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Singer Island CORPORATE CENTER



OWNER-USER / INVESTOR OPPORTUNITY

2655 N. OCEAN DRIVE, SINGER ISLAND, FL 33404



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Executive SUMMARY

SINGER ISLAND CORPORATE CENTER

2655 N. Ocean Drive, Singer Island, FL 33404

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Executive Summary

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Key Investment Highlights



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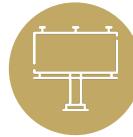
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Property Overview

Property Name	Singer Island Corporate Center
Address	2655 N. Ocean Drive Singer Island, FL 33404
Net Rentable Area (SF)	45,198 SF
Land Size	1.6894 AC
Year Built/Renovated	1989 / 2002 / 2018
% Leased	50.04%
Number of Stories	Five Stories
Parking Ratio	3.60 / 1,000 SF



 WATCH VIDEO

 VISIT WEBSITE

 VIRTUAL TOUR

location OVERVIEW

SINGER ISLAND CORPORATE CENTER

2655 N. Ocean Drive, Singer Island, FL 33404

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Location Overview

The 2655 N Ocean Drive property on Singer Island is conveniently positioned right off North Ocean Drive at the east end of the Blue Heron Boulevard bridge that connects to the mainland of Riviera Beach. The subject property is due north of the Palm Beach International Airport (PBI) in the North Palm Beach submarket of Palm Beach County. The property offers excellent connectivity, with immediate access to US-1 and Interstate-95 to the west of the property. The property is surrounded by a myriad of residential neighborhoods as well as amenities catering to residents and visitors including seven miles of pristine beaches and upscale hotels and resorts. Located in the North Palm Beach office market, the properties are abounded by close to 8.2 million square feet of office inventory and is just a short 20-minute drive from the West Palm Beach Central Business District (CBD). The CBD's existing office market is composed of 5.3 million square feet of space across 82 buildings. The location is also served by three hospitals including HCA Florida JFK North Hospital, Palm Beach Children's Hospital and Kindred Hospital of The Palm Beaches.

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

Demand Generators	Distance	Drive Time
Downtown Palm Beach Gardens	7.4 miles	16 minutes
PGA Boulevard	5.0 miles	9 minutes
Northlake Boulevard	3.1 miles	8 minutes
U.S. 1	1.3 miles	4 minutes
Port of Palm Beach	3.4 miles	9 minutes
Interstate 95	4.0 miles	10 minutes
Florida's Turnpike	6.4 miles	14 minutes
Palm Beach Brightline Station	6.5 miles	13 minutes
West Palm Beach CBD	6.7 miles	18 minutes
Palm Beach Convention Center	8.3 miles	21 minutes
Palm Beach International Airport	12.7 miles	20 minutes



Aerial Photos



Aerial Photos



Retail Map



Property Information

2021 Assessed Value & Real Estate Taxes

Folio Number	56-43-42-27-02-003-0030; 56-43-42-27-04-000-4940
Total Assessed Value	\$4,600,000 (2021)
Millage Rate	\$21.7805 per \$1,000
Ad Valorem Taxes	\$100,190.00
Non-Ad Valorem Taxes	\$9,449.00
Total Gross RE Tax Liability	\$109,639.00



Address	2655 N Ocean Drive, Singer Island, FL 33404
County	Palm Beach County
Net Rentable Area	45,198 SF
Land Area	1.6894 AC
Year Built / Renovated	1989 / 2002 / 2018
Number of Stories	5 Stories
Percent Leased	50.04%
Parking	3.60/1,000 SF
Zoning	OP - Office Professional (56-RIVIERA BEACH)

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).

Demographics

2022 SUMMARY	1 MILE	3 MILES	5 MILES
Population	13,054	80,103	167,541
Households	6,026	36,670	76,693
Families	2,607	18,223	40,562
Avg HH Size	2.00	2.10	2.12
Families	2,607	18,223	40,562
Avg HH Size	2.00	2.10	2.12
Median Age	40.3	48.9	51.5
Median HH Income	\$53,845	\$59,755	\$69,249
Avg HH Income	\$77,102	\$89,109	\$99,662

Business



12,927

TOTAL BUSINESSES



108,679

TOTAL EMPLOYEES

Income



\$69,249

MEDIAN HH INCOME



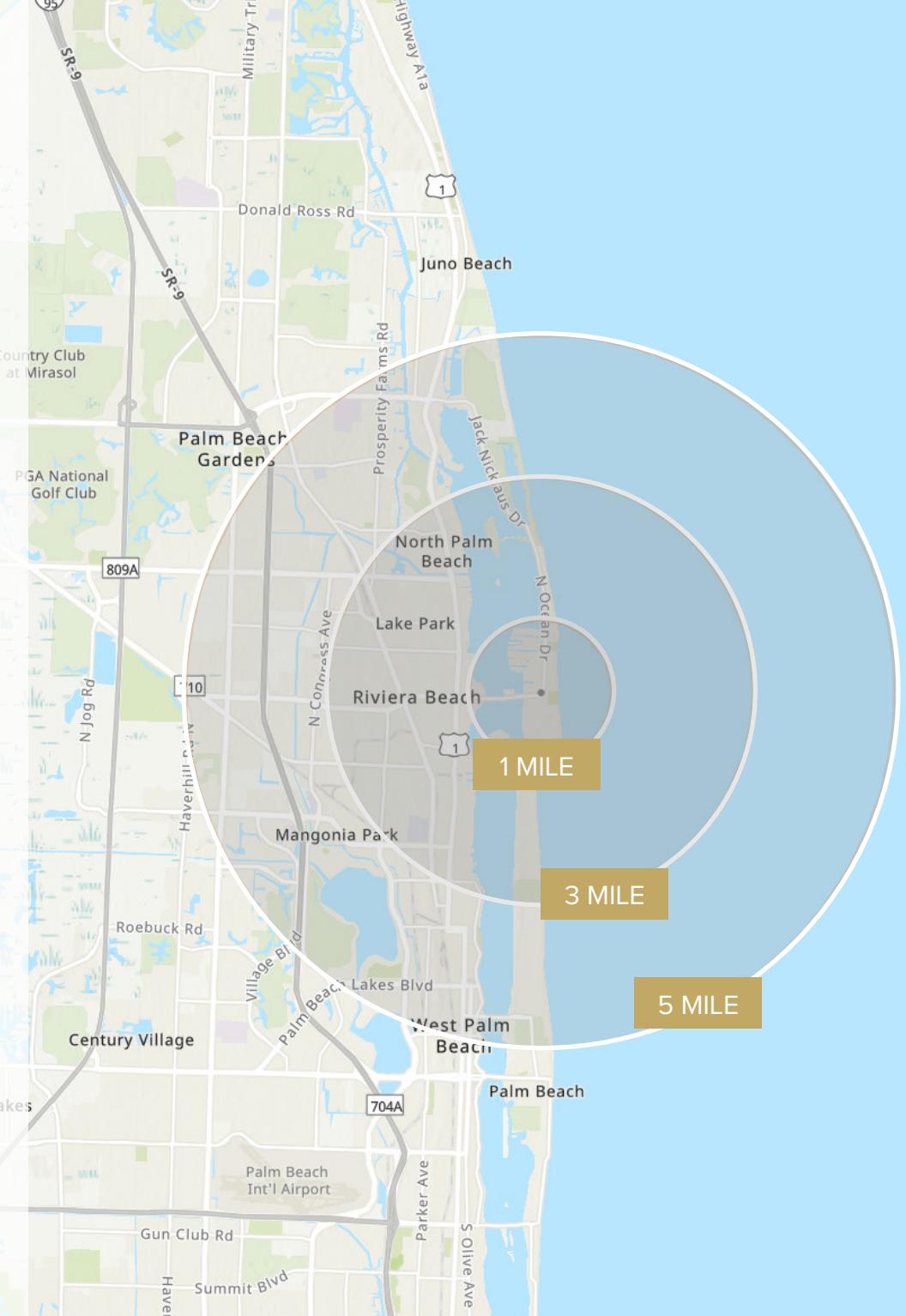
\$45,824

PER CAPITA INCOME



\$196,519

MEDIAN NET WORTH



Property PHOTOS

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Property Photos





Aerial Photos



Floor PLANS

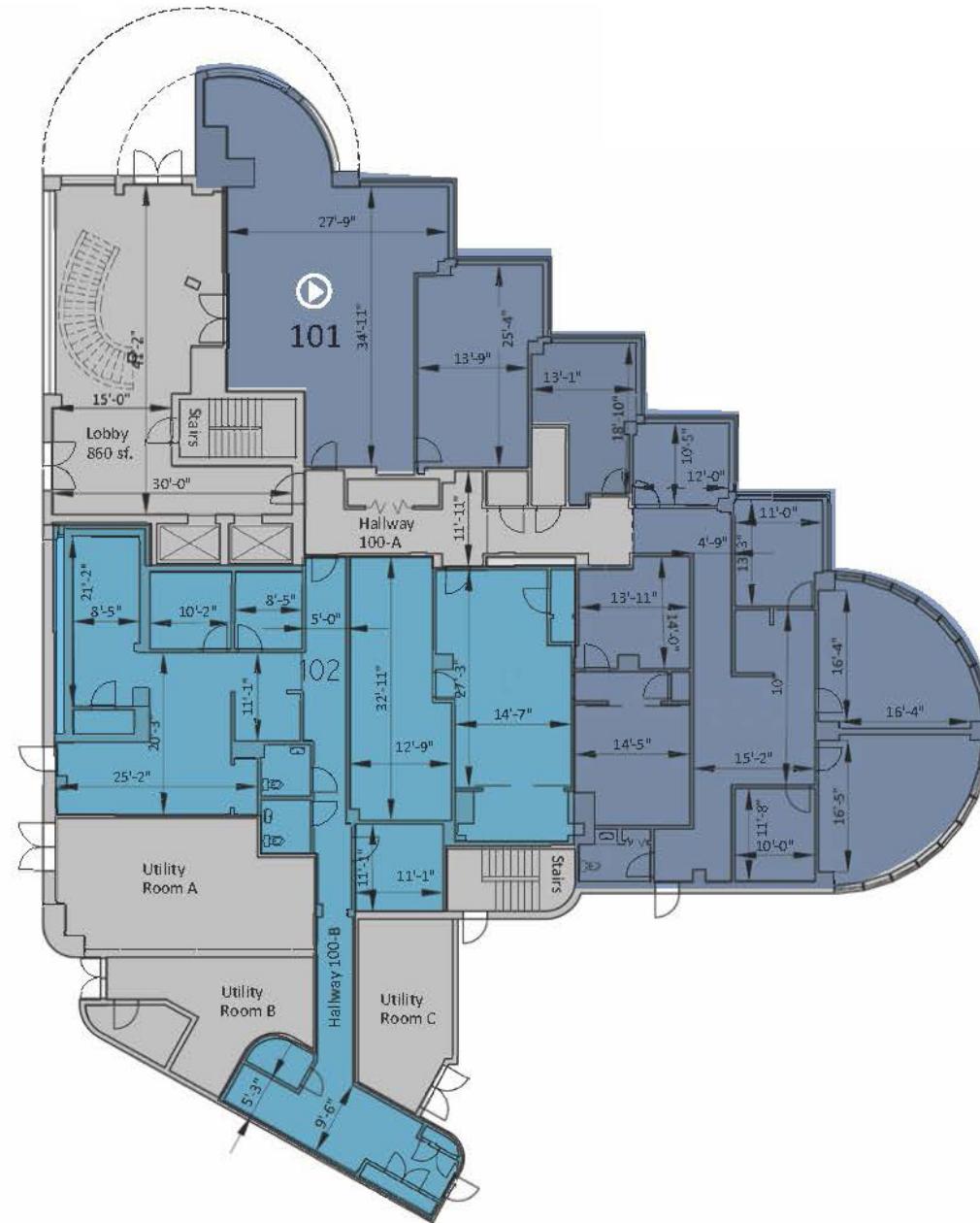
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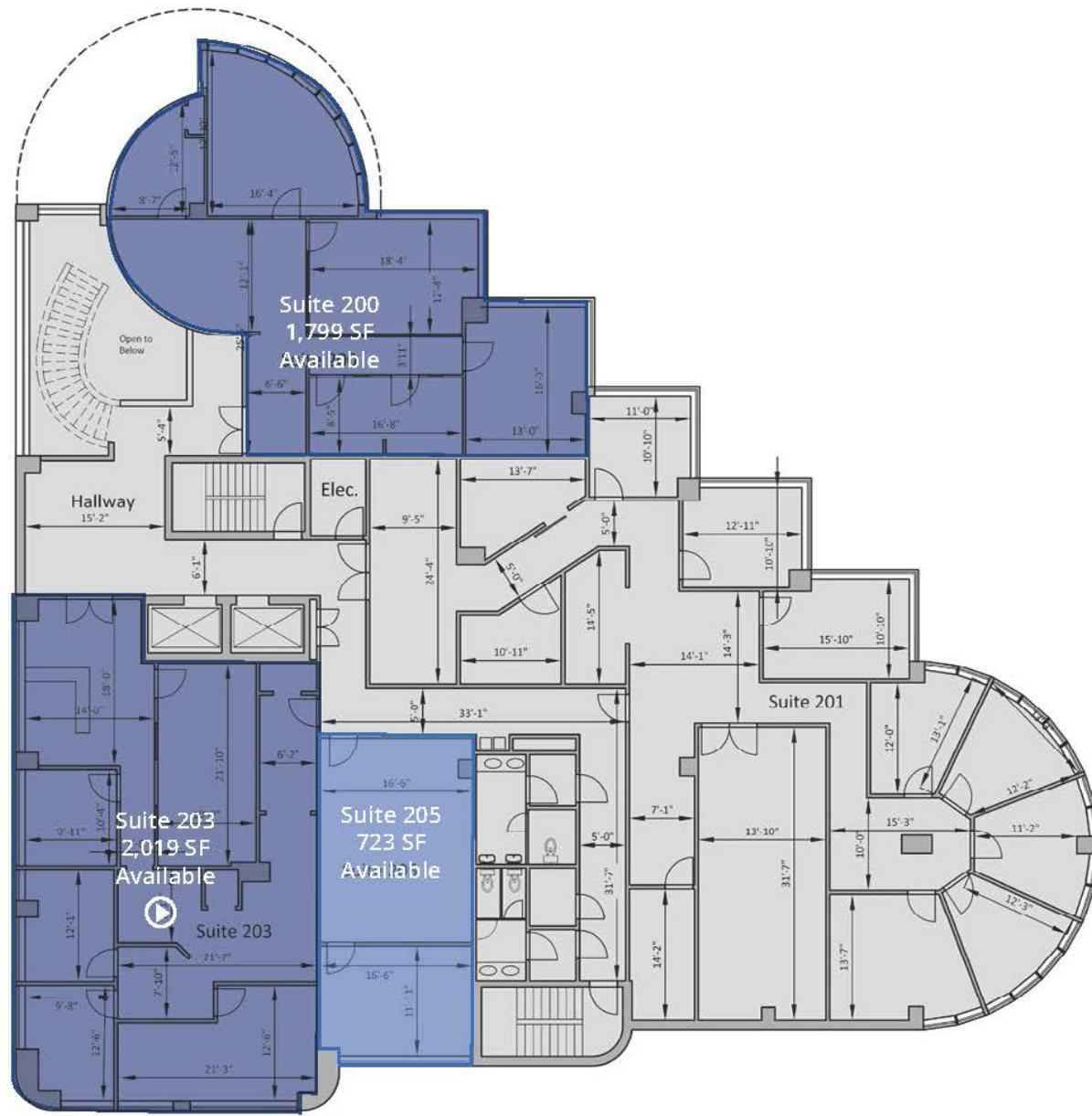
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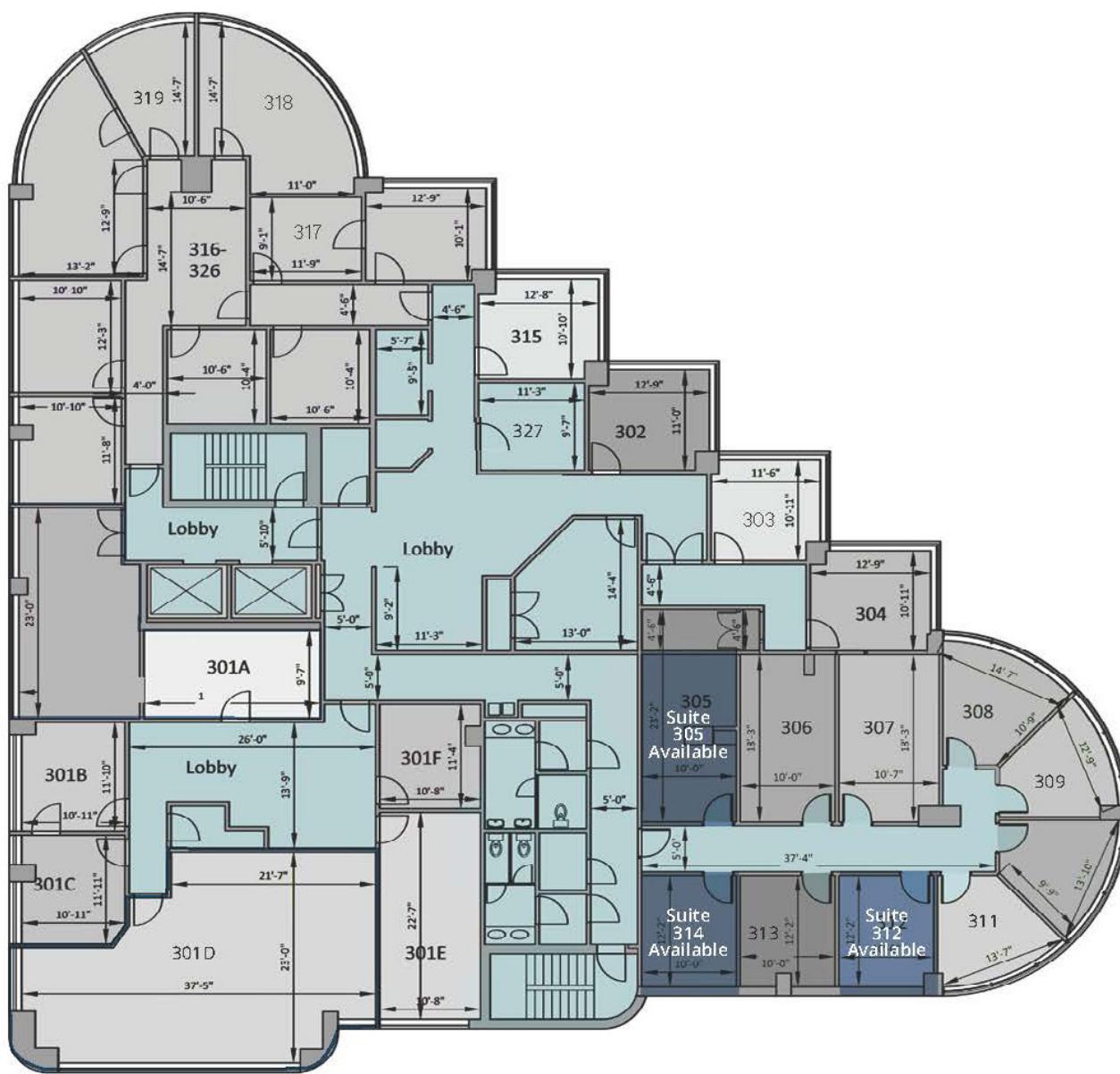
First Floor Plan



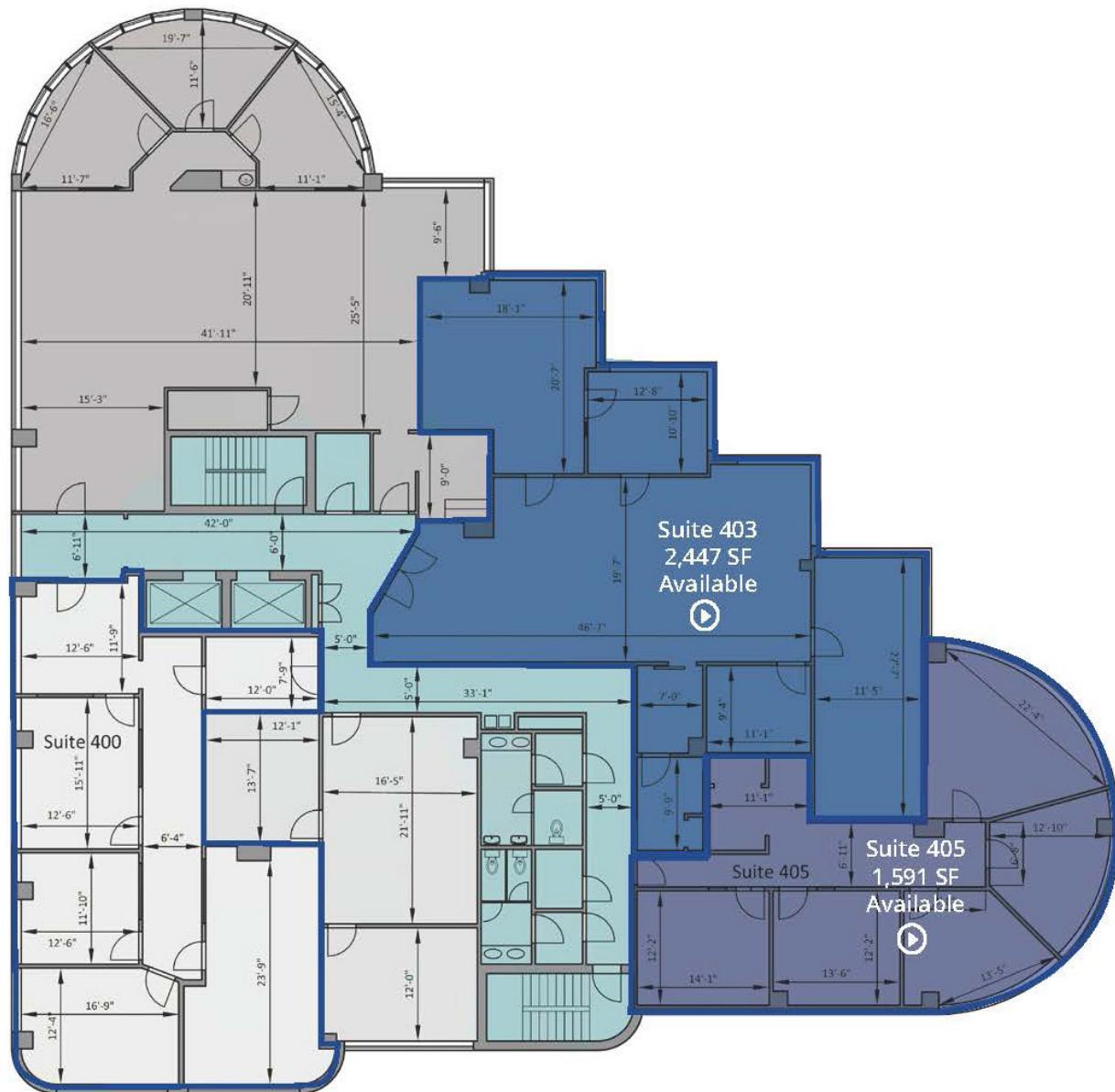
Second Floor Plan



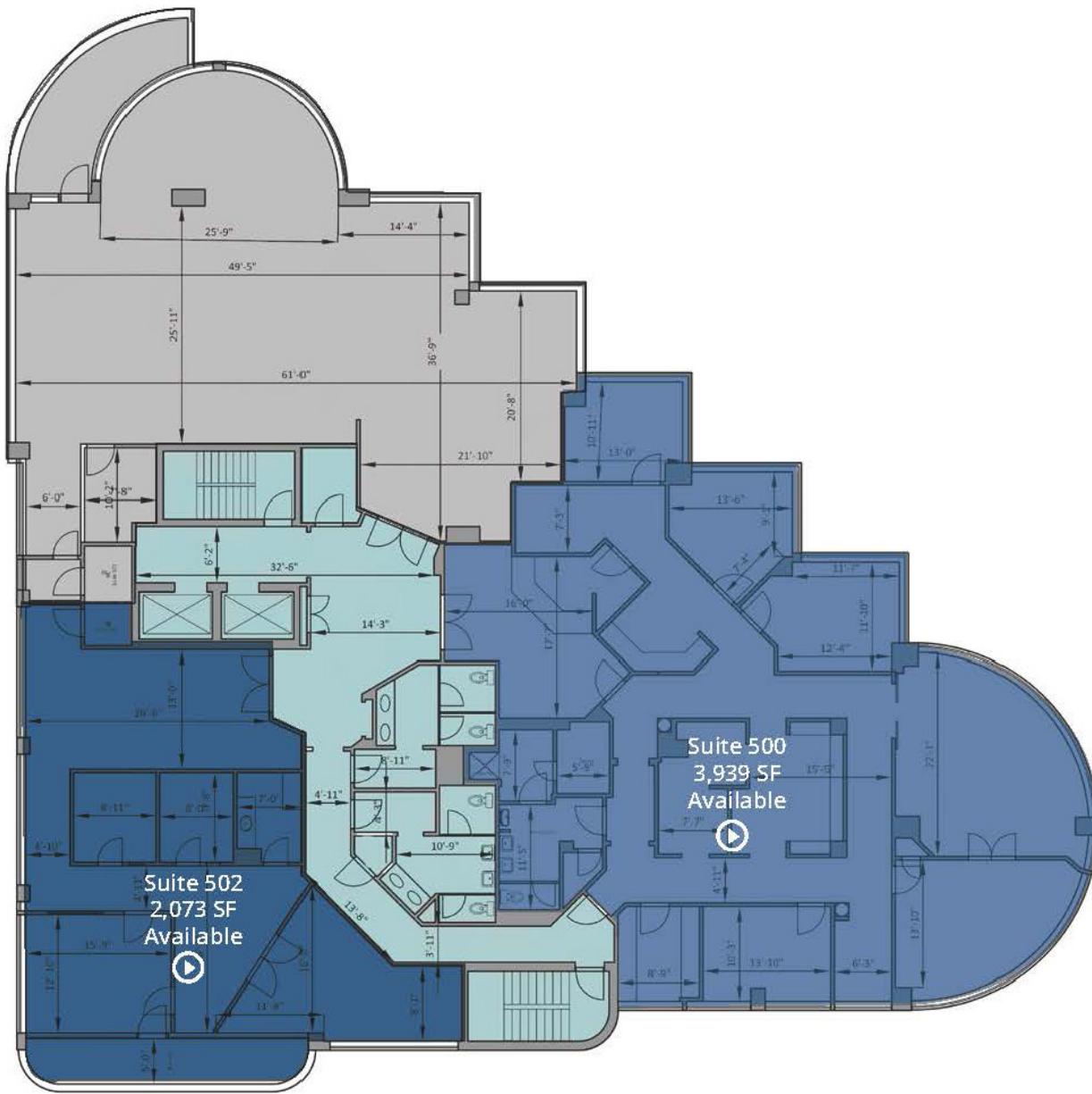
Third Floor Plan



Fourth Floor Plan



Fifth Floor Plan



Financial SUMMARY

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Cash Flow Assumptions

Cash Flow Projections

Rent Roll



Area OVERVIEW

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Singer Island

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Source: www.visitflorida.com



Things to Do in Singer Island

Pura Vida Divers

Get Wet Watersports

Si Spa

Coconuts on the Beach

Fish on sportfishing

My Islands Adventure

Two Drunken Goats

Santana Cigars

Singer Island Boat Charter



Singer Island

CORPORATE CENTER

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