



Offering Memorandum

SOUTHLAKE OFFICE PLAZA

Deerfield Beach, FL

Marcus & Millichap

Executive Summary

SOUTHLAKE OFFICE PLAZA

1350 & 1400 East Newport Center Drive
Deerfield Beach, FL 33442

**OFFERING SUMMARY**

Offering Price	\$15,750,000
Current Occupancy	48%
Rentable SF	123,288
Price/SF	\$127.75
Year Built/Renovated	1987/2007
Lot Size	404,981 SF
Parking Ratio	4.5 / 1,000

YIELD & RETURN HIGHLIGHTS

Current Cap Rate	3.8% (48% Occupancy)
Stabilized Year 3 Cap Rate	8.0%
Current Net Operating Income	\$619,065
Year 4 Leveraged IRR	15.03%
Year 4 Leveraged Cash on Cash Return	15.63%

Estimated Financing Amount and Terms

*The financing amount and terms are our estimate of what a well qualified buyer with an established lending relationship and track record of acquiring similar value-add investment properties may be able to obtain.

Loan Amount	\$11,025,000
Interest Rate	4.75%
Maturity Date	5 Years
Type	Interest Only

MAJOR TENANTS

Tenant	GLA	BLDG %	Lease Exp	Lease Type
JPMorgan Chase	40,183	32.59%	Dec-2024	NNN
Youfit	9,555	7.75%	May-2022	FSG
Drivers Alert	8,410	6.82%	Mar-2022	NNN
ACS, Inc.	1,000	0.81%	May-2016	FSG
I-95 Billboard	N/A		May-2020	N/A

Investment Overview

Marcus & Millichap has been selected to exclusively market for sale Southlake Office Plaza I & II, a 123,288-rentable-square-foot office building located at 1350 and 1400 East Newport Center Drive in Deerfield Beach, Florida. The property is situated on the southwest corner of the intersection of Interstate 95 (I-95) and the Sawgrass Expressway Connector (SE 10th Street) in the affluent vicinity of Boca Raton and Delray Beach. The subject property has tremendous visibility and has excellent signage opportunities given its proximity to I-95.

The Plaza consists of two newly renovated office buildings, which are centered in the 119-acre Newport Center Business Park. The Park is beautifully landscaped with tropical plants and trees and contains a six-acre lake, jogging trails, and two full-service suite hotels. Additionally, Deerfield Beach is an excellent location, with improving demographics and is centered between Ft. Lauderdale and West Palm Beach, making it an ideal location for local as well as national businesses.

The two buildings are comprised of approximately 62,000 square feet each, for a total of just under 124,000 rentable square feet of office space. The second of the two properties, 1400 East Newport Center, is anchored by a large national bank, which has occupied the building since 1989. The buildings offer 24-hour security, an on-site full-time building engineer, and ample parking space for tenants as well as visitors. Exterior building signage is available with excellent visibility from I-95. Both buildings were constructed in 1987 and have been renovated during the last few years, including newly renovated lobbies, updated elevators, a new roof (1400 East Newport Center), marble floors, and other building components with virtually no deferred capital items at this time. In addition, the properties have over 530 surface parking spaces in a large open parking lot with easy ingress and egress.

Floor plates offer a flexible layout and design, allowing for multi-tenant occupancy with minimal column obstruction as well as appealing ceiling heights. In addition, there are two fully renovated elevators providing easy and fast access throughout the buildings. The buildings have controlled entry after hours and tenants can securely access their spaces as necessary on a 24 hour, seven days a week basis.



Investment Highlights

- High Visibility Professional Office Building with 123,288 Square Feet of Rentable Space
- Attractive Value Add Investment Opportunity
- 15.03% Projected Year 4 Leveraged IRR
- Cash Flow Stabilized At 16% Cash-On-Cash Return In Year 3
- Excellent Building Identity and Major Tenant Signage Available From I-95
- Market Is Poised For Shift To Landlord Favored Market
- Market Vacancy Rate Has Declined 25% To 9.6%
- Over 45% Of Space Has 7+ Years Remaining Lease Term
- Significant Recent Capital Improvement Expenditures
- Attractive Corporate Business Park Location
- Anchored by Investment Grade Financial Firm

exclusively listed

Exclusively listed by:

Marcus & Millichap

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