

THE MODERN AT PALM BEACH GARDENS

PALM BEACH GARDENS | FLORIDA



GATSBY
FLORIDA

DARRYL R. KAPLAN
COMPANY







GROUND LEVEL LOBBY - INTERIOR RENDERING



THE MODERN





LOCATION MAP

CLASS A OFFICE SPACE FOR LEASE

- 200,000 SF 8-Story Mixed Use/Office
- 25,000 SF average floor size
- 10' floor to ceiling window line
- Highly-amenitized office space offering fitness center, conference center and rooftop patio
- Building signage available
- Monument signage available
- Hurricane resistant glass & 100% generator back up power



PROPERTY HIGHLIGHTS



Strategically located off I-95 & PGA Boulevard



10,000 SF of premium casual restaurants & 7,000 SF of retail/ fast casual onsite



I-95 East exit via RCA Blvd or from Kyoto Gardens Drive/ Alternate A1A Alternate A1A

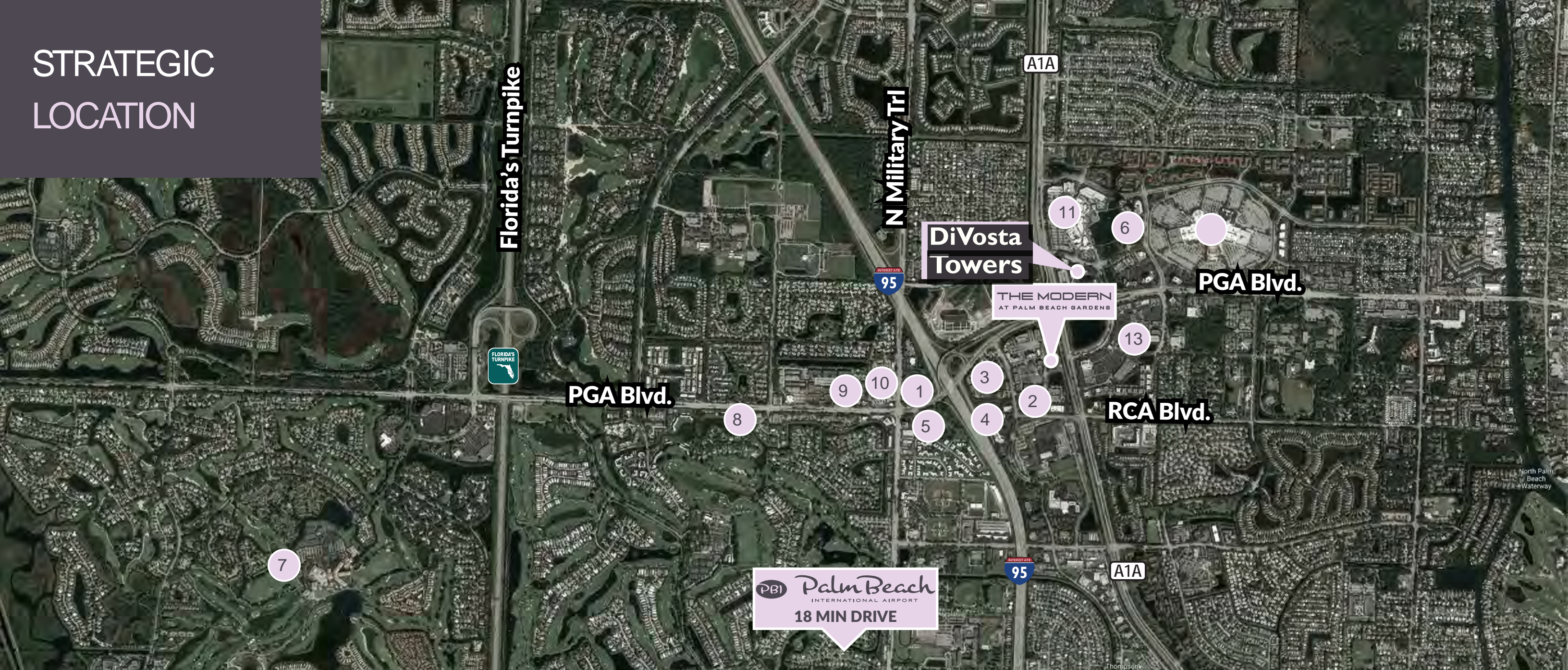


Palm Beach Gardens is home to 14 championship golf courses, including PGA Resort & Spa



4/1,000 SF 838 car parking garage with EV charging stations

STRATEGIC LOCATION



1 DIVOSTA TOWERS
3825-3835 PGA Blvd
Existing Office Project

2 DOUBLETREE

3 HAMPTON INN

4 RESIDENCE INN

5 MARRIOTT

6 EMBASSY SUITES

7 HILTON GARDEN INN

8 PGA NATIONAL
RESORT & SPA

9 PGA COMMONS

Kabuki Sushi Thai Tapas

Panera Bread

Prezzo

Prosecco Café

Rocco's Tacos & Tequila Bar

Spoto's Oyster Bar

The Cooper Craft Kitchen & Bar

10 MAINSTREET
AT MIDTOWN

Blaze Pizza

Bonefish Grill

Chipotle Mexican Grill

Christopher's Kitchen

J. Alexander's

Saito's Japanese Steakhouse

Texas de Brazil

The Fresh Market

11 PUBLIX

12 DOWNTOWN PALM
BEACH GARDENS

Avocado Cantina

Cheesecake Factory

REI

Grimaldi's Italian

Sweetgreen

Voodoo Bayou

Whole Foods Market

Yard House

CMX Cinemas Downtown 16

Lifetime Fitness

13 THE GARDENS MALL
Bloomingdale

Nordstrom

Saks Fifth Avenue

Macy's

Cooper's Hawk Winery & Restaurant

P.F. Chang's China Bistro

Tap 42 Craft Kitchen + Bar

Tommy Bahama Marlin Bar

Apple

Prada

Louis Vuitton

Chanel

Tiffany

Gucci

14 LEGACY PLACE

The Capital Grille

Total Wine

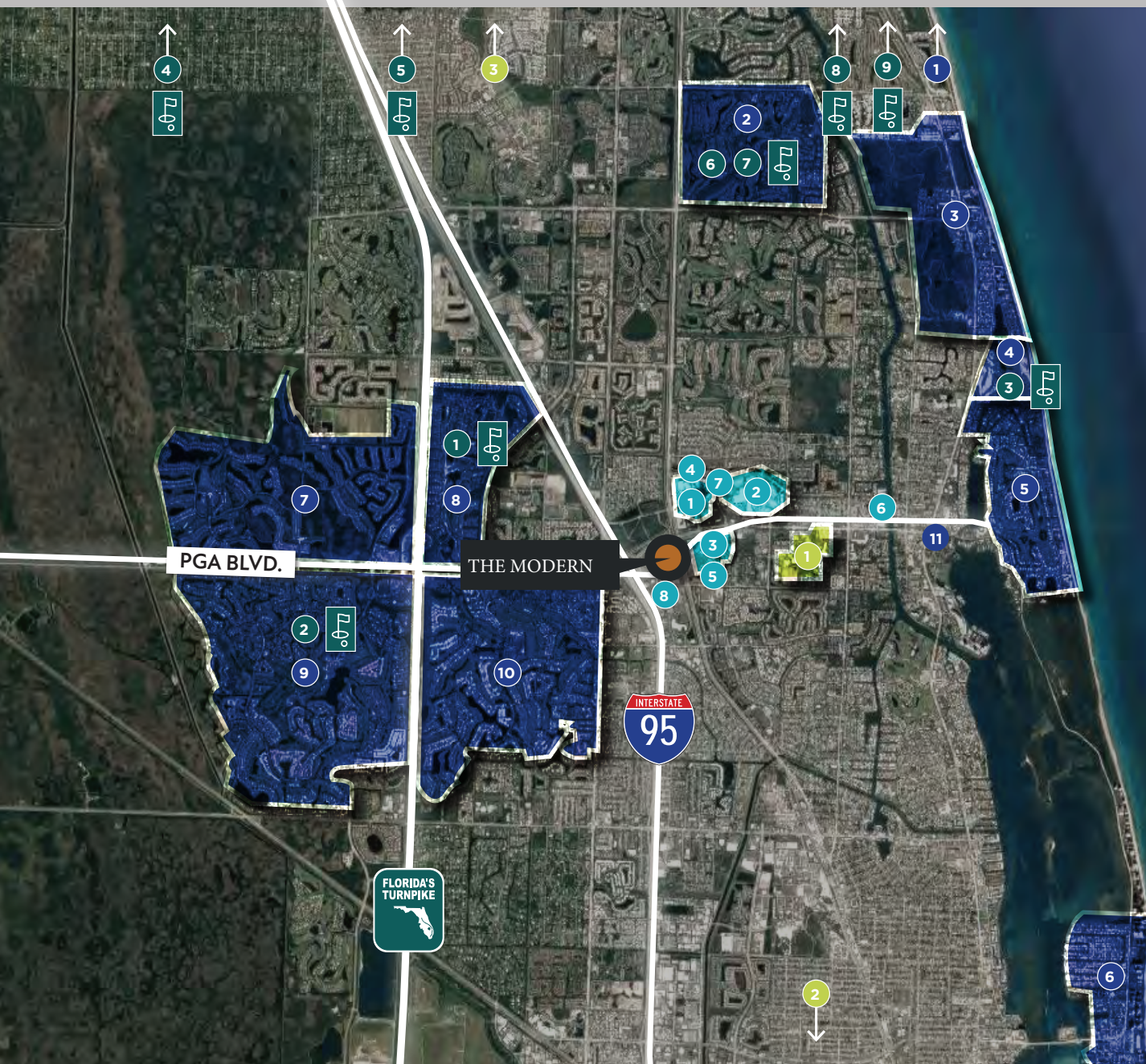
The Great Greek Mediterranean Grill

Best Buy

Eddie V's

Barnes N Noble

Sal's Italian Ristorante



The Neighborhood

RESIDENTIAL

- | | |
|--|---|
| 1. Jupiter Island, FL
Home Prices
\$2MM - \$30MM | 6. Singer Island
Home Prices
\$2MM - \$8MM |
| 2. Bear's Club
Home Prices
\$4MM - \$50MM | 7. Mirasol
Home Prices
\$1.5MM - \$4.5MM |
| 3. Juno Beach, FL
Home Prices
\$2MM - \$12MM | 8. Grand Estates of Old Palm
Home Prices
\$2MM - \$6MM |
| 4. Seminole Country Club
Home Prices
\$3MM - \$44MM | 9. PGA National
Home Prices
\$500K - \$1.5MM |
| 5. Lost Tree Village
Home Prices
\$2MM - \$42MM | 10. Ballen Isles
Home Prices
\$2MM - \$4MM |
| | 11. Ritz Carlton Residences |

RETAIL / HOTEL

- | | |
|-----------------------------------|---------------------------------------|
| 1. Downtown at the Gardens | 5. The Capital Grille |
| 2. The Gardens Mall | 6. River House |
| 3. Legacy Place | 7. Hilton Garden Inn |
| 4. Lifetime Fitness | 8. Palm Beach Gardens Marriott |

GOLF CLUBS

- | | |
|------------------------------|------------------------------|
| 1. Old Palm | 6. Trump National |
| 2. PGA National | 7. Bear's Club |
| 3. Seminole Golf Club | 8. Jonathan's Landing |
| 4. Dye Preserve | 9. Medalist |
| 5. Grove XXIII | |

UNIVERSITIES

- | | |
|---------------------------------------|---------------------------------|
| 1. Palm Beach State College | 3. University of Florida |
| 2. Florida Atlantic University | |

**Strategic
Location**

11.6
Miles
Downtown
West Palm Beach

13.9
Miles
Palm Beach
International Airport

0.8
Miles



1.8
Miles



3.0
Miles



EXPLODING GROWTH

Bloomberg

“Hedge Funds Head for
Florida with Taxes on Rich Rising Elsewhere”

THE WALL STREET JOURNAL.

“Florida’s Sunshine & Tax Benefits Beckon
Billionaires”

The Miami Herald

“The Floodgates Have Opened:
2020 Sees Surge of Business Transplants to South
Florida”

2 IN 5 PEOPLE

Moving to Palm Beach County
Come From New York City

70,000

High Net Worth Individuals Left New York City For South
Florida, Taking \$34 billion In Income With Them

3.1 MILLION

Person Labor Force



PALM BEACH GARDENS NOTABLE TENANTS

STIFEL  NFP[®]  VIRTU
FINANCIAL



J.P.Morgan

ROCKEFELLER
CAPITAL MANAGEMENT



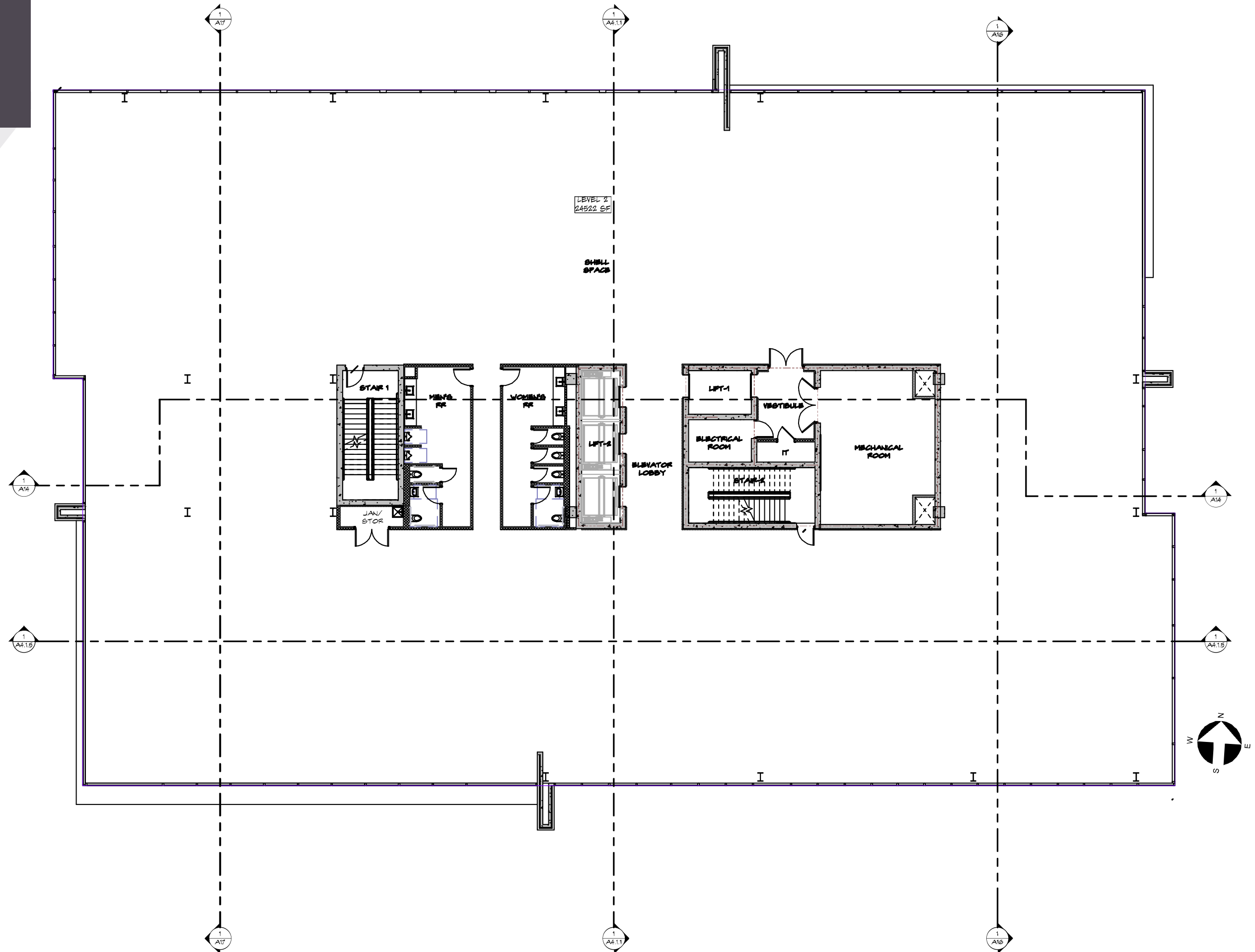
PALM BEACH GARDENS LIVE, WORK & PLAY



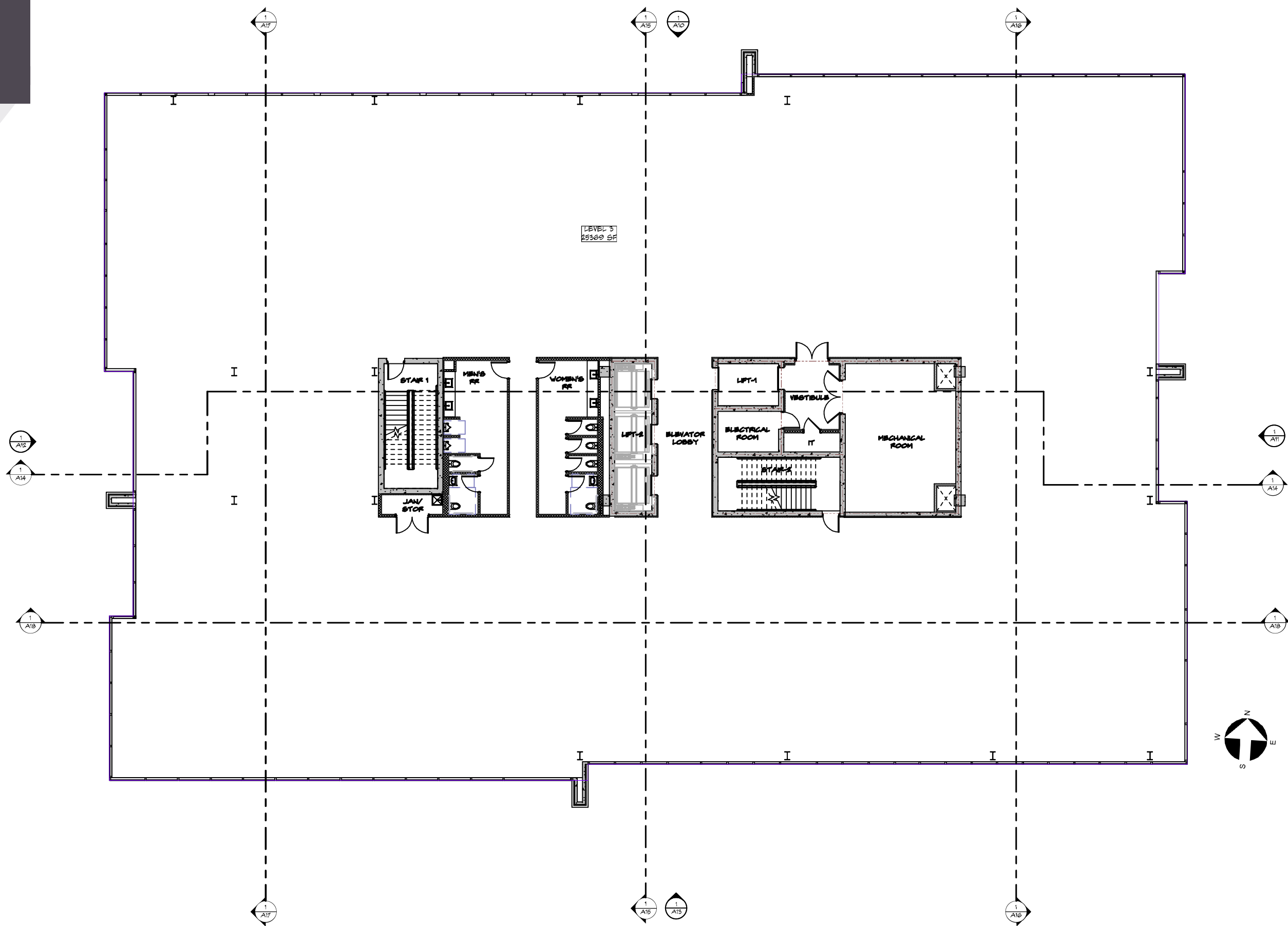
GROUND FLOOR FLOOR PLAN



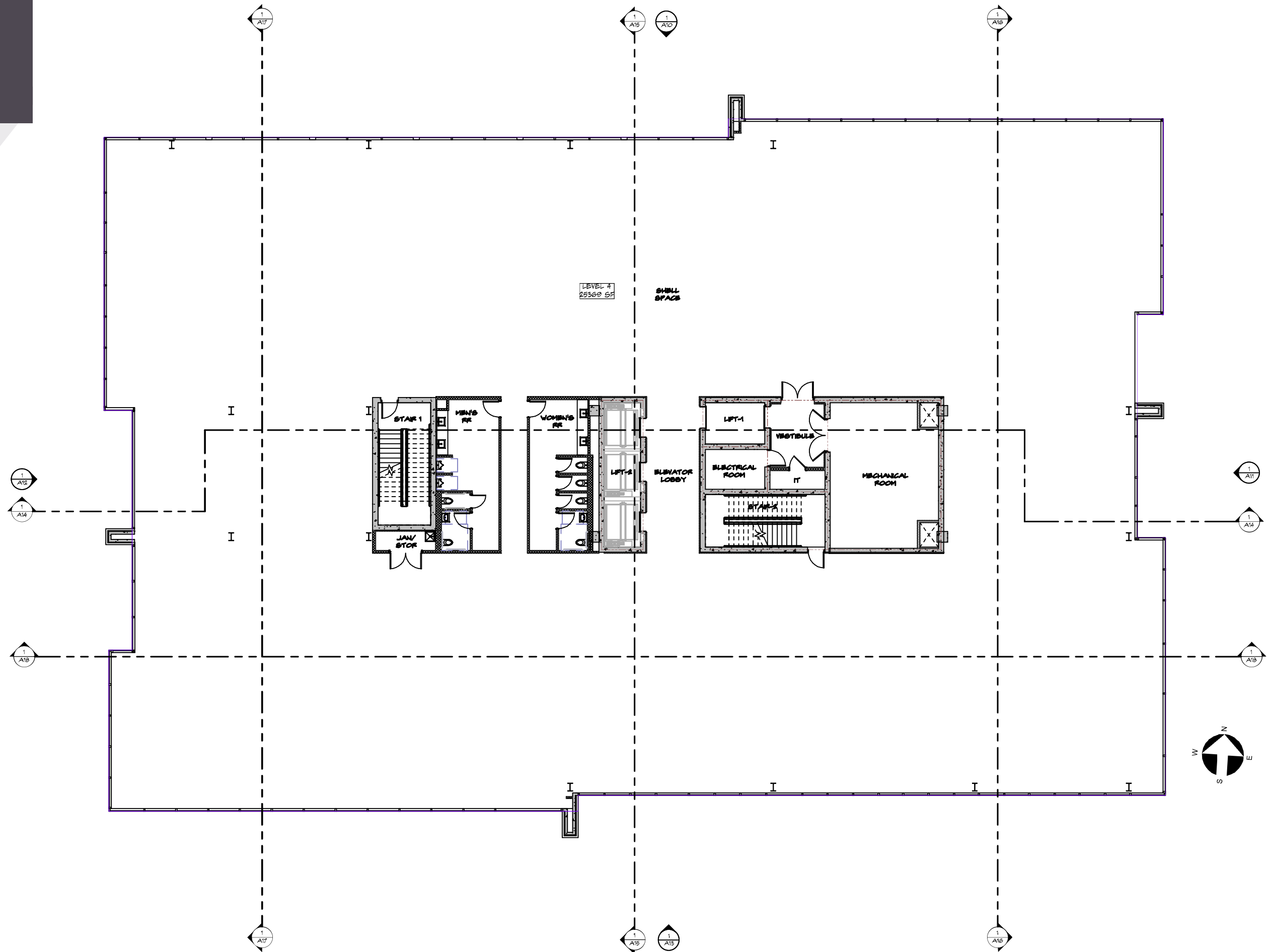
SECOND FLOOR PLAN



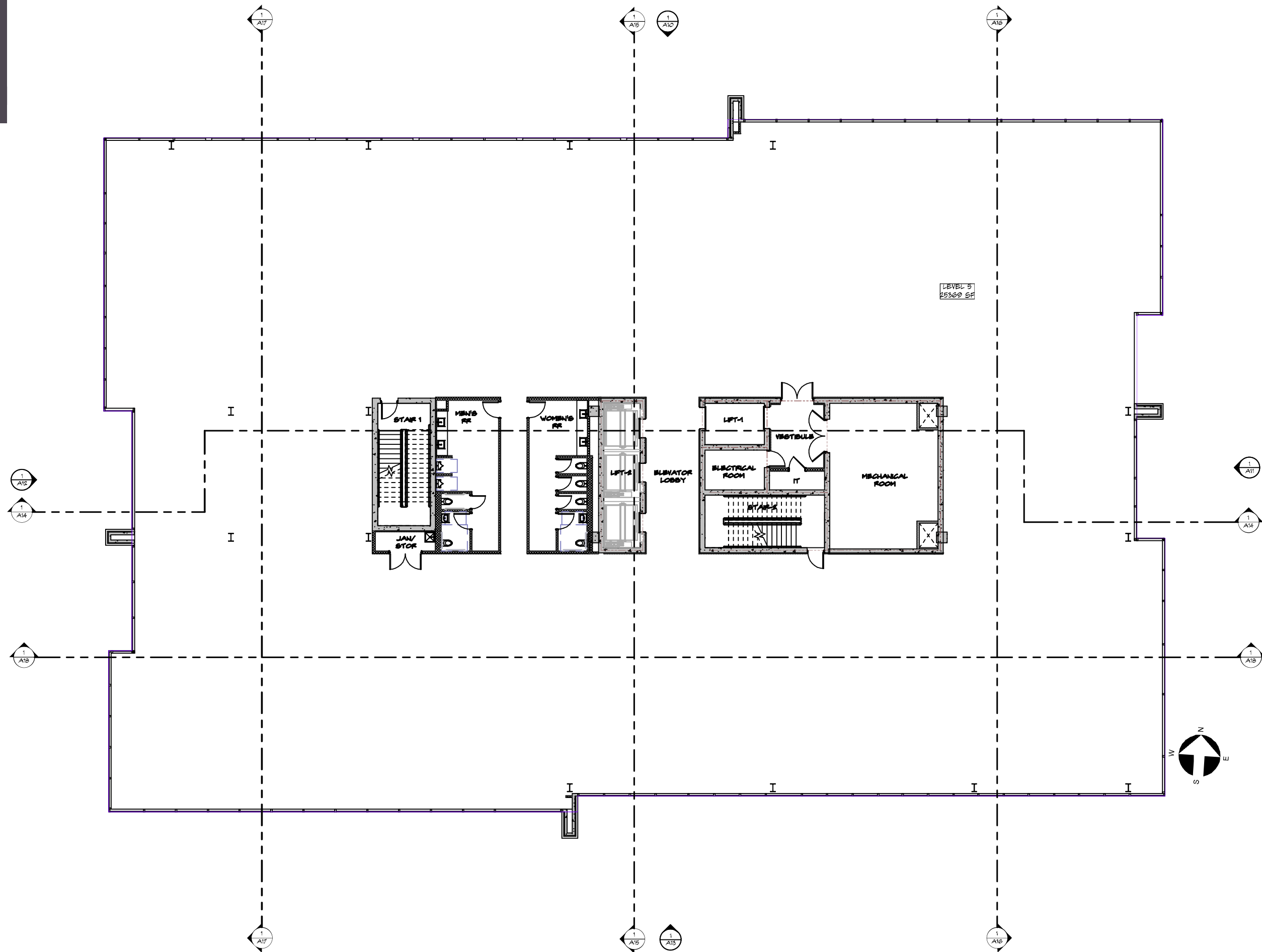
THIRD FLOOR PLAN



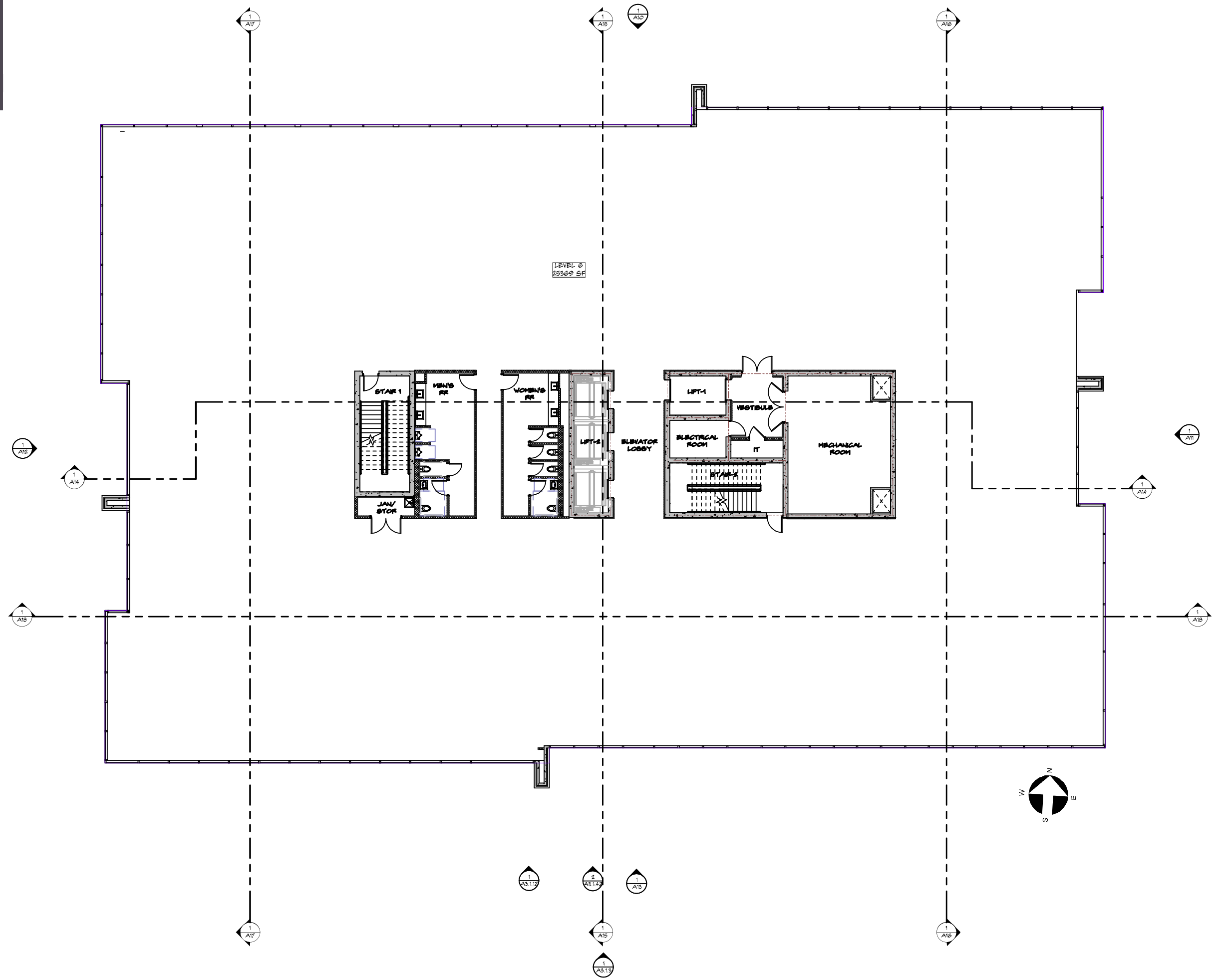
FOURTH FLOOR PLAN



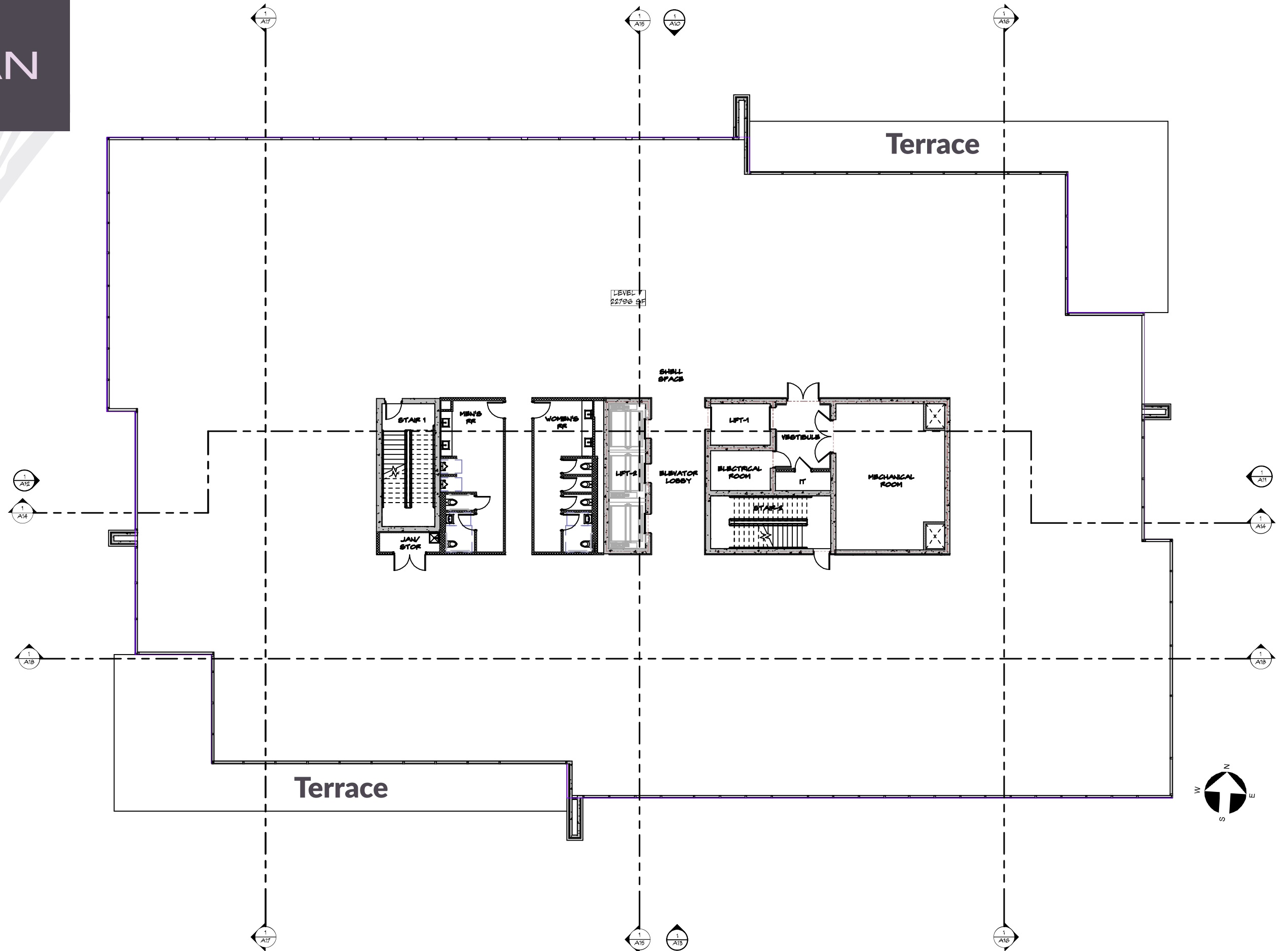
FIFTH FLOOR PLAN



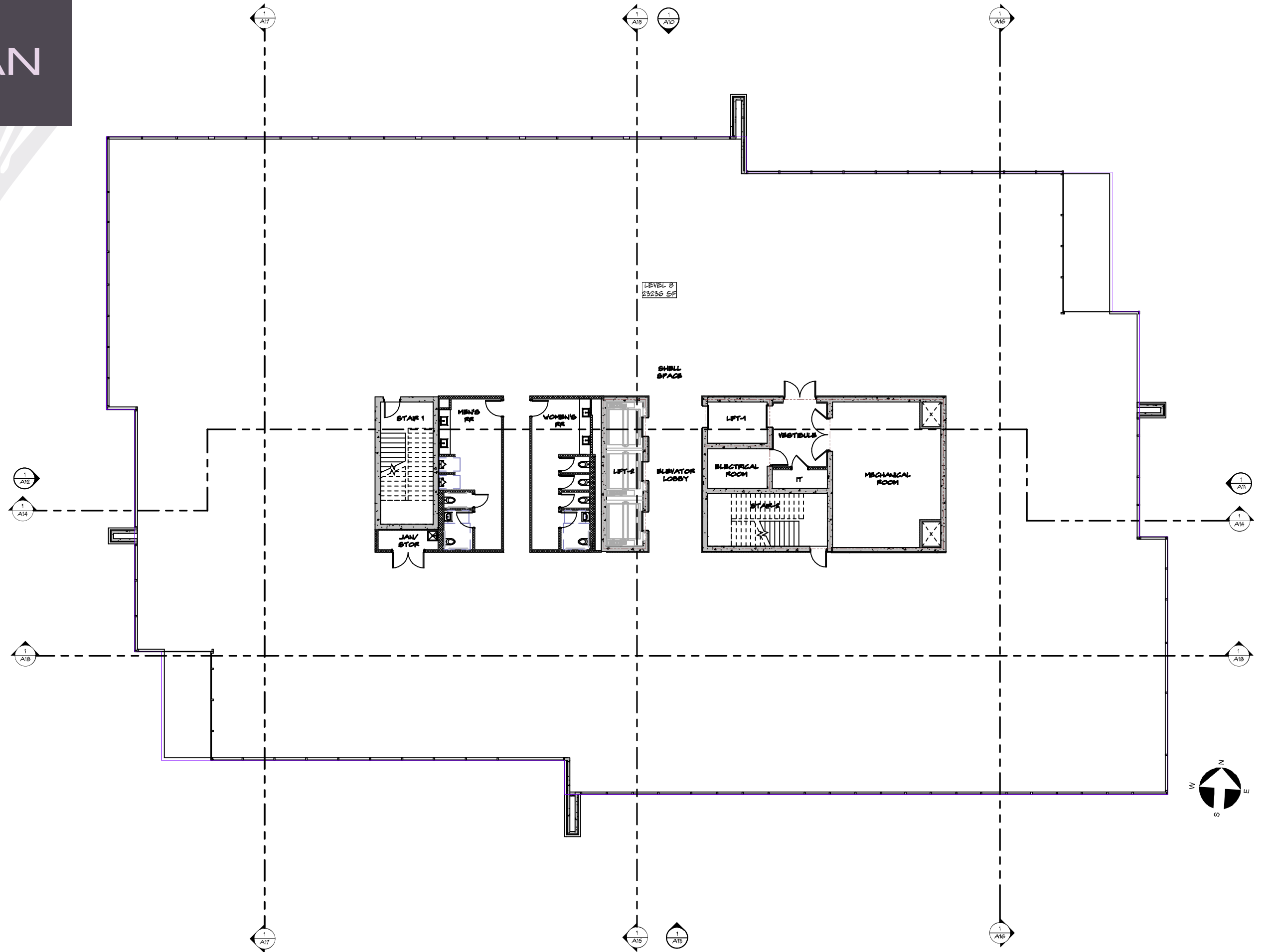
SIXTH FLOOR PLAN



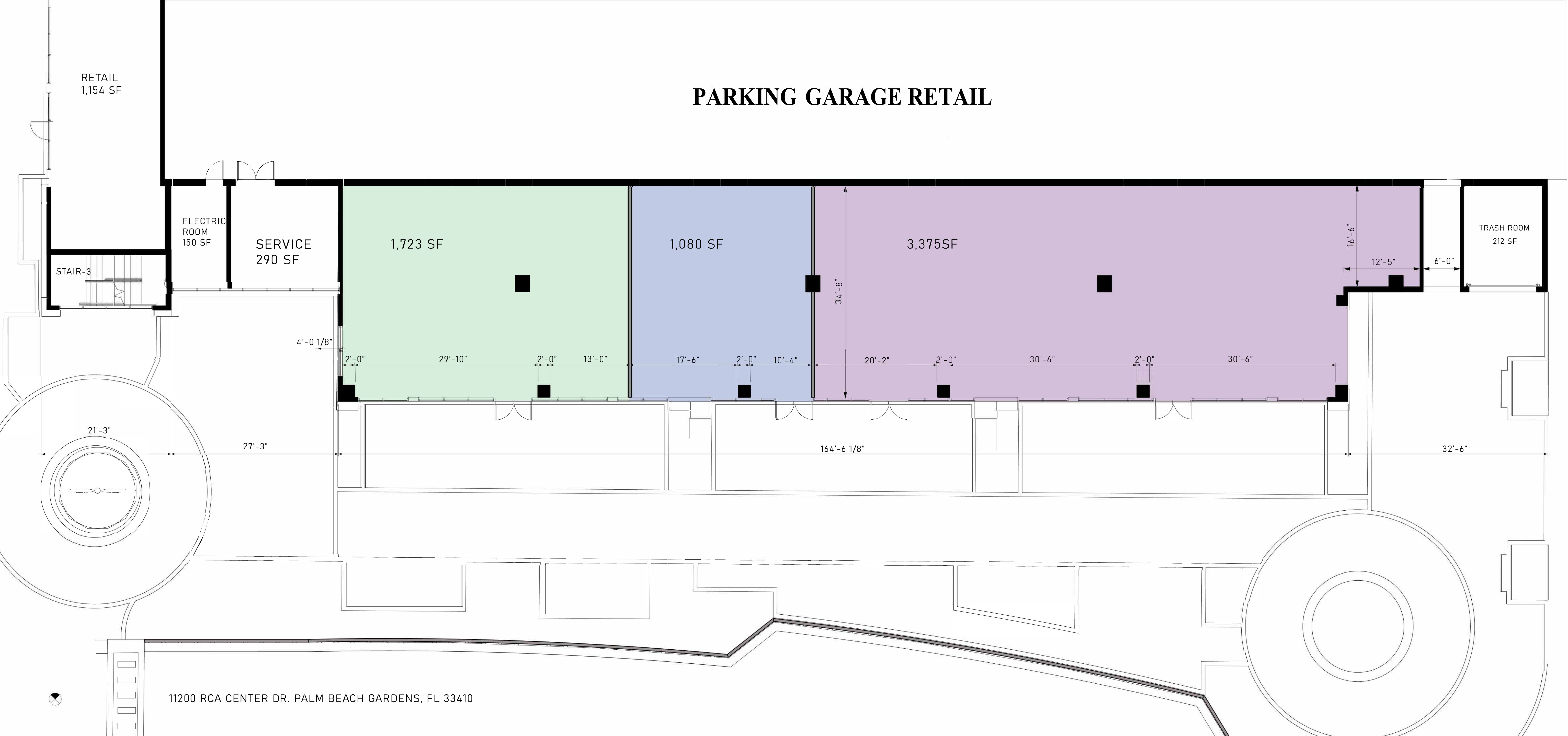
SEVENTH FLOOR PLAN



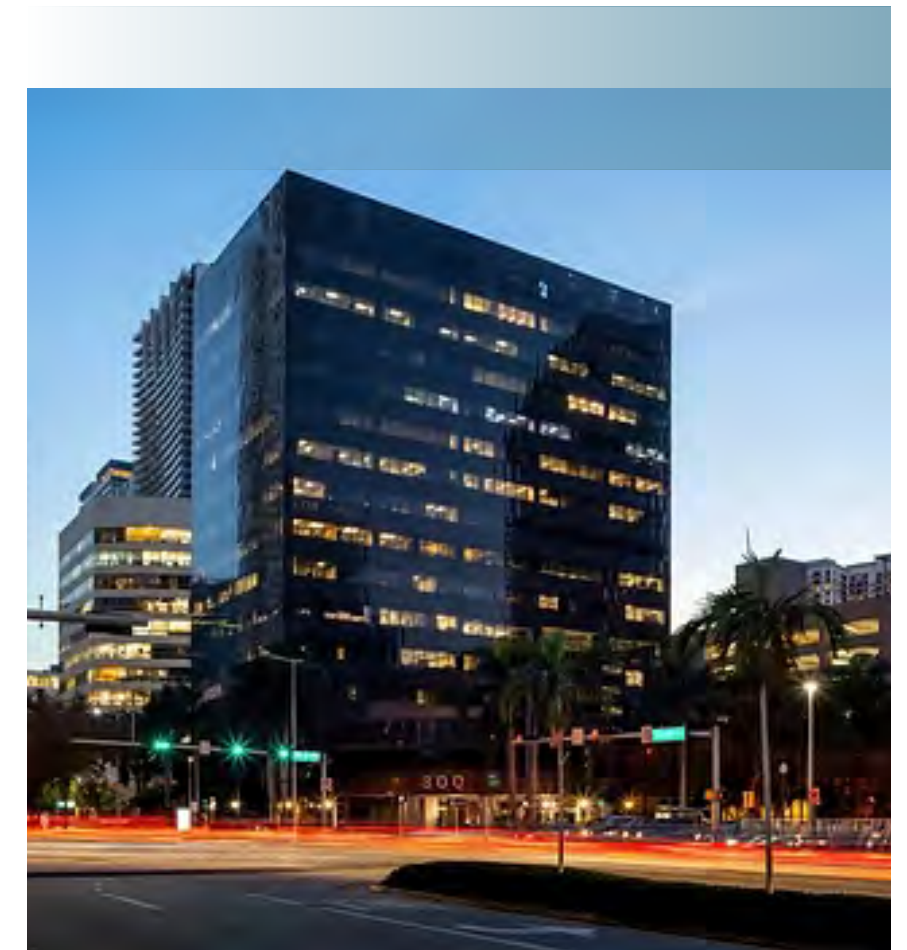
EIGHTH FLOOR PLAN



PARKING GARAGE RETAIL



Our Portfolio



We take pride in delivering exceptional management of our properties, combining proactive care, clear communication, and strategic oversight. We implement robust systems to monitor performance, control costs, and ensure quality upkeep. By employing this comprehensive, modern management philosophy, we ensure each property under our care is maintained to high standards, operated effectively, and positioned for sustained success.

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FOR LEASING INFORMATION
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