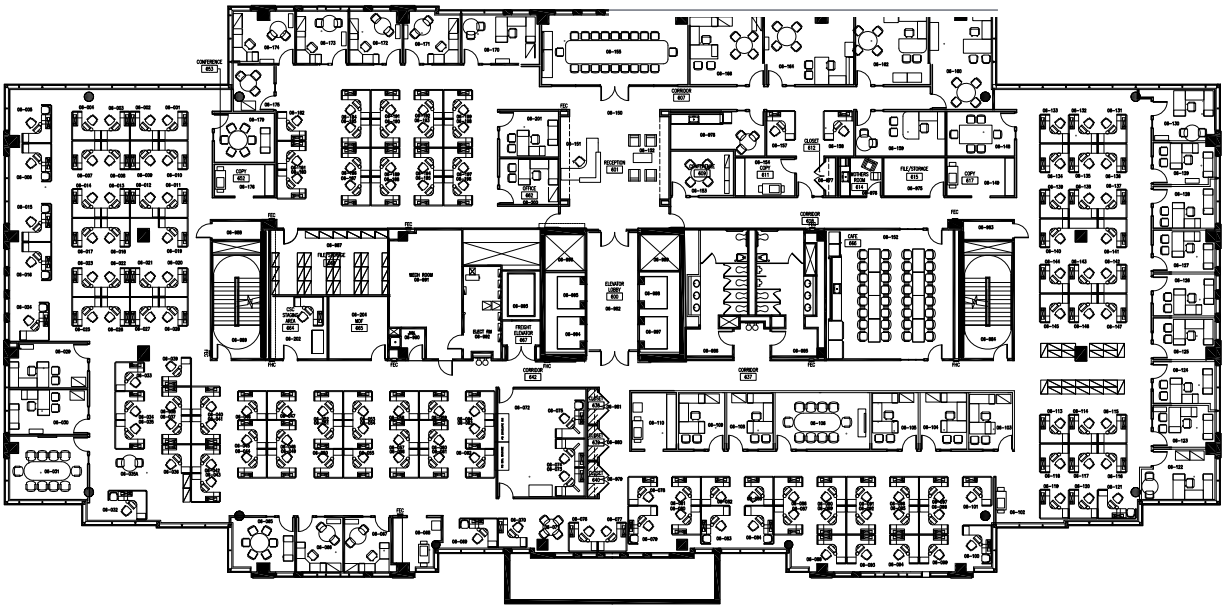
A new and modernized level of amenities available the 6th floor.

 VIEW VIRTUAL TOUR

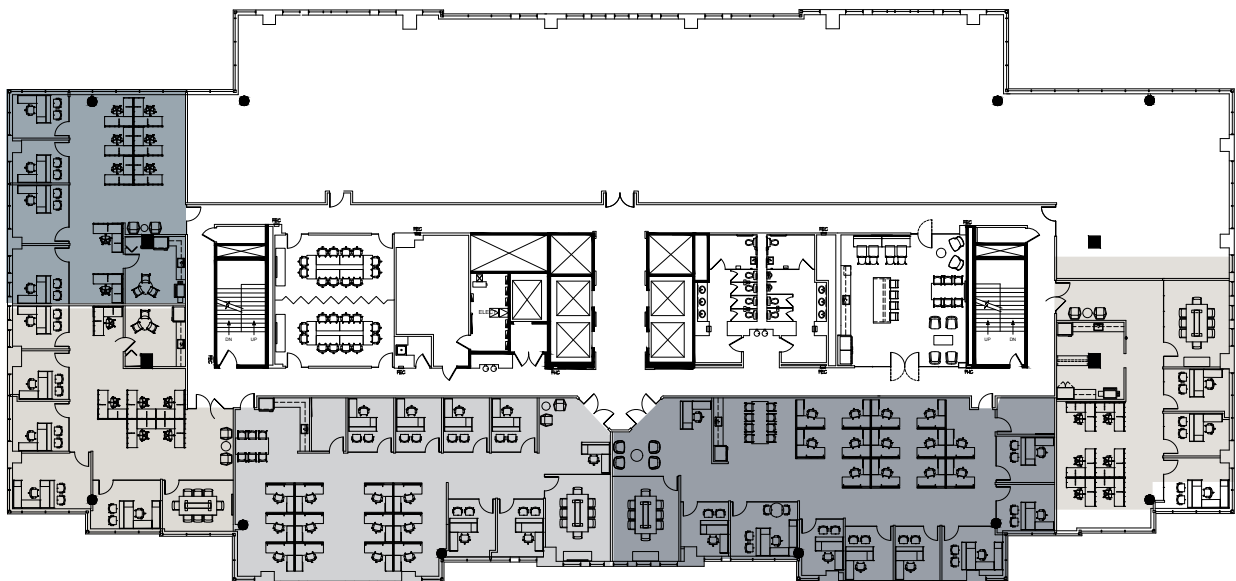


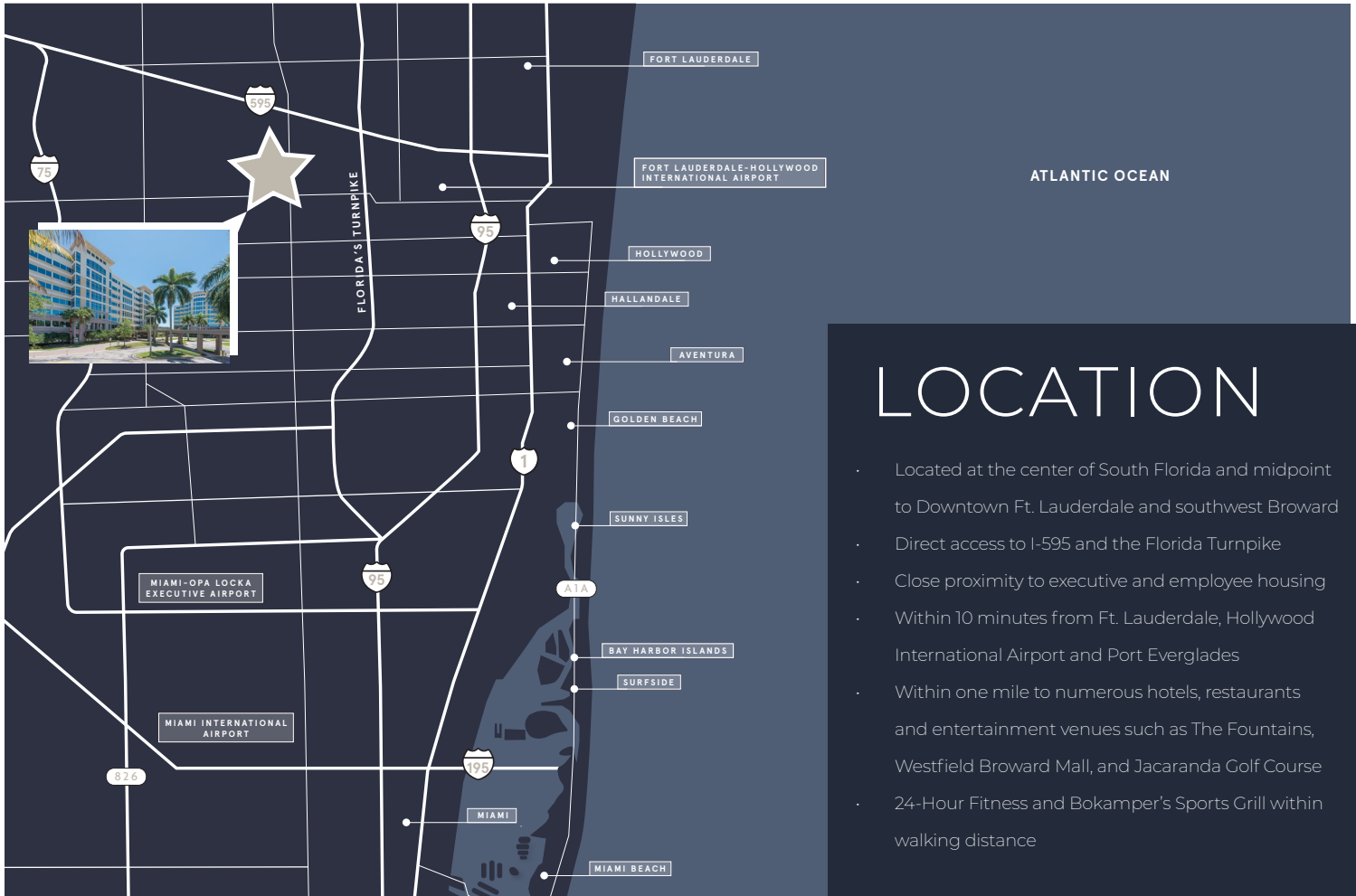
# SAMPLE LAYOUTS

## SINGLE TENANT | 27,683 SF



## MULTI-TENANT





## LOCATION

- Located at the center of South Florida and midpoint to Downtown Ft. Lauderdale and southwest Broward
- Direct access to I-595 and the Florida Turnpike
- Close proximity to executive and employee housing
- Within 10 minutes from Ft. Lauderdale, Hollywood International Airport and Port Everglades
- Within one mile to numerous hotels, restaurants and entertainment venues such as The Fountains, Westfield Broward Mall, and Jacaranda Golf Course
- 24-Hour Fitness and Bokamper's Sports Grill within walking distance

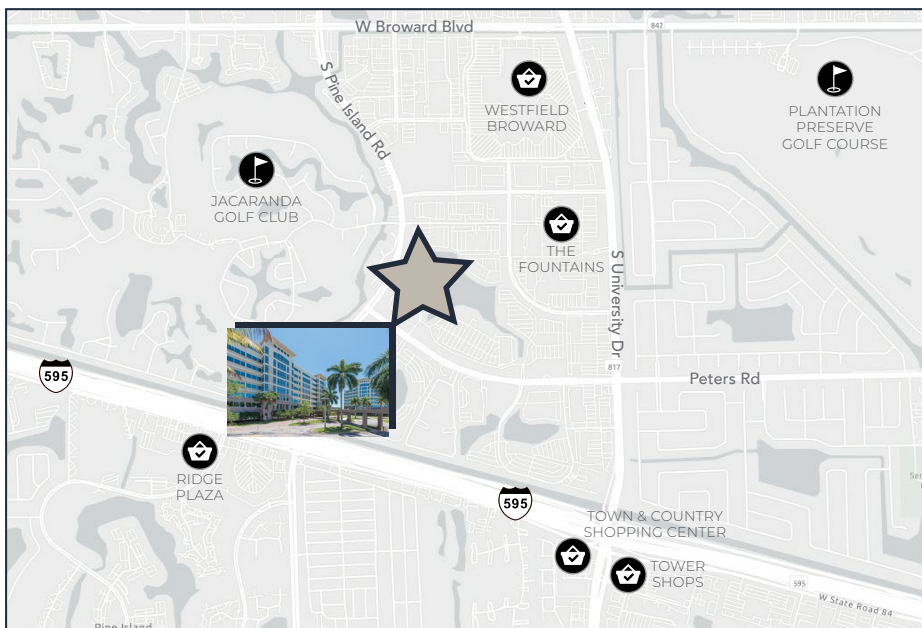
DOWNTOWN FT. LAUDERDALE  
🚗 20 MIN.

FT. LAUDERDALE-HOLLYWOOD INT. AIRPORT  
🚗 14 MIN.

MIAMI INT. AIRPORT  
🚗 30 MIN.

DOWNTOWN MIAMI  
🚗 35 MIN.

MIAMI-OPA LOCKA EXECUTIVE AIRPORT  
🚗 25 MIN.



## NEARBY AMENITIES

### WESTFIELD BROWARD

Sarku Japan • Cajun Boil  
Wild Wings • The Whole Enchilada  
Chick-fil-A • Fresh Mangos  
J. Alexander's • Starbucks  
TGI Fridays • Einstein Bros.  
Macy's • Dillard's • Sears  
Express • H&M • Regal Cinemas  
Aldi • Target • Hyatt Place

### THE FOUNTAINS

Chili's • Duffy's • Firehouse Subs  
Five Guys • Gyroville • Lime  
Olive Garden • Red Lobster  
Sicilian Oven • Smokey Bones  
Dick's • Kohl's • LA Fitness  
Marshalls • HomeGoods • Publix  
La Quinta Inn • Hampton Inn  
Courtyard • Extended Stay America

### RIDGE PLAZA

Dunkin' • Vienna Wine Bar  
Char-Hut • Zabb Thai & Sushi  
Crazy Crab • Rob's Family BBQ  
Wing Stop • Dollar Tree  
Publix • Burlington • Bealls Outlet  
Round Up Nightclub & Restaurant  
Paragon Theaters • YouFit Gym  
The Billiard Club • Off The Wall

### TOWER/TOWN & COUNTRY

Chick-fil-A • Twin Peaks • Taco Bell  
Miller's Ale House • Flanigan's  
Mission BBQ • Pollo Tropical  
Wholefoods • Costco Wholesale  
Trader Joe's • Home Depot  
Office Depot • Ross • T.J. Max  
Best Buy • Pep Boys • Car Max  
Planet Fitness • Extended Stay

LEASING BY



B L A N C A

MANAGED BY

Lincoln

Danet Linares

305.577.8852

danet.linares@blancacre.com

Nicole Kaiser

305.913.0772

nicole.kaiser@blancacre.com

Tere Blanca

305.577.8851

tere.blanca@blancacre.com