

Financial Centre at the Gardens

3801 PGA Boulevard

Palm Beach Gardens, Palm Beach County, Florida

Summary

NAI/Merin Hunter Codman advised on the \$43,000,000 purchase of this under-marketed 189,000 SF office building. The ten-story Class "A" building is located in a highly desirable Northern Palm Beach County locale.

Approach

Renamed "Financial Centre at the Gardens" upon purchase, the building was rebranded and an aggressive marketing campaign launched to lease the remaining space. The lobby area, restrooms and several of the common corridors were renovated to keep consistent with the high-end image of the building. The firm performed leasing, construction management, asset management and disposition services.

Results

The building was sold for \$78,000,000. The clients return on investment was in excess of 450%.

