THE HAMILTON / SUITE H-103

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Boca Raton, FL 33431

Offering Memorandum

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Broker

Offering Memorandum

Offering Memorandum Prepared By:

THE FITZGERALD GROUP
COMMERCIAL REAL ESTATE

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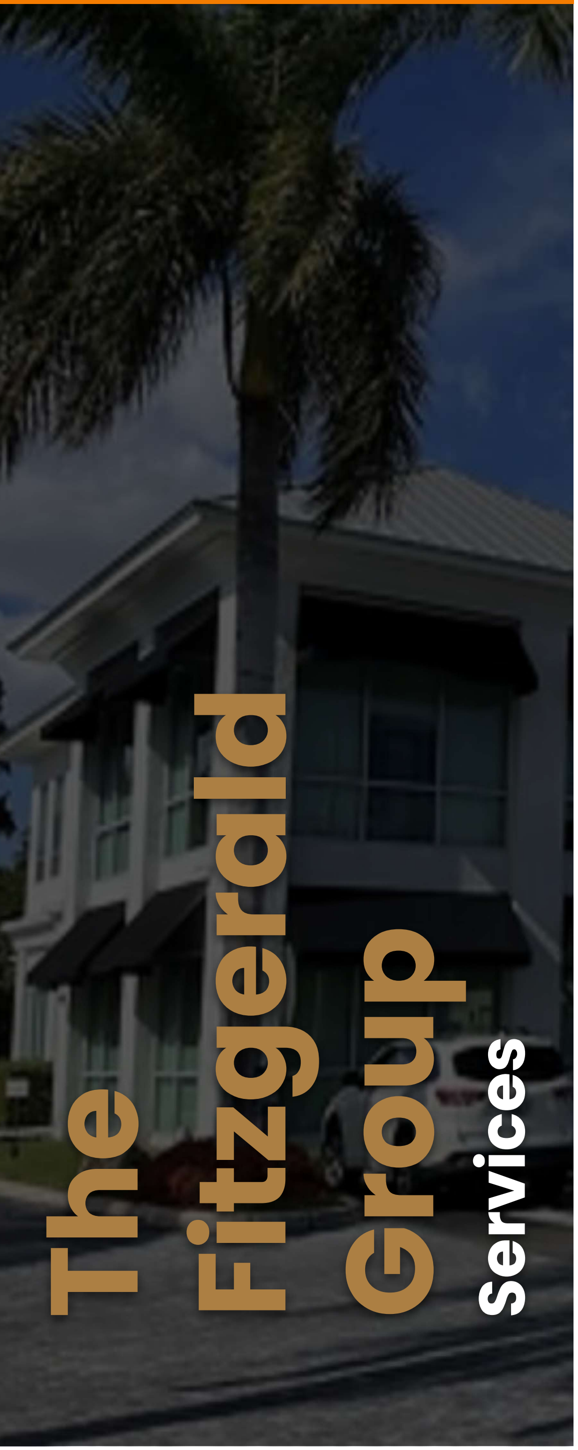
Our Company

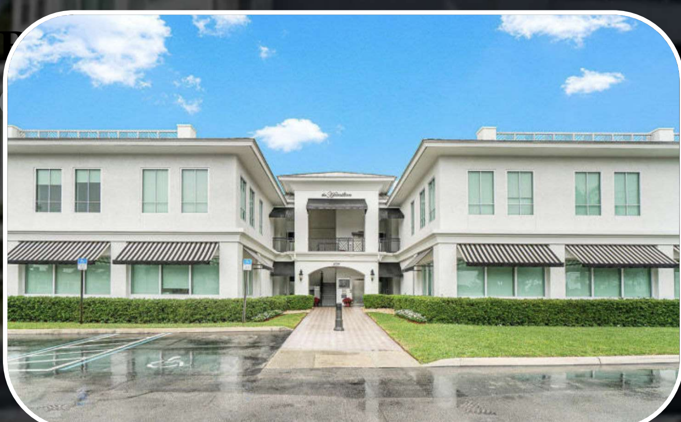
The Fitzgerald Group Services

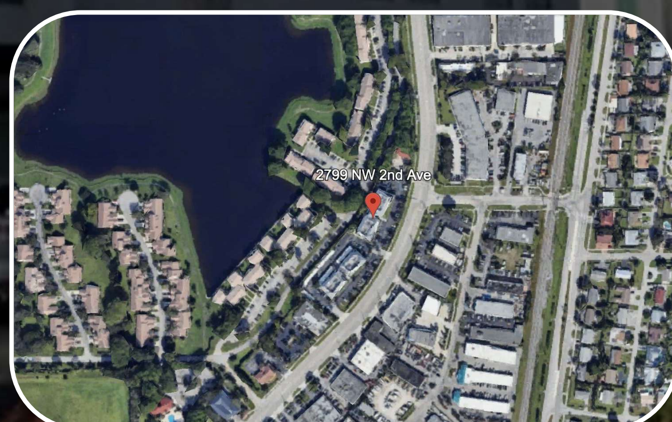


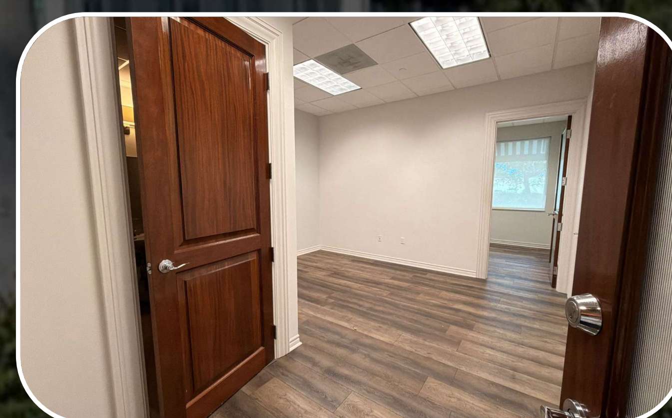
The Fitzgerald Group

Founded in 1993, The Fitzgerald Group is a full-service commercial real estate brokerage and property management firm serving South Florida. With over three decades of experience and more than a century of combined industry expertise, the firm provides brokerage, property management, landlord and buyer representation, receivership, and financing services throughout Broward, Palm Beach, and Miami-Dade Counties.

Specializing in industrial, retail, office, flex, and land properties, The Fitzgerald Group delivers market knowledge, strategic guidance, and hands-on management solutions designed to maximize property value and support clients' investment objectives. Their established track record and comprehensive service platform have made them a trusted commercial real estate resource throughout South Florida.







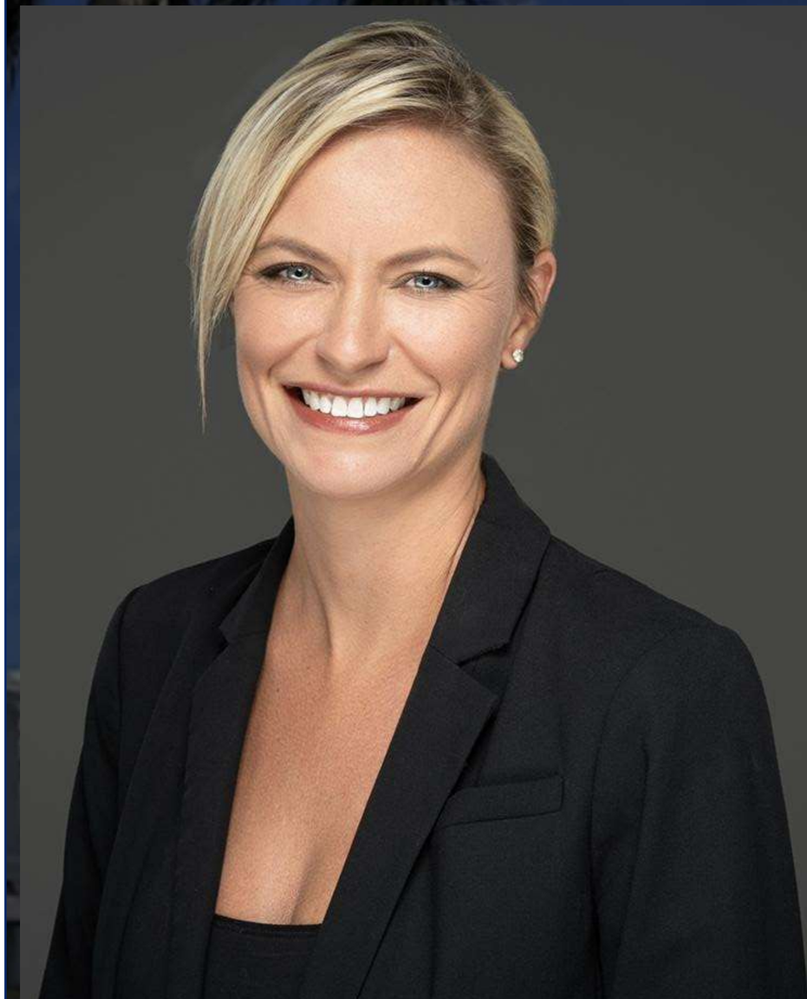
Lydia Montaigne

Lydia Montaigne epitomizes integrity, energy, hard work, and creativity into every detail of your commercial real estate transaction. Lydia obtained an undergraduate degree in Psychology from the University of North Carolina at Wilmington. She moved to Boca Raton, FL, in 2008 and obtained a master's degree in Industrial and Organizational Psychology from Capella University.

Lydia held a dual licenses as a commercial real estate agent and a mortgage originator, with a specific focus on commercial investment properties. Lydia stands out as a trusted advisor in the realm of commercial real estate and is surrounded by a team with over commutative 80 years in commercial real estate.

Recognizing the significance of commercial real estate as a pathway to generational wealth, Lydia and her team are dedicated to assisting clients at every step of their transactions. Taking a personalized approach, they invest time in understanding clients' needs and collaboratively developing strategic plans to achieve their goals.

In addition to her thriving career, Lydia contributes to the real estate community as the elected Treasurer of the Women's Council of Realtors, St. Lucie network, for the years 2023 and 2024. Her dedication to building strong relationships, assisting others, and continuous learning underscores her commitment to the people and the commercial real estate landscape of Palm Beach County.



Lydia Montaigne
Advisor
561-213-9043

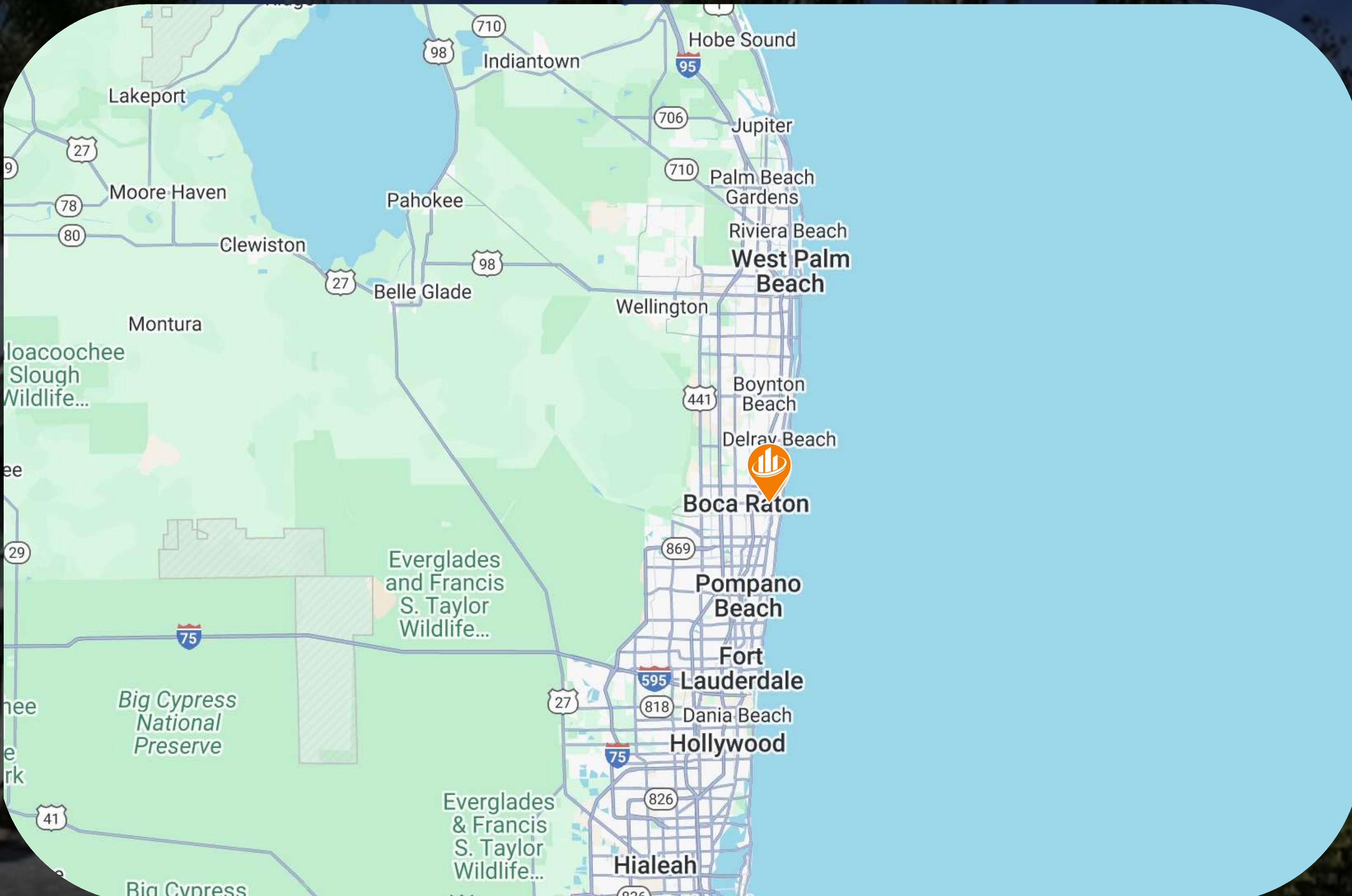
Sub-Market Overview

Boca Raton, Florida, nestled in the beautiful Palm Beach County, is an affluent, family-friendly city known for its high quality of life, upscale living, and well-planned community. With a population of 99,000 (2020) it is growing steadily and combines economic prosperity with a desirable living environment.

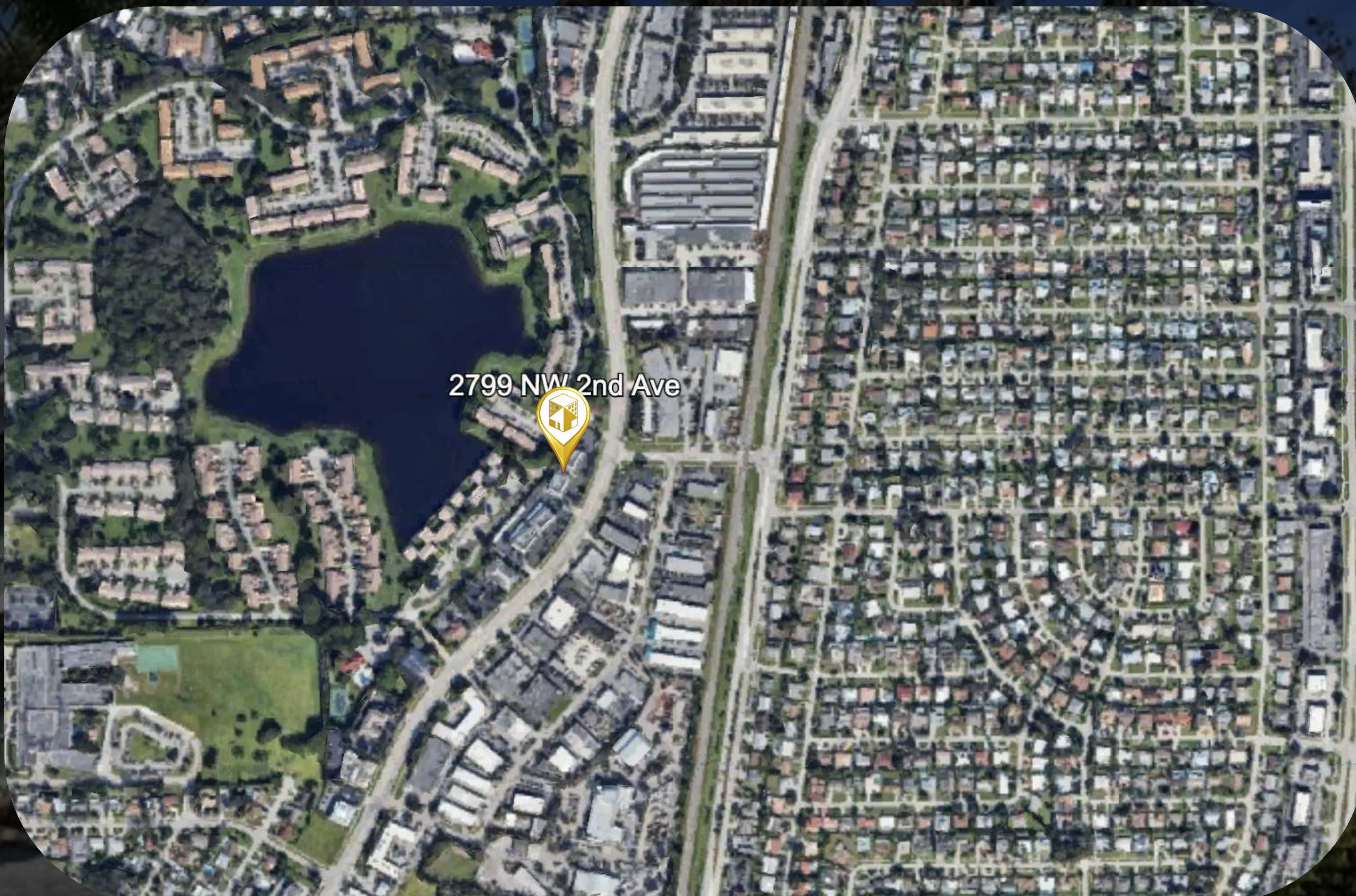
A major driver of the economy in Boca Raton is driven by luxury homes, upscale condos, and mixed-use developments. Other drivers in the economy are headquarters of the finance and business services, healthcare and biotechnology, high-end shopping centers, strong hospitality due to the luxury hotels and dining options. The education sector, private schools and Florida Atlantic University, support the local economic activity.

With West Palm Beach and Fort Lauderdale, both about a half an hour drive away, there is an economic synergy and workforce mobility. Business, tourists, and workers often travel between these cities, creating economic synergy and opportunities for growth via major transportation routes, such as I-95 and the Florida Turnpike, connecting the three cities and beyond. The Brightline, a high-speed rail service connects Miami, Fort Lauderdale, Boca Raton, West Palm Beach, and Orlando with more destinations planned.

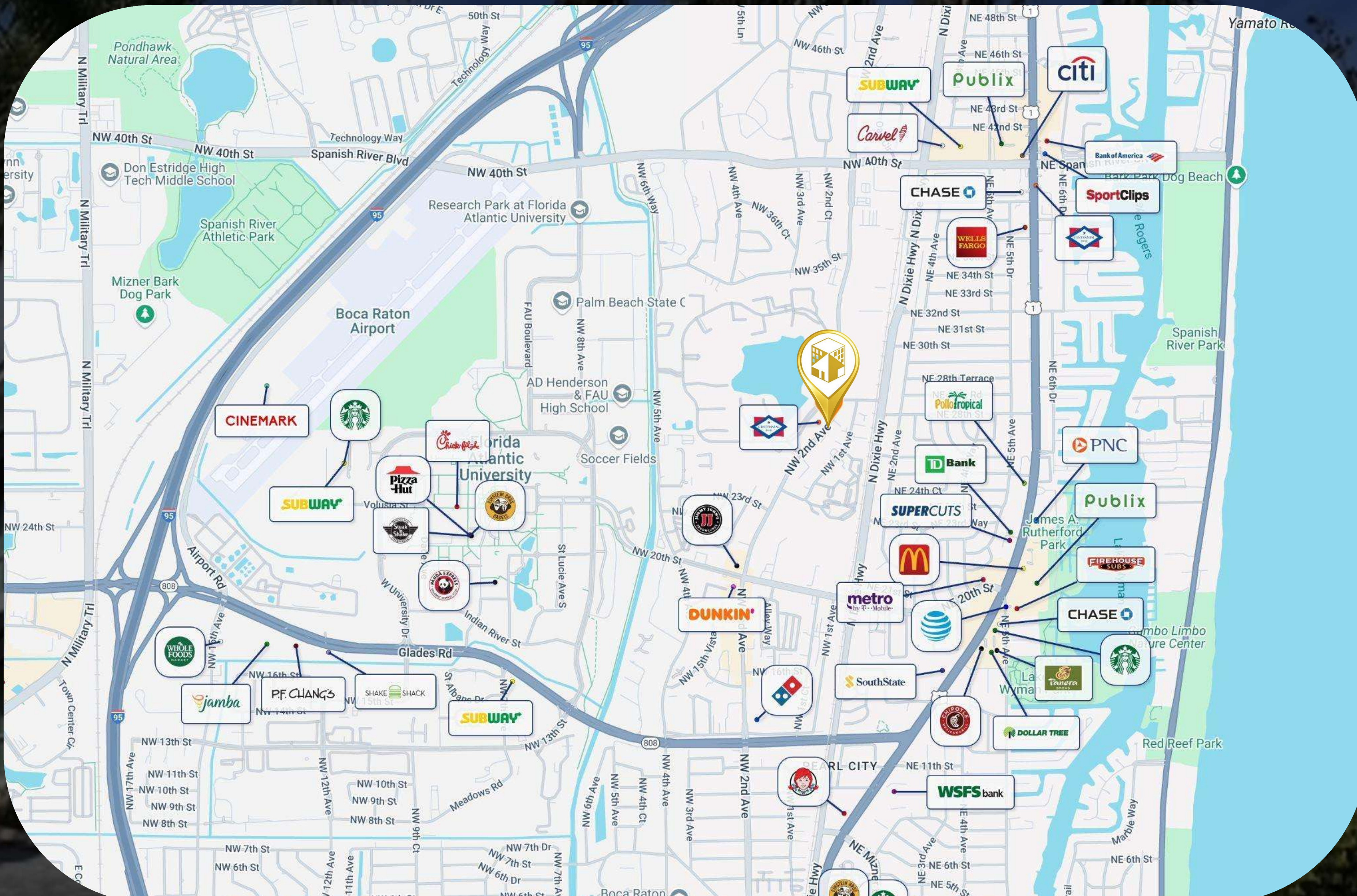
Regional Map



Area Map



Area Retailers

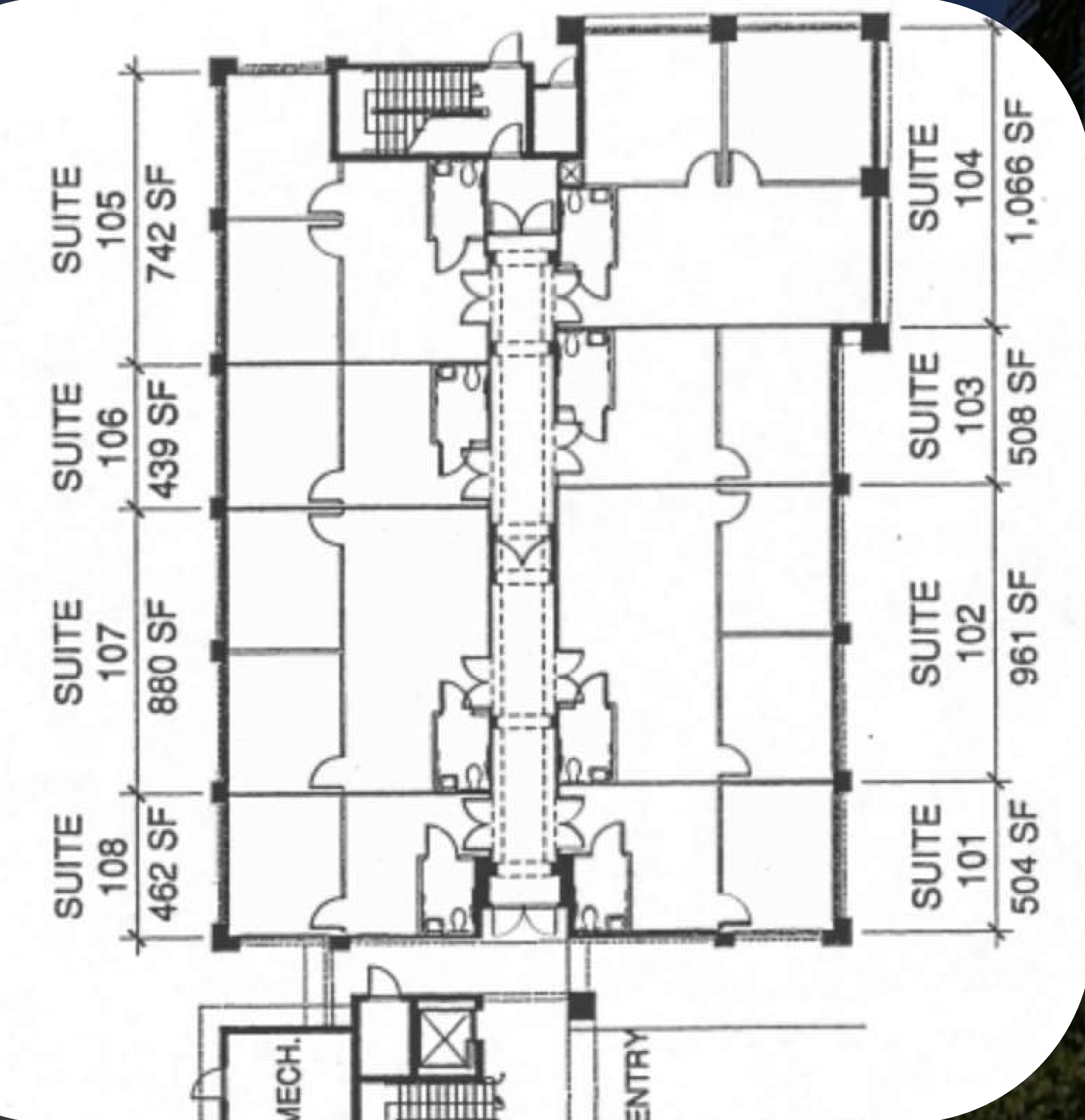


Building Overview

Building Overview

The Market

H-103 Floor Plan



The Market

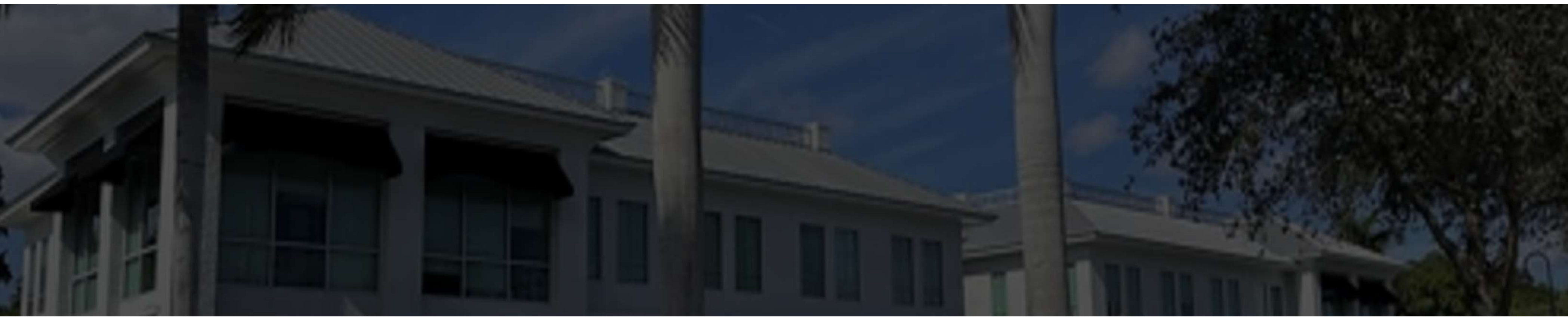
Demographics

within a 5-mile radius

$737.2K
Average Home Value

Average Household Income
$150k

$4.7B
Consumer Spending Retail (Annual)



52
Average Age

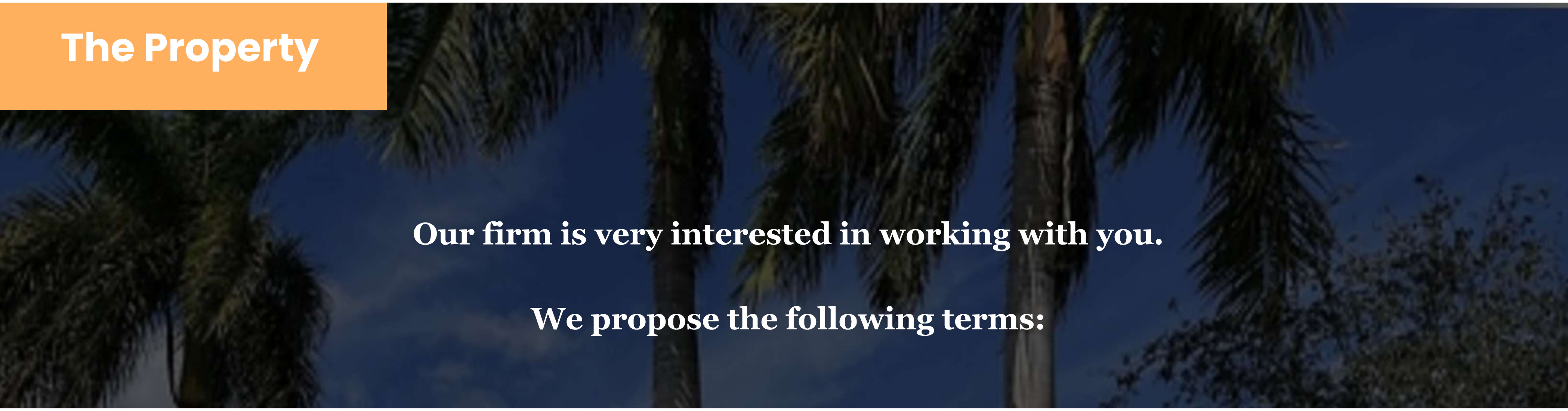
+220k
Total Population

Total **100K**
Households

The Property

Photos

The Property



Our firm is very interested in working with you.

We propose the following terms:

Term of Agreement:

2 - 5 Year with 3% escalation

Proposed Asking Rent:

$1,800 per month, net

Tenant responsible for:

- HVAC maintenance and
- utilities

Advisory Team:

Lydia Montaigne

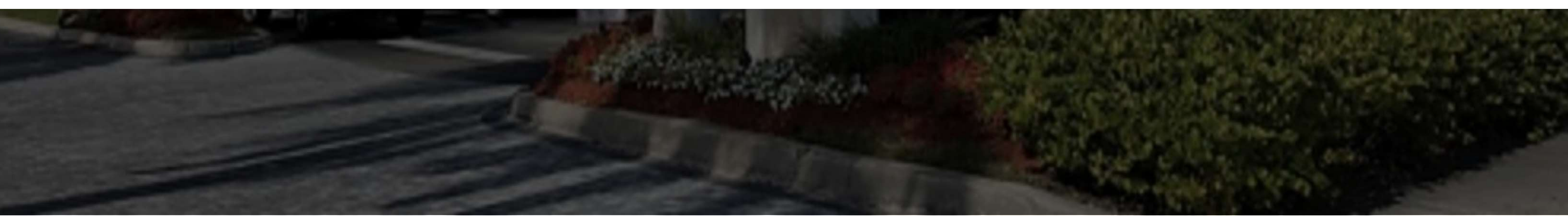
Brokerage Fees:

Commission is 6% of Total Lease Value

Client Reporting:

Listing Team will utilize internal software for client reporting to provide written reports, which will advise ownership on the following (but not limited to):

- Timeliness and processes
- Critical dates with regard to marketing plan implementation
- Ongoing marketing efforts
- List of prospective tenants
- Feedback from tenants



Our Strategy

Marketing Execution

Approach

Aggressively target buyers, driving them to the property's dedicated website. Engage the entire brokerage community.

Offering Materials

Prepare detailed, professional marketing materials including marketing brochure, drone footage and interior photos.

E-Campaign/ Social

Email blasts and social media blasts to area and out of area buyers and brokers in the market.

Targeted Calls

Contact active buyers and reach out to the rest of the brokerage community specializing in this property type.

Property Database

Broadly market on many marketing databases including but not limited to Loopnet, CoStar, & Crexi along with 14 other syndicated listing sites.

Disclaimer

The material contained in this Offering Memorandum/marketing brochure/proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the The Fitzgerald Group. Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property

The only party authorized to represent the Owner in connection with the sale of the Property is the The Fitzgerald Group Advisor listed in this Offering Memorandum, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum/marketing brochure/proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the The Fitzgerald Group Advisor.

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This Offering Memorandum/marketing brochure/proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the The Fitzgerald Group Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.


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