

# ROYAL PALM OFFICE PARK

South Florida's Premier Business Address



LOBBY



TENANT LOUNGE



OUTDOOR SEATING



## Renovations and new amenities at Royal Palm Office Park include:

- Dramatic two-story lobbies
- State-of-the-art fitness center
- Luxurious executive conference center and lounge
- Updated elevator cabs
- Renovated elevator lobbies, corridors and restrooms on select floors
- New landscaping, a shaded outdoor seating area and updated building signage

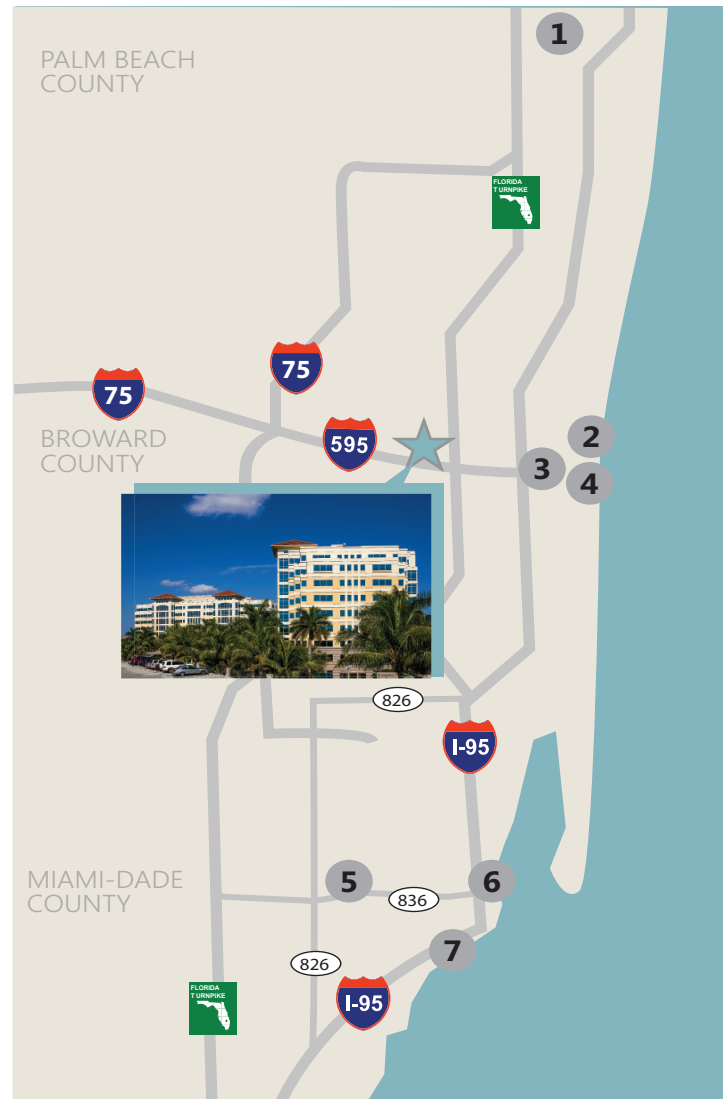


## BUILDING FEATURES

- Premier office park with 465,000 SF of Class A space
- Quality institutional owner
- On-site café, fitness center, classroom style conference center, executive conference and lounge areas and complimentary WiFi in lobbies and outdoor plaza
- Ample complimentary garage parking
- Highly accessible with two points of entry to the property (South Pine Island Road and Peters Road)

## LOCATION FEATURES

- Located at the center of South Florida and midpoint to downtown Ft. Lauderdale and southwest Broward
- Direct access to I-595 and the Florida Turnpike
- Close proximity to executive and employee housing
- Within 10 minutes from Ft. Lauderdale and Hollywood International Airport and Port Everglades
- Within one mile to numerous hotels, restaurants and entertainment venues such as The Fountains, Westfield Broward Mall, and Jacaranda Golf Course
- 24-Hour Fitness and Bokamper's Sports Grill within walking distance



### MAP LEGEND

1. Palm Beach International Airport
2. Downtown Ft. Lauderdale
3. Ft. Lauderdale - Hollywood International Airport
4. Port Everglades
5. Miami International Airport
6. Downtown Miami
7. Port of Miami



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