

---

# THE MODERN AT PALM BEACH GARDENS

Palm Beach Gardens, Florida

---

## SCHEMATIC DESIGN



GATSBY  
FLORIDA





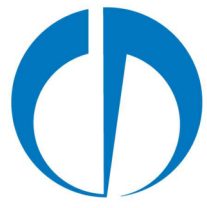








1 PROPOSED GROUND FLOOR TENANT RENTABLE SPACES  
 A3.07 Scale: 3/32" = 1'-0"

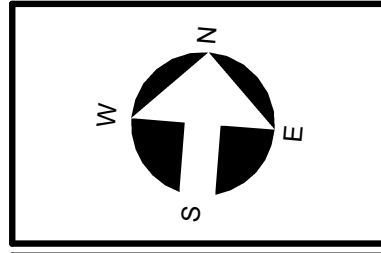


New Buildings for:  
**Building 6 - POD C**  
 Palm Beach Gardens, Florida

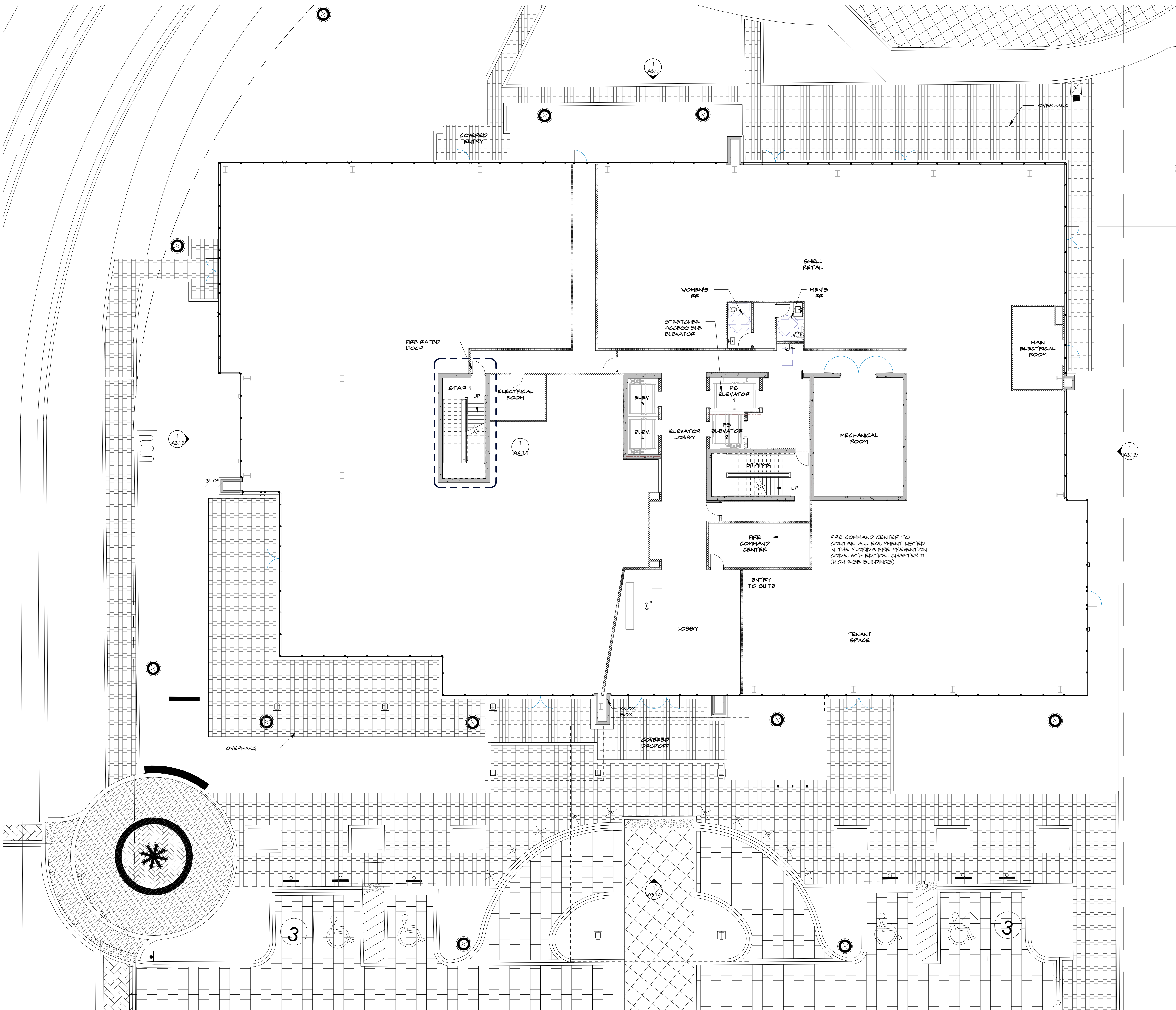
THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF SPINA OROURKE + PARTNERS, INC. AND MAY NOT BE DUPLICATED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF SPINA OROURKE + PARTNERS, INC. ALL RIGHTS RESERVED.

Revisions:

Project no: 20018  
 Date: 02.03.23  
 Drawn by: Author  
 Project Manager: Checker



**A3.07**  
 Formal Submittal



### PLAN KEY NOTES

- ① STRUCTURAL STEEL COLUMN. REFER TO STRUCTURAL DRAWINGS
- ② T.B.D.
- ③ MECHANICAL EQUIPMENT. SPECIFICATION FORTHCOMING
- ④ LOWER SCREEN - OPEN REFER TO MAGE
- ⑤ SERVICE ACCESS FOR EQUIPMENT
- ⑥ T.B.D.

### WALL LEGEND

- ▭ NEW EXTERIOR FRAMING
- ▨ NEW NON-RATED PARTIAL HEIGHT PARTITION
- ▩ NEW NON-RATED FULL HEIGHT PARTITION
- ▧ NEW 2-HOUR NON-RATED FULL HEIGHT PARTITION
- ▦ NEW NON-RATED CONCRETE WALL
- ▤ NEW 2-HOUR RATED CONCRETE WALL

### LIGHTING

- ▭ WA LED WALL SCONCE, REFER TO PHOTOMETRICS DRAWINGS FOR SPECIFICATIONS

1 FIRST FLOOR PLAN  
A1.1.1 Scale: 3/32" = 1'-0"

285 Banyan Blvd  
West Palm Beach Florida 33401  
561.684.6844 • [spinaorourke.com](http://spinaorourke.com)  
FL LIC # A26202899

**SPINAOROURKE**  
+ PARTNERS  
Architecture • Interior Design  
Keith M. Spina # A013419

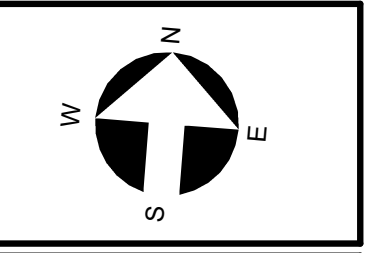


New Buildings for:  
**Building 6 - POD C**  
Palm Beach Gardens, Florida

THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF SPINA OROURKE + PARTNERS, INC. AND MAY NOT BE DUPLICATED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF SPINA OROURKE + PARTNERS, INC. ALL RIGHTS RESERVED.

Revisions:	
1	

Project no: 20018  
Date: 02.03.23  
Drawn by: KB,BV  
Project Manager: JG



**A1.1.1**  
Formal Submittal



FIRST FLOOR PLAN





THE MODERN



THE MODERN

# CLASS A OFFICE SPACE FOR LEASE

- 200,000 SF 8-Story Mixed Use/Office
- 25,000 SF average floor size
- 10' floor to ceiling window line
- Highly-amenitized office space offering fitness center, conference center and rooftop patio
- Building signage available
- Monument signage available
- Hurricane resistant glass & 100% generator back up power



# PROPERTY HIGHLIGHTS



Strategically located off I-95 & PGA Boulevard



10,000 SF of premium casual restaurants & 7,000 SF of retail/fast casual onsite



I-95 East exit via RCA Blvd or from Kyoto Gardens Drive/Alternate A1A Alternate A1A



Palm Beach Gardens is home to 14 championship golf courses, including PGA Resort & Spa



4/1,000 SF 838 car parking garage with EV charging stations

# EXPLODING GROWTH

## Bloomberg

“Hedge Funds Head for Florida with Taxes on Rich Rising Elsewhere”

## THE WALL STREET JOURNAL.

“Florida’s Sunshine & Tax Benefits Beckon Billionaires”

## The Miami Herald

“The Floodgates Have Opened: 2020 Sees Surge of Business Transplants to South Florida”

## 2 IN 5 PEOPLE

Moving to Palm Beach County  
Come From New York City

## 70,000

High Net Worth Individuals Left New York City For South Florida, Taking \$34 billion In Income With Them

## 3.1 MILLION

Person Labor Force



# PALM BEACH GARDENS NOTABLE TENANTS

STIFEL  NFP<sup>®</sup>  VIRTU  
FINANCIAL

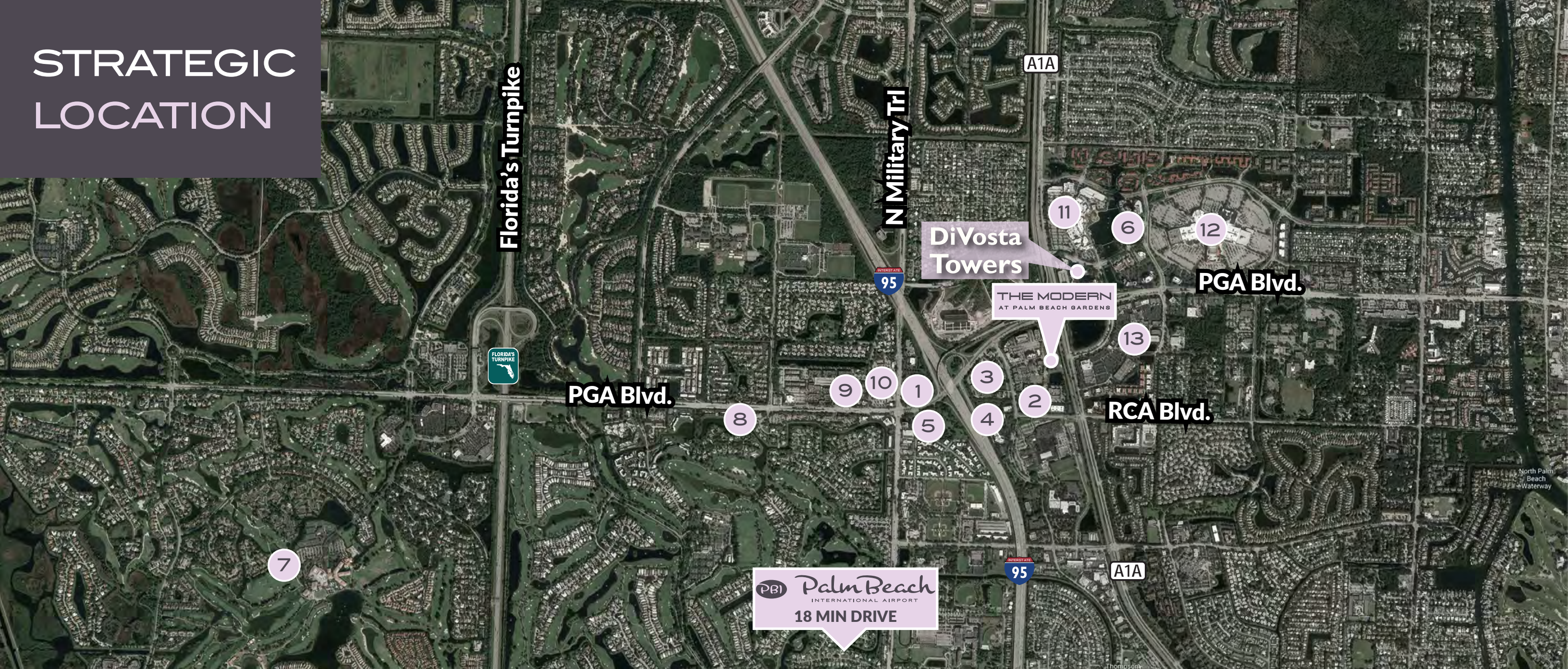
  
BankUnited

J.P.Morgan

ROCKEFELLER  
CAPITAL MANAGEMENT



# STRATEGIC LOCATION



- **DIVOSTA TOWERS**  
3825-3835 PGA Blvd  
Existing Office Project
- **1 DOUBLETREE**
- **2 HAMPTON INN**
- **3 RESIDENCE INN**
- **4 MARRIOTT**
- **5 EMBASSY SUITES**
- **6 HILTON GARDEN INN**

- **7 PGA NATIONAL RESORT & SPA**
- **8 PGA COMMONS**  
Kabuki Sushi Thai Tapas  
Panera Bread  
Prezzo  
Prosecco Café  
Rocco's Tacos & Tequila Bar  
Spoto's Oyster Bar  
The Cooper Craft Kitchen & Bar

- **9 MAINSTREET AT MIDTOWN**  
Blaze Pizza  
Bonefish Grill  
Chipotle Mexixan Grill  
Christopher's Kitchen  
J. Alexander's  
Saito's Japanese Steakhouse  
Texas de Brazil  
The Fresh Market
- **10 PUBLIX**

- **11 DOWNTOWN PALM BEACH GARDENS**  
Avocado Cantina  
Cheesecake Factory  
Fro-Yotopia  
Parm Famous Italian  
The Spice & Tea Exchange  
Subculture Coffee  
Sweetgreen  
Voodoo Bayou  
Whole Foods Market  
Yard House  
CMX Cinemas Downtown 16  
Lifetime Fitness

- **12 THE GARDENS MALL**  
Bloomingdale's B-Café  
Brio Italian Grille  
California Pizza Kitchen  
Cooper's Hawk Winery & Restaurant  
Nordstrom's Café Bistro  
P.f. Chang's China Bistro  
Tap 42 Craft Kitchen + Bar  
Tommy Bahama Marlin Bar  
Chop & Toss And Juice N' Greens  
Häagen-Dazs  
Läderach Chocolatier Suisse

- **13 LEGACY PLACE**  
The Capital Grille  
Chili's  
The Great Greek Mediterranean Grill  
Coola FishBar  
Five Guys  
Gelato Grotto  
Jimmy John's  
Sal's Italian Ristorante

# PALM BEACH GARDENS LIVE, WORK & PLAY



# The Neighborhood

## RESIDENTIAL

- |  |   |
|--|---|
| 1. <b>Jupiter Island, FL</b><br>Home Prices<br>\$2MM - \$30MM    | 6. <b>Singer Island</b><br>Home Prices<br>\$2MM - \$8MM             |
| 2. <b>Bear's Club</b><br>Home Prices<br>\$4MM - \$50MM           | 7. <b>Mirasol</b><br>Home Prices<br>\$1.5MM - \$4.5MM               |
| 3. <b>Juno Beach, FL</b><br>Home Prices<br>\$2MM - \$12MM        | 8. <b>Grand Estates of Old Palm</b><br>Home Prices<br>\$2MM - \$6MM |
| 4. <b>Seminole Country Club</b><br>Home Prices<br>\$3MM - \$44MM | 9. <b>PGA National</b><br>Home Prices<br>\$500K - \$1.5MM           |
| 5. <b>Lost Tree Village</b><br>Home Prices<br>\$2MM - \$42MM     | 10. <b>Ballen Isles</b><br>Home Prices<br>\$2MM - \$4MM             |

## RETAIL / HOTEL

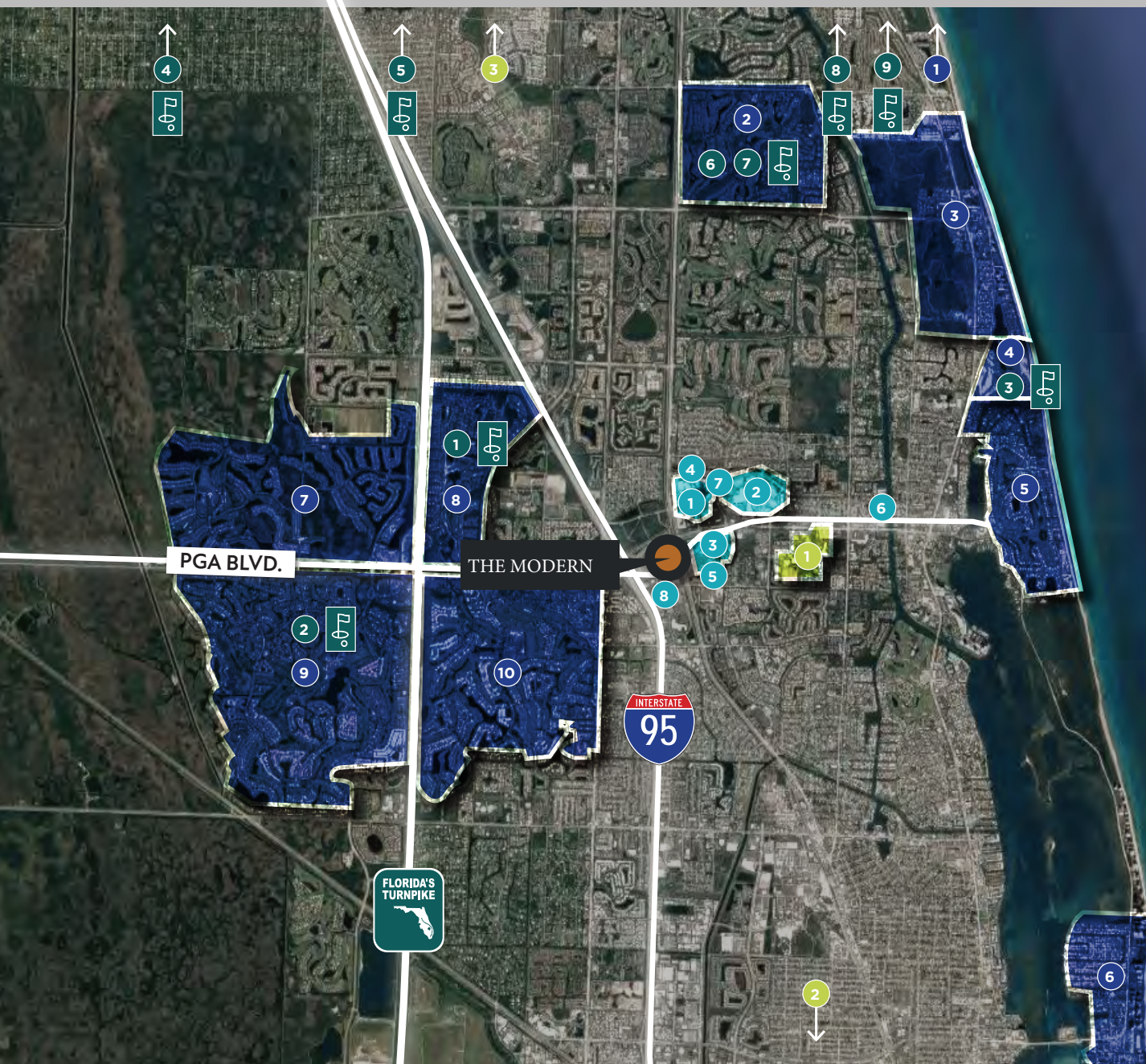
- |                                   |                                       |
|-----------------------------------|---------------------------------------|
| 1. <b>Downtown at the Gardens</b> | 5. <b>The Capital Grille</b>          |
| 2. <b>The Gardens Mall</b>        | 6. <b>River House</b>                 |
| 3. <b>Legacy Place</b>            | 7. <b>Hilton Garden Inn</b>           |
| 4. <b>Lifetime Fitness</b>        | 8. <b>Palm Beach Gardens Marriott</b> |

## GOLF CLUBS

- |                              |                              |
|------------------------------|------------------------------|
| 1. <b>Old Palm</b>           | 6. <b>Trump National</b>     |
| 2. <b>PGA National</b>       | 7. <b>Bear's Club</b>        |
| 3. <b>Seminole Golf Club</b> | 8. <b>Jonathan's Landing</b> |
| 4. <b>Dye Preserve</b>       | 9. <b>Medalist</b>           |
| 5. <b>Grove XXIII</b>        |                              |

## UNIVERSITIES

- |                                       |                                 |
|---------------------------------------|---------------------------------|
| 1. <b>Palm Beach State College</b>    | 3. <b>University of Florida</b> |
| 2. <b>Florida Atlantic University</b> |                                 |



## Strategic Location

**11.6**  
Miles  
Downtown  
West Palm Beach

**13.9**  
Miles  
Palm Beach  
International Airport

**0.8**  
Miles



**1.8**  
Miles



**3.0**  
Miles



# THE MODERN AT PALM BEACH GARDENS

PALM BEACH GARDENS | FLORIDA



FOR LEASING INFORMATION  
PLEASE CONTACT:

Darryl Kaplan  
954.850.8500

[dkaplan@drkcompany.com](mailto:dkaplan@drkcompany.com)

**DARRYL R. KAPLAN**  
COMPANY