

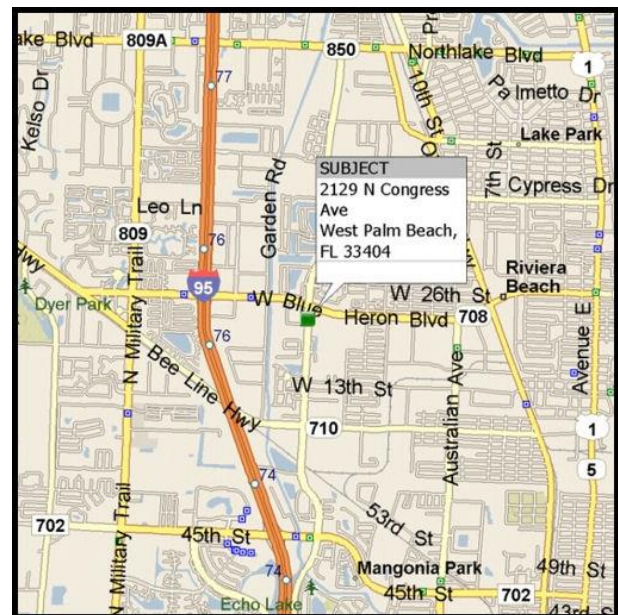
15,000 ± SF Freestanding Office/R&D/Lab Building for Sublease



2129 North Congress Avenue, Riviera Beach, Florida 33404

PROPERTY HIGHLIGHTS:

- 15,210 SF office, R&D, lab and stability storage building for sublease.
- Master lease expires July 31, 2029.
- 1.39-acre site situated within Congress Park.
- Building is 100% air-conditioned with a 9' drop ceiling throughout.
- Zoned (IPUD) Industrial Planned Unit Development District, Riviera Beach
- Ideal for corporate headquarters, research and development, Bioscience, Life Science, a call center or a large service company.
- 82 parking spaces over 5/1000 parking ratio!
- Over \$500,000 spent on recent interior improvements and upgrades.
- All furnishings included in sublease: work stations, desks, chairs, tables, etc.
- For Sublease: \$15.00 psf NNN plus utilities and Sales Tax.
- Operating Expenses: Estimated at \$6.50 psf.



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Note: Any information given herewith is obtained from sources considered reliable. However, we are not responsible for misstatement of facts, errors, or omissions. Owner may withdraw from market prior to sale or change price without notice.

Property Information Sheet

Property: 15,210 SF freestanding office/R&D/laboratory and stability storage building situated on 1.39 acres with 82 parking spaces. This is over 5/1,000 SF parking ratio! The building features attractive fluted block on the outside, a 9' drop ceiling throughout the inside, 1,200-amp 120/208-volt 3-phase electrical service, a laboratory with a deionized water system, fume hood and 4 environmental stability chambers. The property is fully fenced with an automated gate access system, a building card access system and a security alarm system with DVR cameras. The building also features an emergency back up generator (diesel) which supports the Stability, Laboratory and Server Rooms (80 Kw 120/208 3 phase).

Interior Layout: Floor plan attached hereto. The east side of the building consists of executive offices around the perimeter window line of the space which surround a large open area with private workstations and cubicles. There is an executive conference room off the president's office, a large conference room with seating for 12 people, a large training room with seating for 35 people and 2 executive restrooms. The west side of the building has a large reception and entrance area, 2 conference rooms, several perimeter offices along the window line, a large open room with workstations and cubicles, a laboratory, 4 environmental stability chambers, a break room with a sink and cabinets and 2 large restrooms. Windows on 4 sides of the building allow an abundance of natural light to enter the space.

Interior Upgrades: In 2015, the Tenant spent over \$500,000 upgrading the building. The main entrance was moved to the south side of the building, a wide covered porte-cochere entrance was constructed, all HVAC systems were replaced, all interior ceiling tiles were replaced and many interior walls and corridors were demolished and relocated. Finally, all the interior walls were repainted and all carpet and flooring were replaced.

Location: Located on the southwest quadrant of Blue Heron Boulevard and North Congress Avenue in Riviera Beach, Florida within Congress Park. Congress Park is a corporate park with a clean, campus like setting. Congress Park has many large companies as follows: The United States Post Office (main branch), Pepsi Cola Bottling, Tecomet, Hinterland Group, Iron Wear, Excell Refrigeration, South Florida Janitorial & Pool Supply, Hartman Windows & Doors and Community Partners.

Potential Uses: Ideal for a corporate headquarters, a biological or life science facility, a research and development facility, a laboratory, a call center, an internet technology or computer company or even high-tech manufacturing. The building was built for Adelphia Cable Company and at one time had raised computer floors and heavy power drops in a portion of the building.

Master Lease: Master lease expires July 31, 2029.

Zoned: (IPUD) Industrial Planned Unit Development District – Riviera Beach

Lease Price: \$15.00 psf NNN plus utilities and Sales Tax

Operating Expenses: Estimated at \$6.50 psf for 2020

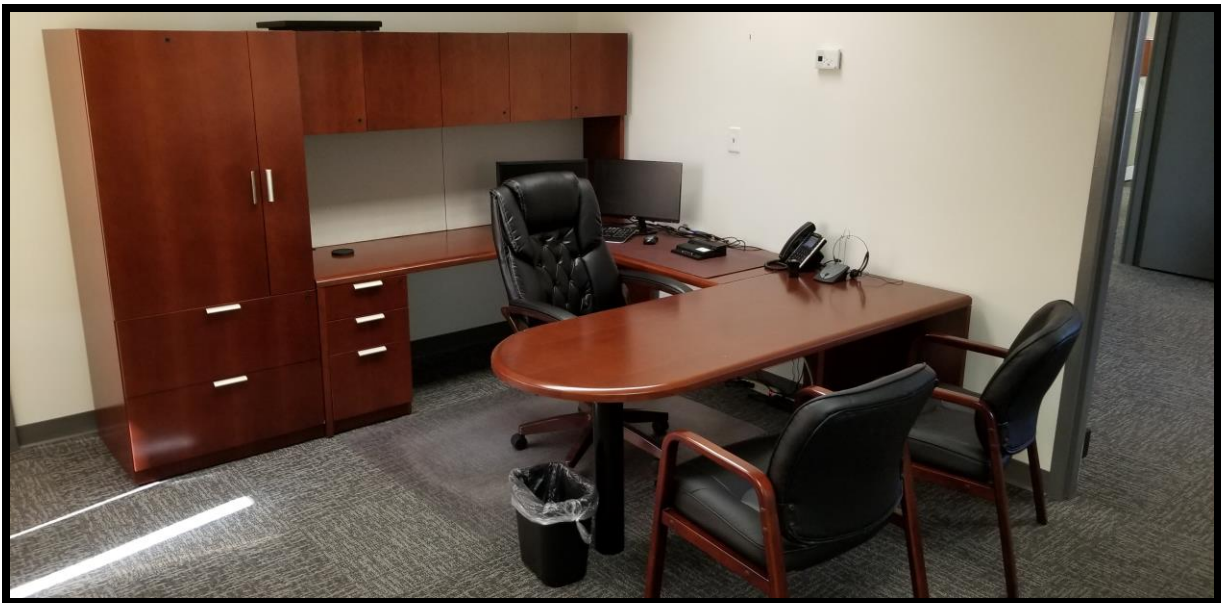
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2129 N. Congress Avenue - Facility Specification Sheet

- 15,000 ± SF Freestanding Office, Stability Storage and Laboratory Facility
- (18) Offices, (32) Cubicles, (4) Conference Rooms, Training Room Seating (35)
- The Building was Constructed In 1986
- 1200 amp 120/208v 3 Phase Electrical Service
- Covered Main Front Entrance Lobby and Reception. Separate Entrances for Rear Office Area and Laboratory

Environmental Stability Chambers:

- (2) 25° C / 60% Humidity, Condition Chambers (1,600 cubic feet each)
- (1) 30° C / 65% Humidity, Condition Chamber (640 cubic feet each)
- (1) 40° C / 70% Humidity, Condition Chamber (640 cubic feet each)

Additional Features:

- Emergency Back Up Generator (diesel) Supports Stability, Laboratory and Server Room (80kw 120/208 3 Phase)
- Laboratory Fume Hood
- Laboratory DI Water System
- The Site is Fully Fenced with Automated Gate Access System
- Site Card Access System, Burglar Alarm System, DVR Camera System

2129 N Congress Avenue, Riviera Beach, FL

Single Story: 15,210 SF

