

Rare South Florida Development Opportunity

FULLY ENTITLED 18- ACRE OFFICE PARK

Port St. Lucie, Florida

CORPORATE PLACE
at TRADITION



Offered Exclusively By:



ASSET
SPECIALISTS, INC.

Commercial Real Estate Services

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INTRODUCTION

Corporate Place at Tradition presents a rare opportunity for an experienced developer or investor to acquire a fully-entitled office campus development site in one of America's fastest growing counties – St. Lucie County. Located in The Town of Tradition, a new master-planned, mixed-use community in the City of Port St. Lucie, this project will be the first of its kind in the City and County and the benchmark for all future office development in this rapidly growing area. Upon sale, Corporate Place at Tradition will be delivered with all of the necessary approvals and entitlements necessary to develop a world-class corporate park.



CORPORATE PLACE AT TRADITION



Location Map

SITE DATA

The subject site consists of 18.05 acres or 786,260.40 S.F. of vacant commercial land, 14.4 acres of which are owned by the Seller. The site is located east of Village Parkway in the Tradition development. The subject site has 749.6 feet of frontage along I-95. The site has exceptional access from Village Parkway heading south to Tradition Parkway and I-95 with Crosstown Parkway leading directly to I-95 to the north.

The proposed development for the site is the construction of a professional office park at a maximum gross building area of 270,000 S.F. within seven buildings.

The site is classified as Development of Regional Impact (DRI) and is fully entitled and site plan approved locking in the projects maximum square footage.

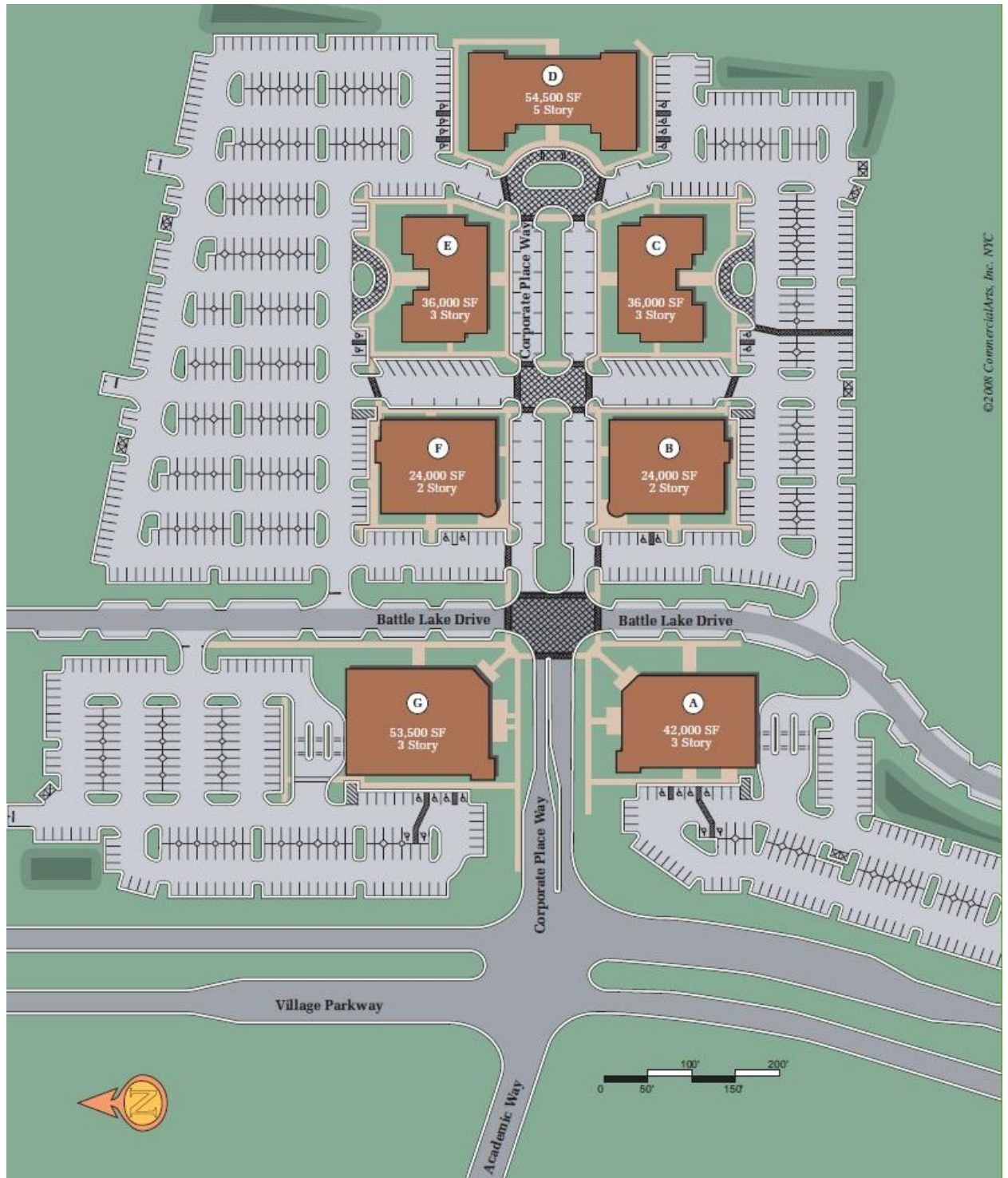
Utilities are available to the site and include water, sewer, electricity, telephone, cable, high speed internet, and gas.

The two on-site roadways of Battle Lake Drive, directly connecting the project to the Power Center to the south, and Academia Way, with a lighted intersection allowing controlled access to Village Parkway, give this site unparalleled internal and external access within The Town of Tradition.

The current site plan provides 1,101 parking spaces or 4 per each 1,000 square feet of buildings.

Water/sewer connection fees in the amount of \$440,535 and irrigation connection fees in the amount of \$60,023 have been pre-paid by the current owner. These prepaid fees will be credited to the buyer or included in the purchase price of the project upon sale.

CORPORATE PLACE AT TRADITION



Approved Site Plan – Subject to Change without Notice

DEVELOPMENT DATA

The project's current design allows for tilt wall construction. Furthermore, the site plan and project have also been designed to implement various Green Building elements. Should the Developer desire to do so, these elements can be incorporated into the final construction drawings.

Upon request, Seller will provide an approved phase-in development plan for construction of the park.



COMMERCIAL MARKET DATA

The Town of Tradition, which opened in April 2003, is a Development of Residential Impact (DRI) consisting of 2,515 acres approved for more than 7,000 residences, 1,300,000 square feet of office space, 675,000 square feet of retail space and 300 hotel rooms. The community was expanded to include more than 8,000 acres by the formations of it's second DRI, Southern Groves which is five miles of I-95 frontage approved for 18,000 residences, 8,000,000 square feet of commercial space, offices, medical offices, and hotel rooms.

The Town of Tradition connectively has three interstate exits serving the area. They include Exit #118 (Tradition Parkway/Gatlin Blvd), Exit #113 (Becker Road), and Exit #120 (Crosstown Parkway). One additional proposed exit has been planned, Open View Road, and will provide the fourth interstate access point when completed.

Current commercial developments in Tradition include Tradition Square, a Publix anchored mixed use center, The Landing at Tradition, a 600,000 s.f. power center anchored by a Target, LA Fitness, Bed Bath & Beyond, Office Max, Pier 1 Imports and many more. Out parcels include McDonalds, Olive Garden, Longhorn Steakhouse, and several national banks. A $\pm 1,000,000$ S.F. regional shopping mall has been slated near the southern entrance to Tradition at the Becker Road/I-95 Interchange.

The Florida Center for Innovation is a ± 150 acre site located at the southwest corner of I-95 and Tradition Parkway. Already located here is the Torrey Pines Institute for Molecular Studies' $\pm 100,000$ s.f. biotech facility, the Vaccine and Gene Therapy Institute of Florida's $\pm 100,000$ s.f. biotech facility, the 300-bed State-of-the-art Tradition Medical Center, A Homewood Suite Hotel, and the Mann Research Center's 22 acre mixed use site.



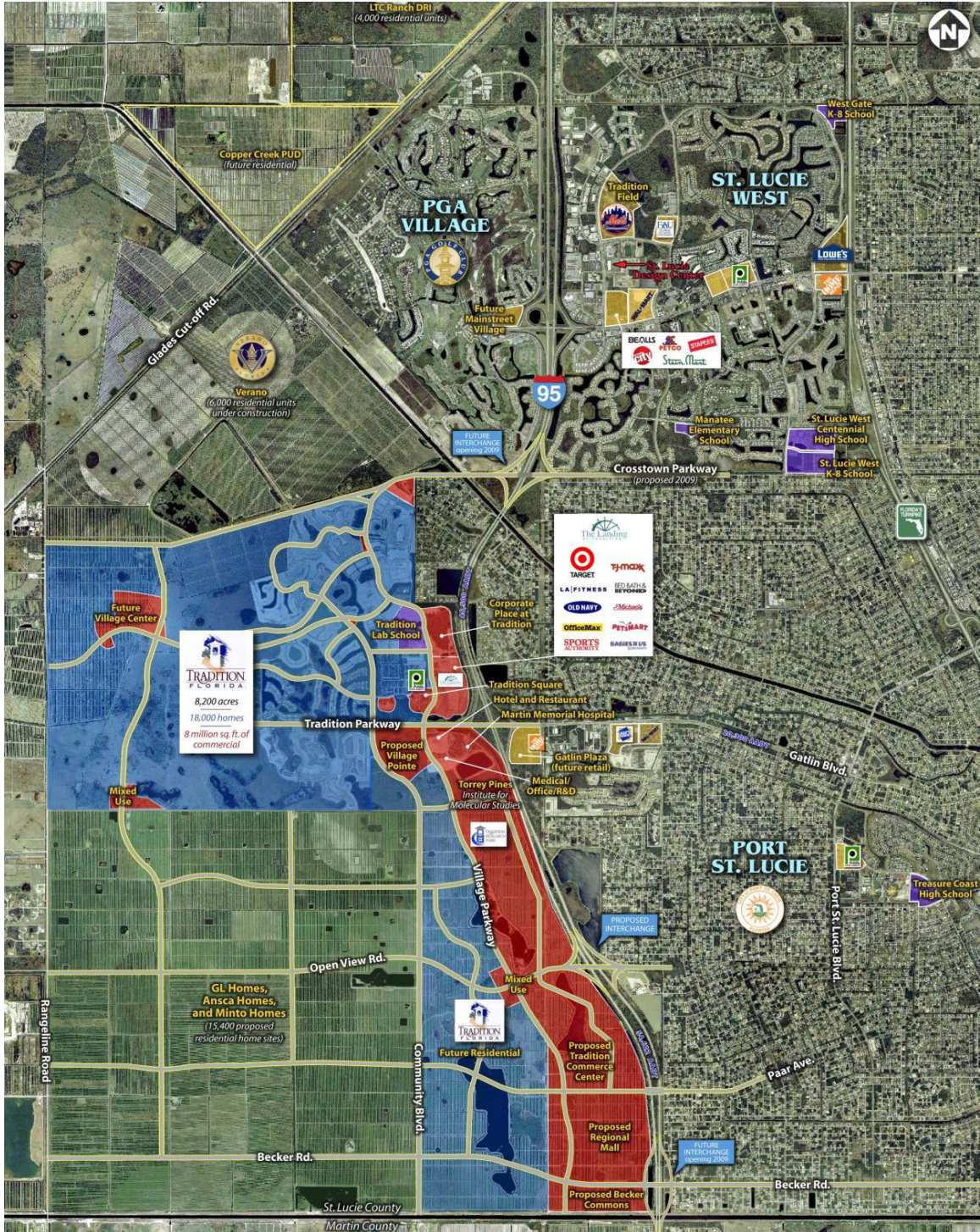
RESIDENTIAL MARKET DATA

Corporate Place at Tradition is situated within a five mile radius of multiple approved DRIs including:

- The Reserve DRI (PGA Village) - nearly 2,700 acres approved for 4,100 residences, 250 hotel rooms, 390,000 sf of retail space, 1.6 million sf of industrial space and 100,000 sf of office
- Montage DRI (Verano) - approved for 6,000 residences, 350 hotel rooms, 250,000 sf of retail
- Western Grove DRI - approved for 4,000 residences, 366,000 sf of retail and 251,000 sf of office
- Riverland DRI (GL Homes and Minto Communities) - 3,845 acres approved for 11,700 residences, 2.7 million sf office/industrial space and 892,000 sf of retail
- Wilson Groves DRI (Ancsca Homes) - approved for 7,700 residences, 765,000 sf of retail and 1.6 million sf of office
- Southern Groves DRI - approved for 7,400 residences, 500 hotel rooms, 2.0 million sf of industrial, 2.1 million sf of retail and more than 2.0 million sf of office.



CORPORATE PLACE AT TRADITION



Aerial View of Tradition and Surrounding Communities

BUILDINGS A & B (RENDERINGS)



BUILDINGS C & D (RENDERINGS)



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