

TOWN SQUARE

Delray Beach



BOUTIQUE, VACANT OFFICE STEPS FROM DELRAY'S ATLANTIC AVENUE
OWNER-USER OPPORTUNITY

Confidential Offering Memorandum



**TOWN
SQUARE**
Delray Beach

TABLE OF CONTENTS

5 EXECUTIVE SUMMARY

19 PROPERTY OVERVIEW

25 MARKET OVERVIEW

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TOWN SQUARE

Delray Beach

EXECUTIVE SUMMARY

The Opportunity

Jones Lang LaSalle Americas, Inc. (“JLL”) is pleased to exclusively offer the opportunity to acquire Town Square Delray (the “Property”), a 18,796 square foot, jewel-box office asset built in 2001. The Property is being offered vacant and features move-in-ready office space, 52 parking spaces, and three former bank drive-thru lanes. The Property enjoys a prime, heavily trafficked location in the heart of Delray on NE 5th Avenue steps north of Atlantic Avenue.

Town Square Delray represents the rare opportunity to acquire a vacant office building with in one of the most sought-after submarkets in South Florida.

PROPERTY OVERVIEW

Building Address	55 NE 5th Avenue, Delray Beach, FL 33483
Net Rentable Area	18,796
Stories	4
Year Built	2001
Parking	52 Spaces (2.8/1,000 SF) per REA
Parcel Number	12-43-46-16-E8-001-0000
Site Size	0.2 AC
Location & Access	Situated between 5th and 6th Avenue, just north of Atlantic Avenue. The primary point of ingress is on 5th Avenue and there are egress points on both 5th and 6th Avenue.
Zoning	CBD - Central Business District

ADDRESS

55 NE 5TH AVENUE,
DELRAY BEACH, FL 33483

NET RENTABLE
SQUARE FEET
18,796

STORIES
4

PARKING SPACES

52

LAND AREA

0.2 ACRES

ZONING

CBD

YEAR BUILT

2001

**VACANT HEADQUARTERS
OPPORTUNITY**

IRREPLACEABLE LOCATION IN THE HEART OF EAST DELRAY BEACH WITH DIRECT ACCESS TO OVER 5.5 MILLION PEDESTRIANS ANNUALLY

TOWN SQUARE
DeLray Beach.



CASPIAN DELRAY BEACH APARTMENTS
146 Units

IPIC
111

COLONY HOTEL & CABANA CLUB
70 Rooms

SUNDY VILLAGE
129,000 SF
Mixed-Use Development

ACCESS 5MIN DRIVE
DELRAY BEACH TENNIS CENTER

TOWN SQUARE
DeLray Beach.

ATLANTIC CROSSING
343 Units
159,000 SF Commercial

ATLANTIC AVENUE

5TH AVENUE (13,000 VPD)

6TH AVENUE

brightline



Investment **Highlights**



Trophy Delray Beach Location with a Dense and Affluent Customer Base

- Ground zero location in heart of Delray Beach, one of the most dynamic live-work-play locations in South Florida
- Directly benefits from over 5 million pedestrians along Atlantic Avenue annually
- Over 70,000 people with an average household income of over \$106,000 within 3 miles
- Over 1,000 apartments added in Downtown Delray Beach over the past 5 years, feeding retail and office demand



Compelling Headquarters Location Near Executive Housing

- Exceptional high-end office finishes with significant capital invested by previous tenant
- Highly desirable location steps from abundant amenities for younger workforce on Atlantic Avenue
- Proximate to executive housing in Delray and a short drive from Boca and West Palm
- Signage opportunity directly on 5th Avenue



Investment Opportunity with Value-Add Potential Through Lease-up

- Immediate upside potential via lease-up of highly desirable office space steps from Atlantic Avenue
- Atlantic Avenue rents offer a significant discount to West Palm and the market continues to attract displaced tenants
- Amenity base in immediate area attracting younger workforce and driving relocations from Boca Raton
- Additional potential revenue growth via ability to install ATM drive-thru



Institutional-Quality Construction and Limited Future Competition

- Institutional-quality real estate constructed in 2001 for Charles Schwab and offered below replacement cost
- Limited future office competition due to scarcity of development sites and appetite for office development in current market



TOWN
SQUARE
Delray Beach.





175,339
5 MILE POPULATION

\$97,223
5 MILE AHHI

TOWN
SQUARE
DeLray Beach



120+
RESTAURANTS

14,000+
HOTEL ROOMS

+\$70.00
RETAIL ASKING RENT

+80%
RETAIL RENT GROWTH
SINCE 2013



EAST DELRAY BEACH IS ONE OF SOUTH FLORIDA'S MOST DYNAMIC RETAIL AND OFFICE SUBMARKETS

+\$65.00
CLASS A
OFFICE ASKING RENT

+150%
CLASS A OFFICE RENT
GROWTH SINCE 2013



CUT 432 STEAKHOUSE





ATLANTIC AVENUE IS SOUTH FLORIDA'S PREEMINENT RETAIL, DINING, AND ENTERTAINMENT CORRIDOR

Rocco's Tacos

EST. 2011
PARK TAVERN
Food + Drink

CUT⁴³²
A MODERN STEAKHOUSE

Häagen-Dazs

*Tommy
Bahama*

Avalon
STEAK & SEAFOOD

STARBUCKS
COFFEE

Blenders

ELISABETTA'S
RISTORANTE • BAR • PIZZERIA

EL CAMINO
MEXICAN
SOUL FOOD

Lilly Pulitzer

Capital One
café

IT'SUGAR

● **sunglass hut**

iPic
ENTERTAINMENT

City Oyster
& SUSHI BAR

EST. *The* 2015
HAMPTON
SOCIAL

RACKS
FISH HOUSE • OYSTER BAR
DELRAY BEACH, FL

BankUnited

URBAN OUTFITTERS

bluemercury

LIONFISH
MODERN COASTAL CUISINE

chico's



AMENITIES MAP

ATTRACTIONS

1. Old School Square
2. Hyatt Place Delray Beach
3. Colony Hotel & Cabana Club
4. Veterans Park

DEVELOPMENTS

1. Sundry Village Mixed-Use Development
2. Doc's Site Development
3. Pierre Delray II
4. Atlantic Crossing Mixed-Use Development



BankUnited

PERIWINKLE

DOGO & CO

Blenders

LIONFISH

Johannie Brown's

Play the Classics!
SILVERBALL
RETRO ARCADE
RESTAURANT, BAR & NIGHTCLUB

CapitalOne[®] café

URBAN OUTFITTERS

VIEW OPTICAL

TRUIST

bluemercury[™]
makeup | skincare | spa

ROYAL BEE

Wine Room
SITCHIN & BAR

JEAN-PIERRE KIIFA
FOOD

amar

OPAL & ORE
Coastal Kitchen & Wine Bar
EST. 2012

Costa[™] OK
ORGANIC KITCHEN

chico's

Lilly Pulitzer

EST. The 2015
HAMPTON SOCIAL

Merrill Lynch

Le Colonial

BANK OF AMERICA

TOWN SQUARE
Delray Beach



FEC Railway

NE 4TH Avenue

Federal Highway

NE 7TH Avenue

Atlantic Avenue

3

Bounce
DELRAY BEACH

LEFKES
ESTIATORIO

Good Night
John Boy

iPic
ENTERTAINMENT[®]

J. McLAUGHLIN

mussel beach
RESTAURANT

HAWKERS
ASIAN STREET FOOD

SEAFOOD
BAR AND GRILL

blue gallery
Contemporary art

L'ACQUA
RISTORANTE ITALIANO

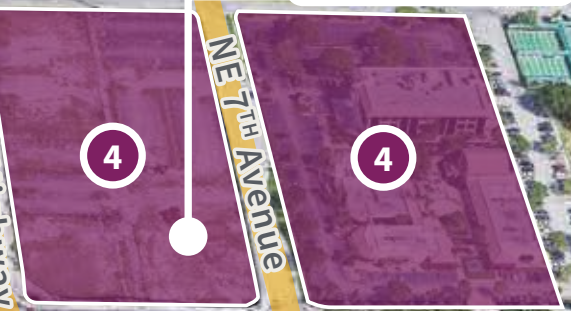
NORTHERN TRUST

Big Al's STEAKS
Authentic Philly Cheesesteaks

LMC

Kilwins

CUT³²
A MODERN STEAKHOUSE



4

DELRAY'S LOCATION, AMENITIES, AND VALUE WILL CONTINUE TO ATTRACT TENANTS BEING DRIVEN OUT OF WEST PALM

Average Office Asking Rents by Submarket



UMATCHED CONNECTIVITY TO EXECUTIVE HOUSING



PINEAPPLE GROVE
Home Prices: \$1M - \$5M

PALM TRAIL
Home Prices: \$1.5M-\$8M

GULF STREAM
Home Prices: \$4M-\$20M

PIERRE DELRAY II
49,000 SF
Mixed-Use Development

TOWN SQUARE
Delray Beach.

ATLANTIC CROSSING
343 Units
159,000 SF Commerical

DELRAY BEACH
Home Prices: \$4M - \$50M+

ATLANTIC AVENUE 5.5M FOOT TRAFFIC ANNUALLY

Brightline

5TH AVENUE (13,000 VPD)

HISTORIC MARINA DISTRICT
Home Prices: \$2M-\$7M





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Delray Beach

PROPERTY OVERVIEW

Property Overview

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PARKING & DRIVE-THRU OVERVIEW

Total Parking Spaces	52
Parking Ratio	2.8 / 1,000 SF
Drive-Thru	3 Lanes on East Side of Building

PROPERTY TAX DETAILS

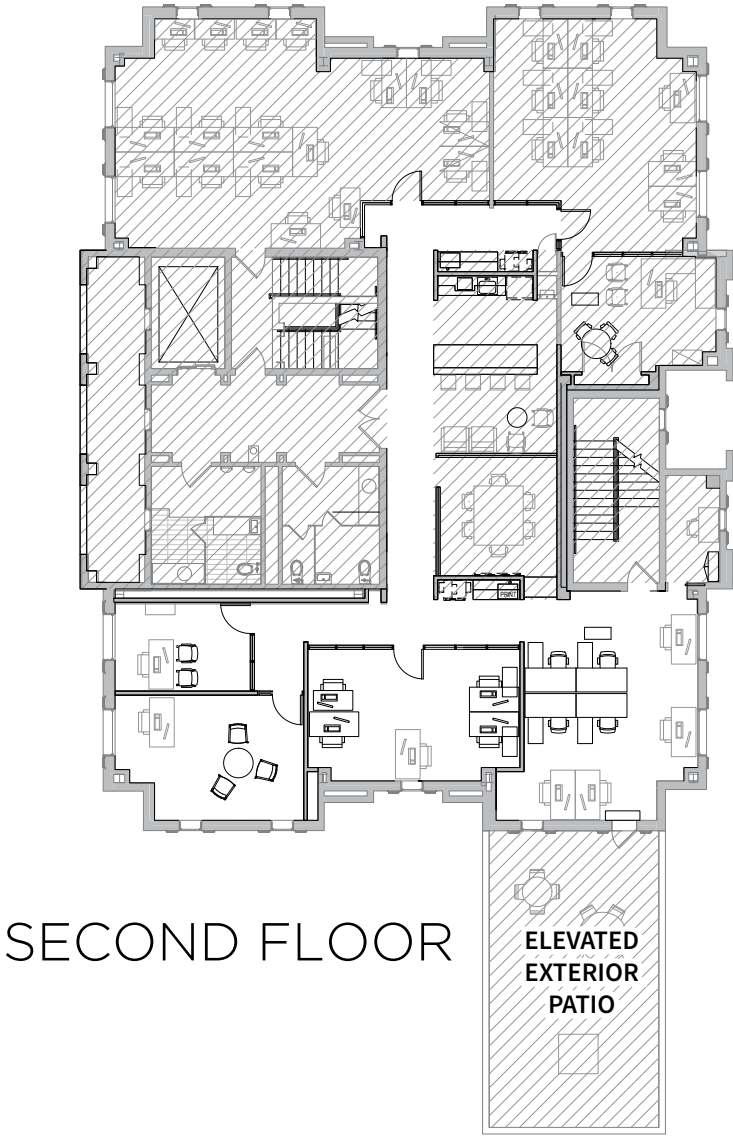
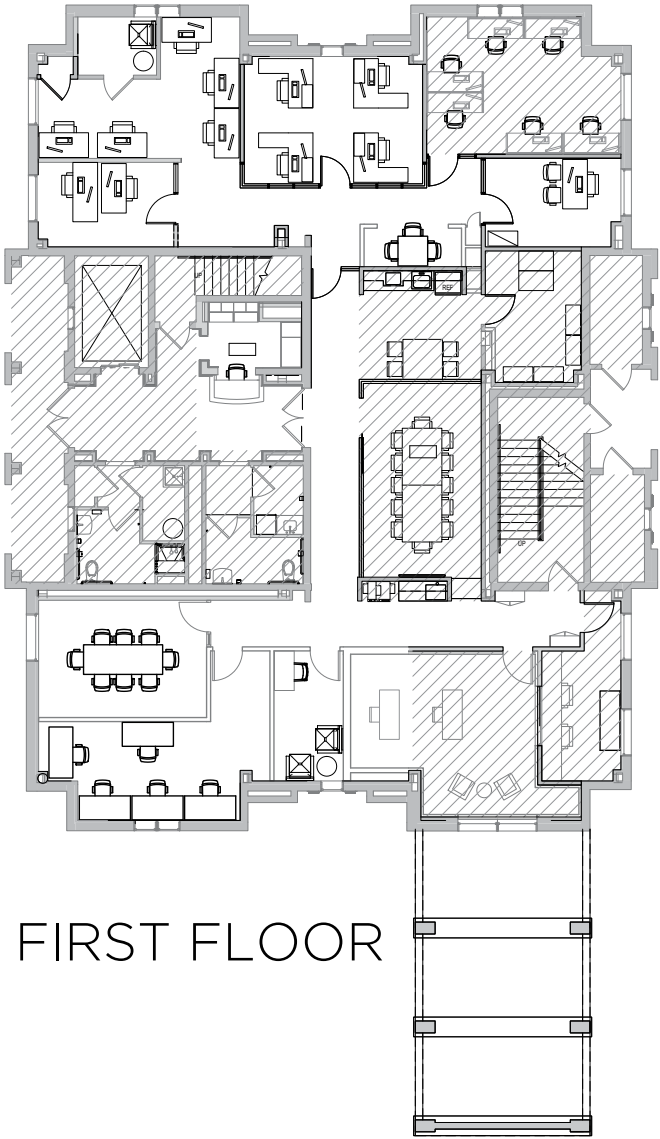
Folio	Assessment	Millage	Ad valorem taxes	Non-Ad valorem Taxes	Total Taxes
12-43-46-16-E8-001-0000	\$6,559,687	19.8998	\$132,191	\$4,209	\$136,400

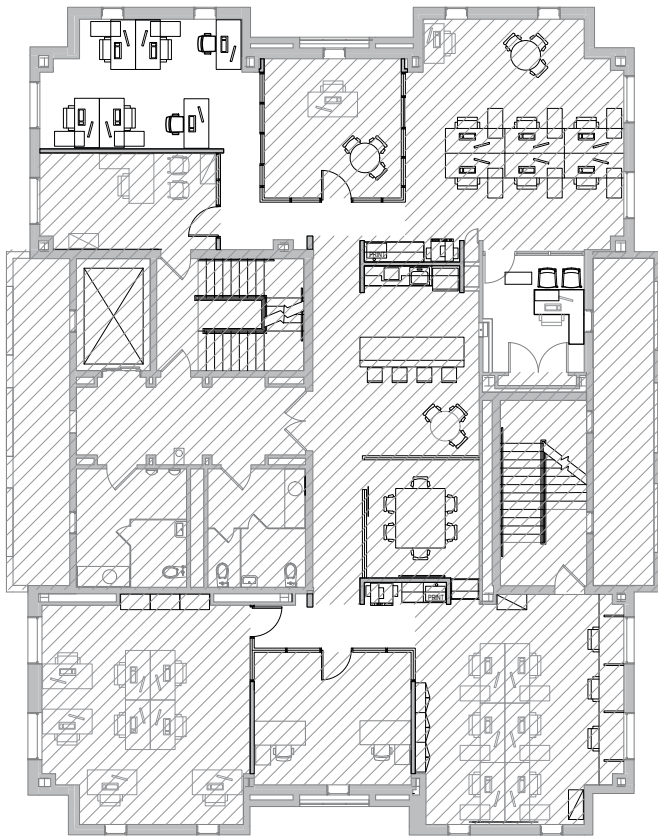
PROPERTY DESCRIPTION

Foundations	Concrete slab
Frame	Steel and concrete frame
Roof	Terracotta barrel tile
Exterior Walls	Each floor has its own lobby and restrooms
Ceilings	Various
Windows	Vision glass set in aluminum framing
Electrical	FPL
Elevators	One hydraulic, simplex, 5,000 lbs car
Restrooms	Building has a total of eight restrooms, evenly distributed between four floors
HVAC	10 AHUs
Water & Sewer	Delray Beach
Back-up Power	Back up generator on site
Fire / Life Safety	Newly installed Seimens Desigo Panel, C-Line detectors, 12 strobe lights, 11 horn/strobe devices, and 1 weatherproof outdoor horn/strobe. Entire building is sprinkled
Security	Five interior security cameras monitored in-house

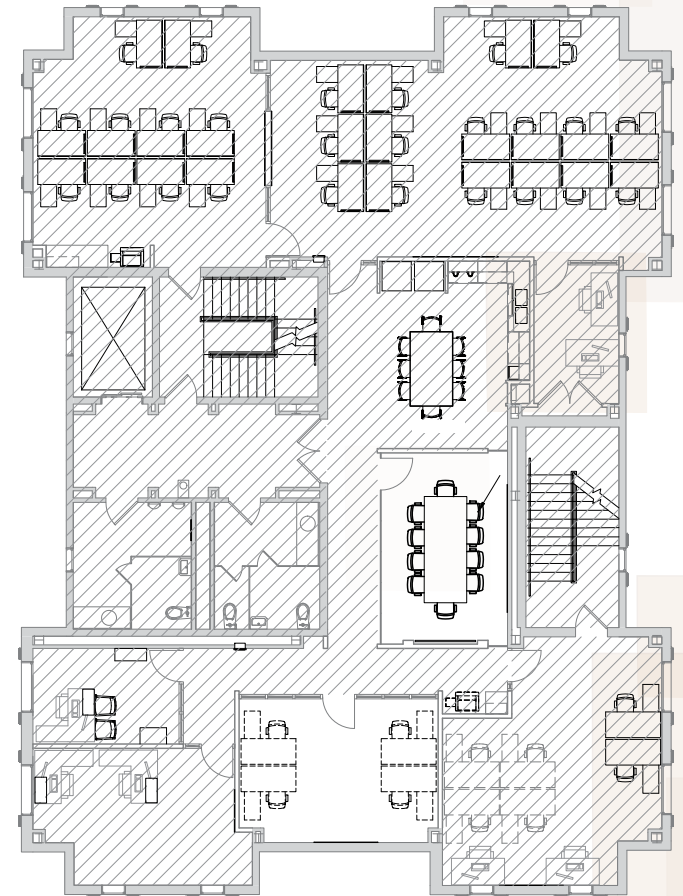


Floor Plans





THIRD FLOOR



FOURTH FLOOR





TOWN SQUARE

Delray Beach

MARKET OVERVIEW

Palm Beach County Overview

1.5M
Permanent
Residents

16
Fortune 500
Headquarters

1st
Train Station on
Brightline

15
Years of Consecutive
Population Growth

7.3M
Tourists
Annually

20.8%
Millennial Population
(Age 25-40)



#1 County for population and income growth in Florida

85% Of new residents in 2021 have a six-figure income

\$3.4B New Net Income gain from residents in 2021

140% Increase in \$1M+ home sales 2022 YoY

#5 Wealthiest county in Florida

\$2B Venture Capital investment dollars in 2020, ranking #7 in the nation

44 Billionaires in Palm Beach County



DELRAY BEACH
TENNIS CENTER



SUNDY VILLAGE
129,000 SF
Mixed-Use Development

DOC'S DEVELOPMENT SITE
10,000 SF Retail
20,000 SF Office

CASPIAN DELRAY BEACH APARTMENTS
146 Units

brightline

TOWN SQUARE
Delray Beach.

ATLANTIC CROSSING
343 Units
159,000 SF Commerical

5TH AVENUE (13,000 VPD)

SE 1ST ST

ATLANTIC AVENUE
5.5M Foot Traffic Annually

ATLANTIC AVENUE

Office Market Overview

Palm Beach, and specifically Delray Beach office fundamentals are some of the highest performing in the nation, owing in large part to its attractive climate and quality of life alongside a favorable business tax environment and access to skilled labor. Average submarket occupancy is currently 93% while average market rent is \$63.72 PSF. Like retail, the Delray Beach office market has experienced significant rental rate growth over the past decade, with over 137% since 2017. Green Street's recent publication of the U.S. Office Outlook provides compelling projections for the greater Palm Beach office market, positioned as the #1 market nationwide for office revenue growth per available foot.

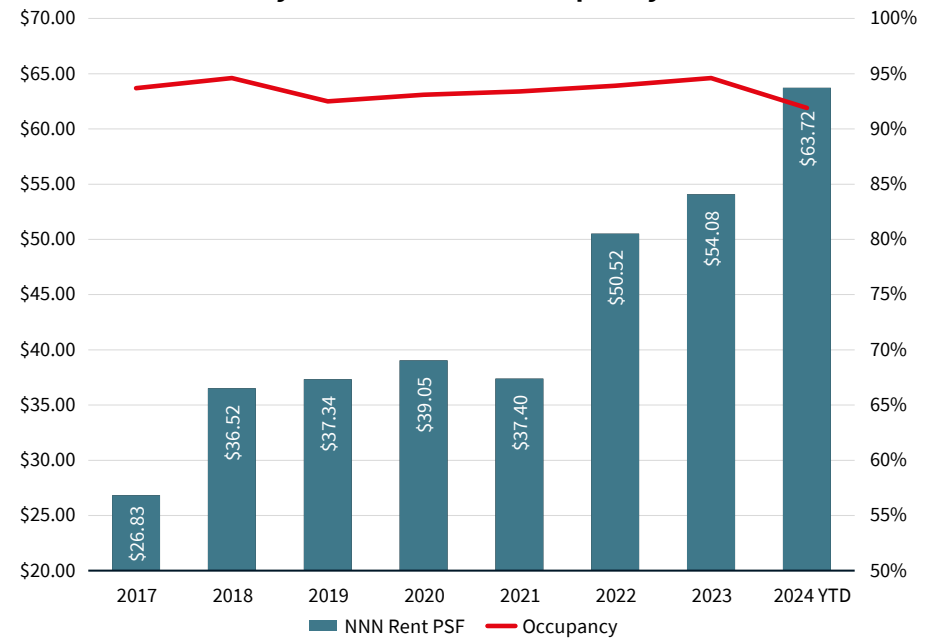


East Delray Beach Submarket SINCE 2017

137%
NNN Rental Rate
Growth

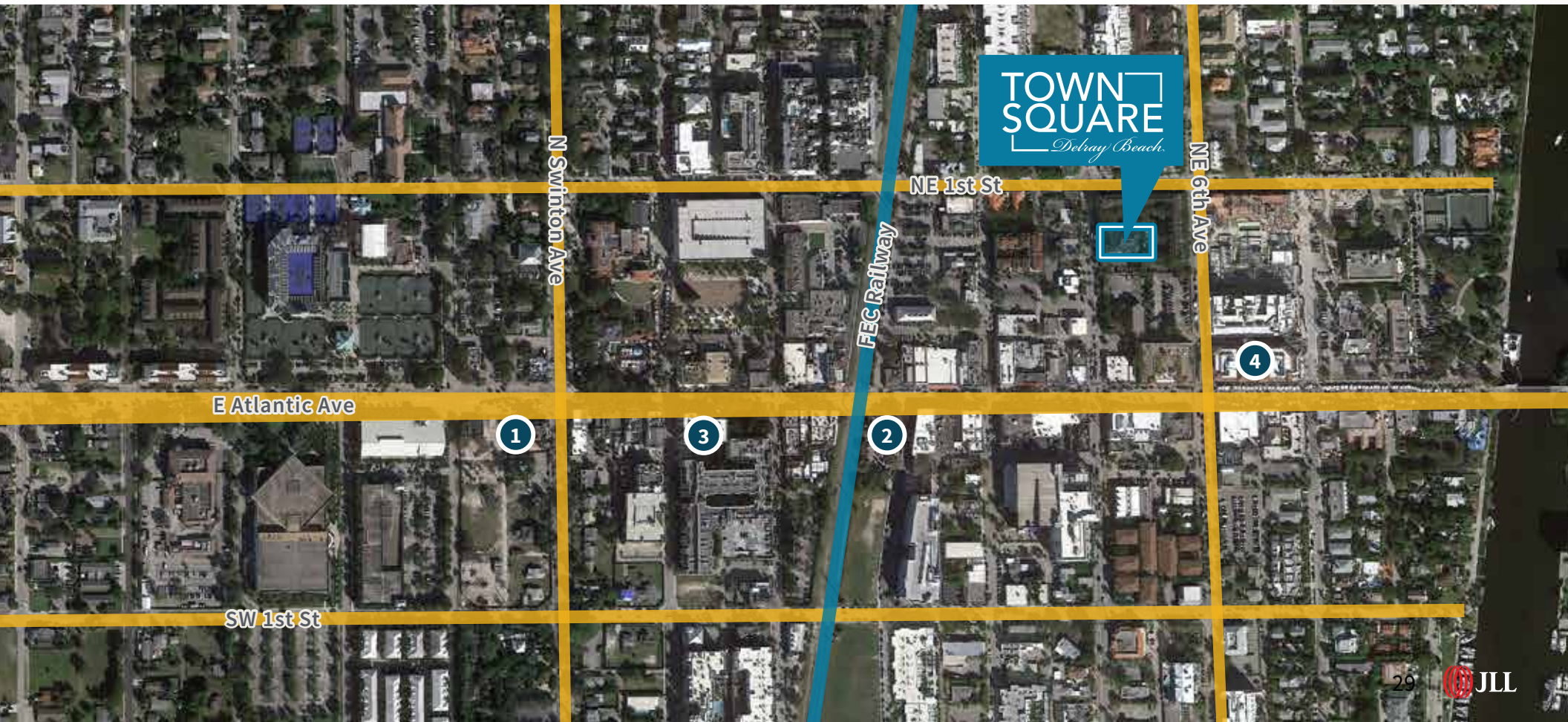
93%
Average Occupancy

East Delray Beach Rent & Occupancy Trends



Office Rent Comparables

#	PROPERTY NAME	PROPERTY ADDRESS	YEAR BUILT / RENOVATED	RSF	ASKING RENT/SF (NNN)	OWNERSHIP
1	Sundy Village	22 W Atlantic Ave	2024	96,000	\$75.00	Pebb Capital
2	Pierre Delray II	298 E Atlantic Ave	2024	30,000	\$60.00	Canyon Partners
3	ONE 10 Plaza	110 E Atlantic Ave	1976 / 2018	47,000	\$60.00	Menin Development
4	Atlantic Crossing	601 E Atlantic Ave	2022 -2024	83,000	\$55.00-\$70.00	Edwards Companies



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