

OFFICE BUILDING PORTFOLIO

FOR SALE

WEST PALM BEACH, FLORIDA

\$18,500,000

For information contact:

Barbara LeBrun
NAI/Merin Hunter Codman
1601 Forum Place, Suite 200
West Palm Beach, FL 33406

(561) 471-8000

blebrun@mhcreal.com



PROPERTY NO.:	1
ADDRESS:	1551 Forum Way West Palm Beach, FL 33401
BUILDING SIZE:	39,124 SF
LOT SIZE:	161,100 SF (3.7 Ac.)
NOI (ACTUAL):	\$644,983
OCCUPANCY:	100%
PCN:	74-43-43-17-05-003-0070
2007 TAXES:	\$88,990
PRICE:	\$7,700,000 (8.4% CAP)



PROPERTY NO.:	2
ADDRESS:	1639 Forum Way West Palm Beach, FL 33401
BUILDING SIZE:	16,044 SF
LOT SIZE:	53,026 SF (1.2 Ac.)
NOI (ACTUAL):	\$229,827
OCCUPANCY:	100%
PCN:	74-43-43-17-05-003-0040
2007 TAXES:	\$43,918
PRICE:	\$2,900,000 (7.9% CAP)



PROPERTY NO.	3
ADDRESS:	2250 & 2260 Palm Beach Lakes Blvd. West Palm Beach, FL 33406
BUILDING SIZE:	24,796 SF
LOT SIZE:	76,000 SF (1.74 Ac.)
NOI (ACTUAL):	\$384,091
OCCUPANCY:	90%
PCN:	74-43-43-19-09-038-0070
2007 TAXES:	\$59,842
PRICE:	\$4,700,000 (8.2% CAP)



PROPERTY NO.: 4

ADDRESS: 5725 Corporate Way
West Palm Beach, FL 33406

BUILDING SIZE: 19,452 SF

LOT SIZE: 50,050 SF (1.15 AC.)

NOI (ACTUAL): \$230,752

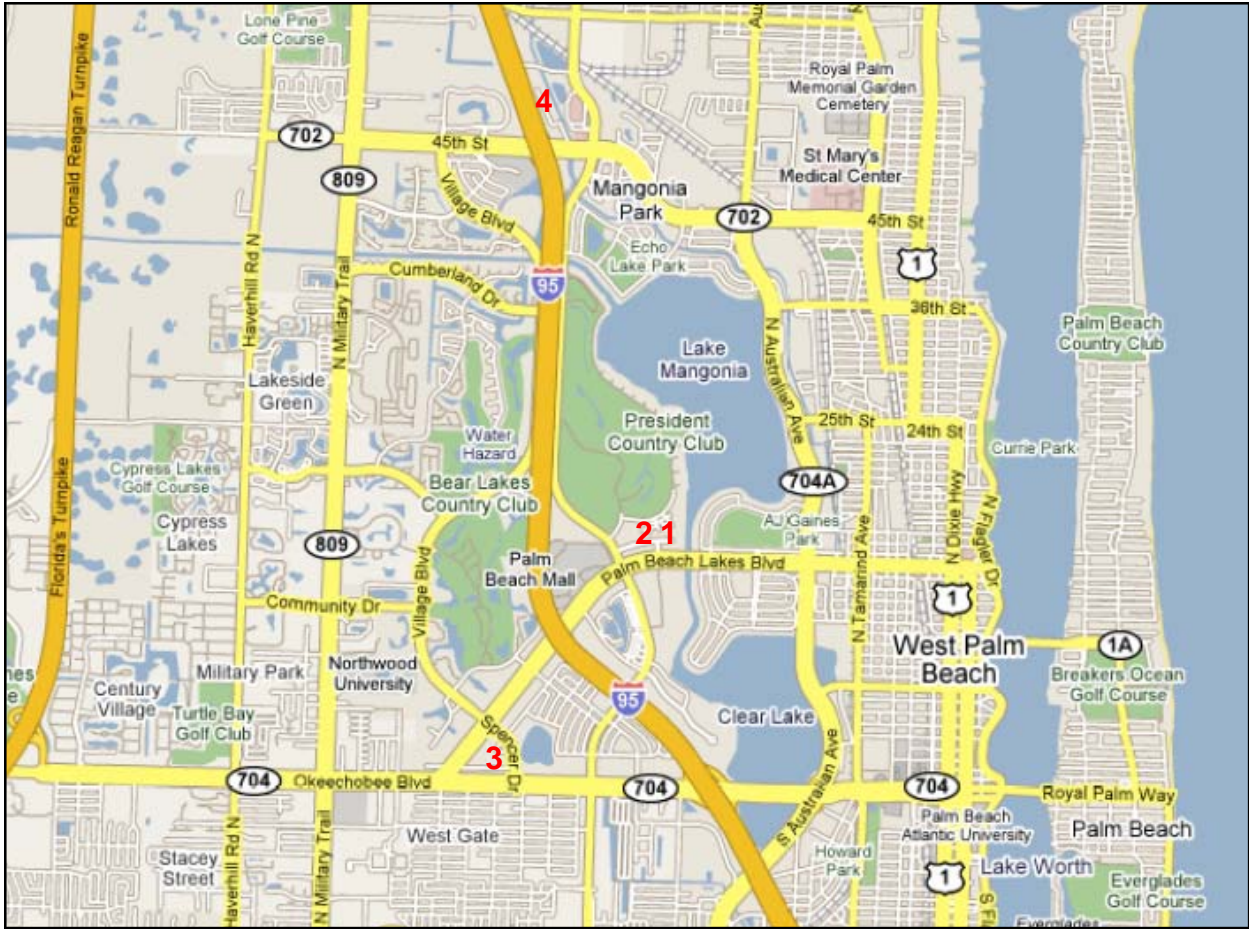
OCCUPANCY: 91%

PCN: 74-43-43-06-01-000-0080

2007 TAXES: \$38,709

PRICE: \$3,200,000 (7.2% CAP)

MAP LOCATOR



Property No.

Address

- | | |
|---|------------------------------------|
| 1 | 1551 Forum Place |
| 2 | 1639 Forum Place |
| 3 | 2250 & 2260 Palm Beach Lakes Blvd. |
| 4 | 5725 Corporate Way |