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**“Healthy” Trend in South Florida Commercial Office Buildings
-- Golden Bear Plaza to Add On-Site Fitness Facility as Tenant Draw and to
Improve Employee Health and Productivity --**

West Palm Beach, Fla. – NAI/Merin Hunter Codman, Inc., South Florida’s leading privately owned commercial real estate services firm, today announced a healthy new initiative at one of Palm Beach County’s signature Class-A office complexes, Golden Bear Plaza. NAI/Merin Hunter Codman is building an on-site fitness facility, which will be offered as a free amenity to all tenants. The concept, dubbed “A Perfect Fit,” is meant to encourage wellness for tenants while at the same time differentiating the luxury office complex in a crowded office market. The Golden Bear Plaza fitness facility, which will feature recumbent bikes, treadmills, ellipticals along with Cybex strength machines, free weights, stretching area, locker rooms and more, marks an increasing trend in South Florida, with gyms in office buildings recently beginning to crop up. The concept is better established in other areas of the country such as California, but Gym Source Florida has built over half a dozen in South Florida of late with more on the horizon.

“We expect an on-site fitness facility to be a big draw to tenants seeking Class-A space,” said Jason Sundook, a principal at NAI/Merin Hunter Codman, the management and leasing agent for Golden Bear Plaza. “Companies are increasingly ‘investing’ in employee health initiatives, since healthier employees translate into increased productivity, fewer sick days and reduced health insurance costs. Offering a fitness option on-site seemed like the perfect fit to achieve those tenant goals as well as our own of having Golden Bear Plaza offer premier tenant amenities.”

Companies in other areas of the country are reporting a decrease in repetitive stress injuries and back problems with the addition of an on-site fitness facility. Others consider gyms a negotiating chip to obtain policy discounts from their health insurance providers. Still others are merely content to have a healthy workforce. Many, however, charge monthly for employee access as compared to Golden Bear Plaza offering its facility gratis to tenants of the complex.

The Golden Bear Plaza facility, which will have personal entertainment systems embedded in many pieces of equipment, is expected to open in March, will total 1,800 square feet and be located on the ground floor. Golden Bear Plaza consists of three buildings, totaling 246,000 square feet, and features oversized office balconies and views of the Intracoastal waterway and Atlantic Ocean. The complex is located on US 1 near PGA Boulevard in Palm Beach Gardens.

Added Neil. E. Merin, Chairman of NAI/Merin Hunter Codman, “The landscape of office amenities is changing with the times, and fitness facilities are a natural in tandem with a more health-conscious workforce.” Merin also noted that such facilities within office buildings require less “subsidized support” than other amenities such as cafes, so the cost/benefit ratio can

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make good economic sense to building owners. To encourage such fitness facility use, companies have been known to lengthen lunch breaks by 15 minutes or host fitness challenges among other wellness incentives.

Bob Lawrence, Commercial Sales Consultant with Gym Source, a nationwide commercial distributor of fitness equipment with offices in Miami, likens the office-fitness trend that he is seeing to that of the residential market: “Five years ago, builders didn’t spend nearly as much on fitness facilities because buyers were buying no matter what. Now, many of the residential builders I deal with are investing more on that amenity. People are more discriminating in their purchases and a clubhouse with a fitness facility is a big draw.” Lawrence believes a similar mindset is prompting commercial building owners to add gyms in order to attract tenants.

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NAI/Merin Hunter Codman, www.mhcreal.com, is South Florida’s leading privately owned commercial real estate services firm with over three decades’ experience advising on strategic acquisitions, dispositions, tenant representation, leasing and comprehensive property management. The firm advises on all commercial property sectors from office and industrial to retail, multifamily and land. NAI/Merin Hunter Codman has among its client base some of the nation’s most prestigious institutional and private investors and through the NAI global network, can facilitate property transactions around the nation and the world, serving as a single point of contact for counsel and execution. NAI/Merin Hunter Codman is headquartered in West Palm Beach with regional offices in Boca Raton, Palm Beach Gardens and Wellington.