

900 & 1000 S. PINE ISLAND ROAD PLANTATION, FL 33324



ROYAL PALM

OFFICE PARK

BREAKING BROWARD'S OFFICE STANDARD



▶ WATCH PROPERTY VIDEO

Royal Palm offers 465,000 SF of premier Class A office space in a campus-like environment with a top-notch tenant roster including major international and Fortune 500 companies. Tenant amenities at Royal Palm are best-in-class, offering exclusive access to an array of facilities and service programming for the most enjoyable, collaborative work environment.



In recognition of superior energy performance, the U.S. Environmental Protection Agency awards the ENERGY STAR® to:



Royal Palm I with an **ENERGY STAR score of 87**. This signifies that it is more energy efficient than 87 percent of similar buildings nationwide. On average, ENERGY STAR certified buildings like this one generate 35 percent fewer greenhouse gas emissions than typical buildings.



Royal Palm II with an **ENERGY STAR score of 88**. This signifies that it is more energy efficient than 88 percent of similar buildings nationwide. On average, ENERGY STAR certified buildings like this one generate 35 percent fewer greenhouse gas emissions than typical buildings.



WINNER
2021 & 2022 BOMA Fort Lauderdale/Palm Beach

Suburban Office Park (Mid-Rise)
Outstanding Member of the Year - Property Manager, Alina Rizo

The TOBY (**The Outstanding Building of the Year**) Awards are the most prestigious recognition that building owners and managers can achieve in commercial real estate presented by BOMA.

ROYAL PALM

RENTABLE AREA	RP I — 240,308 SF RP II — 225,284 SF
YEAR BUILT	RP I — 2001 RP II — 2007
CLASS	CLASS A
STORIES	RP I — 9 RP II — 8
TYPICAL FLOOR PLATES	RP I — ±25,500 SF RP II — ±27,600 SF
PARKING RATIO	4.00 / 1,000

BUILDING DESIGN FEATURES

- Dramatic two-story lobbies
- Renovated elevator lobbies, corridors and restrooms
- New landscaping with shaded outdoor seating areas
- Ample complimentary covered garage parking
- Highly accessible with two points of access to the property



ON-SITE AMENITIES

Training Room for up to 50 guests

Multiple tenant lounges

Multiple tenant conference rooms

State-of-the-art fitness center with showers & locker rooms

Tenant library

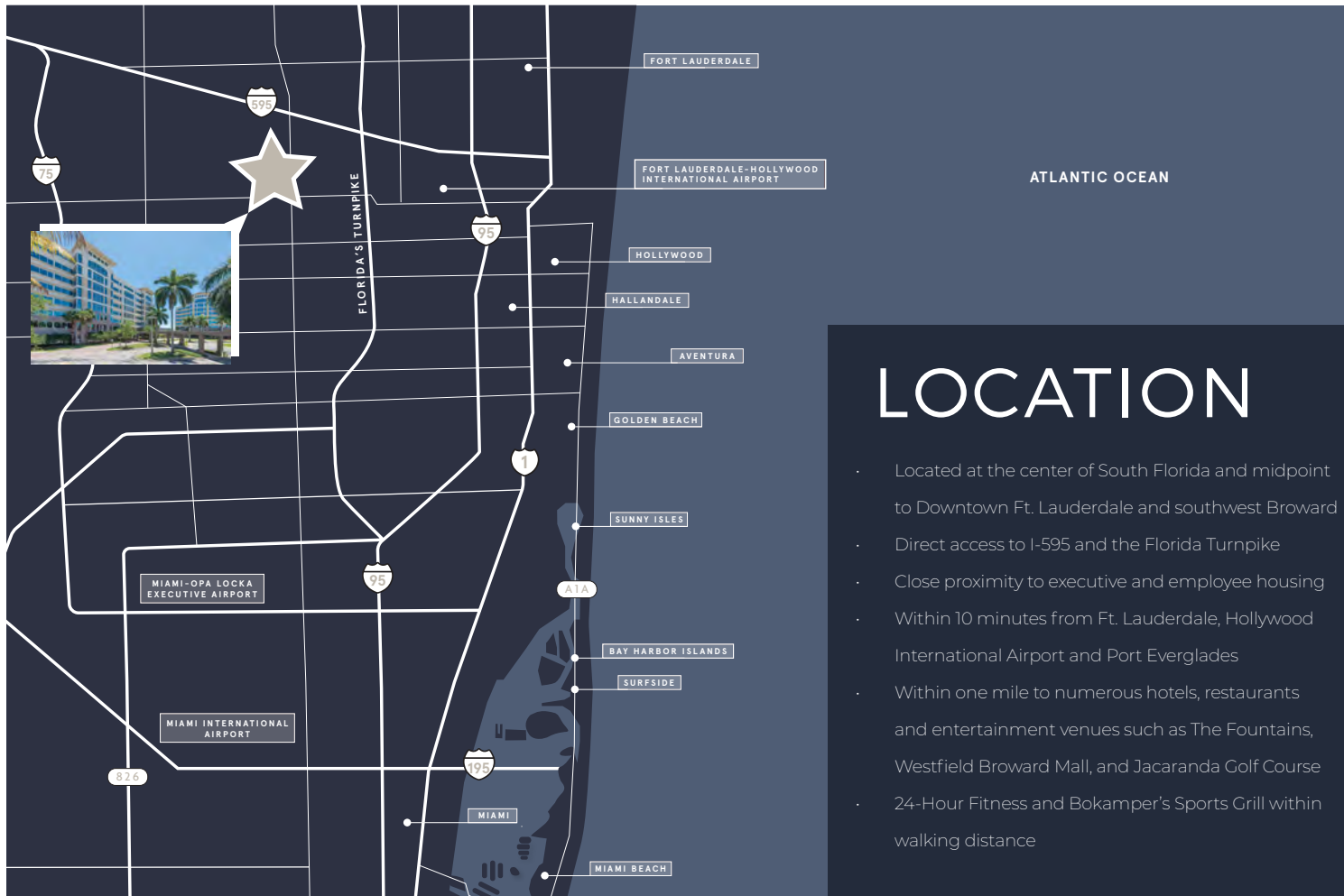
On-site restaurant

Grab & go food & beverage

Mother's wellness room

Shaded outdoor terraces

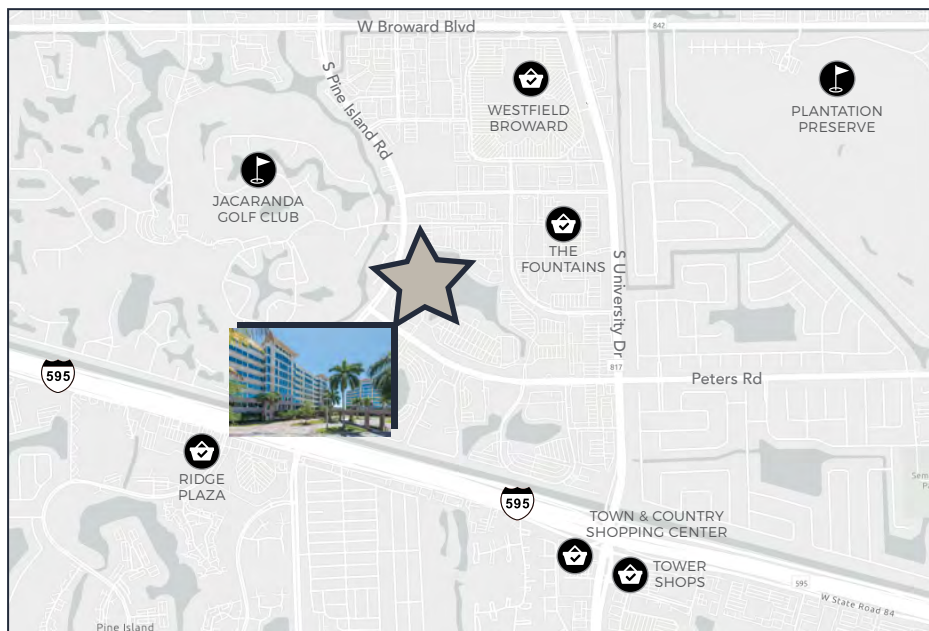




LOCATION

- Located at the center of South Florida and midpoint to Downtown Ft. Lauderdale and southwest Broward
- Direct access to I-95 and the Florida Turnpike
- Close proximity to executive and employee housing
- Within 10 minutes from Ft. Lauderdale, 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

DOWNTOWN FT. LAUDERDALE 🚗 20 MIN.	FT. LAUDERDALE-HOLLYWOOD INT. AIRPORT 🚗 14 MIN.	MIAMI INT. AIRPORT 🚗 30 MIN.	DOWNTOWN MIAMI 🚗 35 MIN.	MIAMI-OPA LOCKA EXECUTIVE AIRPORT 🚗 25 MIN.
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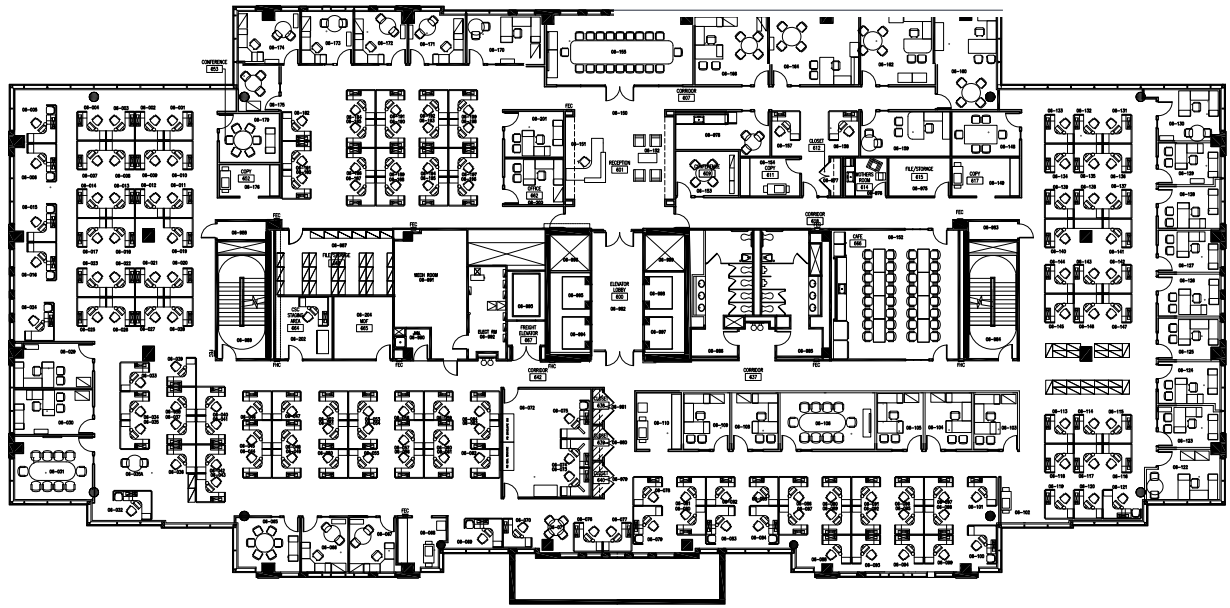
NEARBY AMENITIES

- | | |
|--|---|
| <p>WESTFIELD BROWARD</p> <ul style="list-style-type: none"> Sarku Japan • Cajun Boil Wild Wings • The Whole Enchilada Chick-fil-A • Fresh Mangos J. Alexander's • Starbucks TGI Fridays • Einstein Bros. Macy's • Dillard's • Sears Express • H&M • Regal Cinemas Aldi • Target • Hyatt Place | <p>THE FOUNTAINS</p> <ul style="list-style-type: none"> Chili's • Duffy's • Firehouse Subs Five Guys • Gyroville • Lime Olive Garden • Red Lobster Sicilian Oven • Smokey Bones Dick's • Kohl's • LA Fitness Marshalls • Homegoods • Publix La Quinta Inn • Hampton Inn Courtyard • Extended Stay America |
| <p>RIDGE PLAZA</p> <ul style="list-style-type: none"> Dunkin' • Vienna Wine Bar Char-Hut • Zabb Thai & Sushi Crazy Crab • Rob's Family BBQ Wing Stop • Dollar Tree Publix • Burlington • Bealls Outlet Round Up Nightclub & Restaurant Paragon Theaters • YouFit Gym The Billiard Club • Off The Wall | <p>TOWER/TOWN & COUNTRY</p> <ul style="list-style-type: none"> Chick-fil-A • Twin Peaks • Taco Bell Miller's Ale House • Flanigan's Mission BBQ • Pollo Tropical Wholefoods • Costco Wholesale Trader Joe's • Home Depot Office Depot • Ross • T.J. Max Best Buy • Pep Boys • Car Max Planet Fitness • Extended Stay |

SAMPLE LAYOUT

SINGLE TENANT

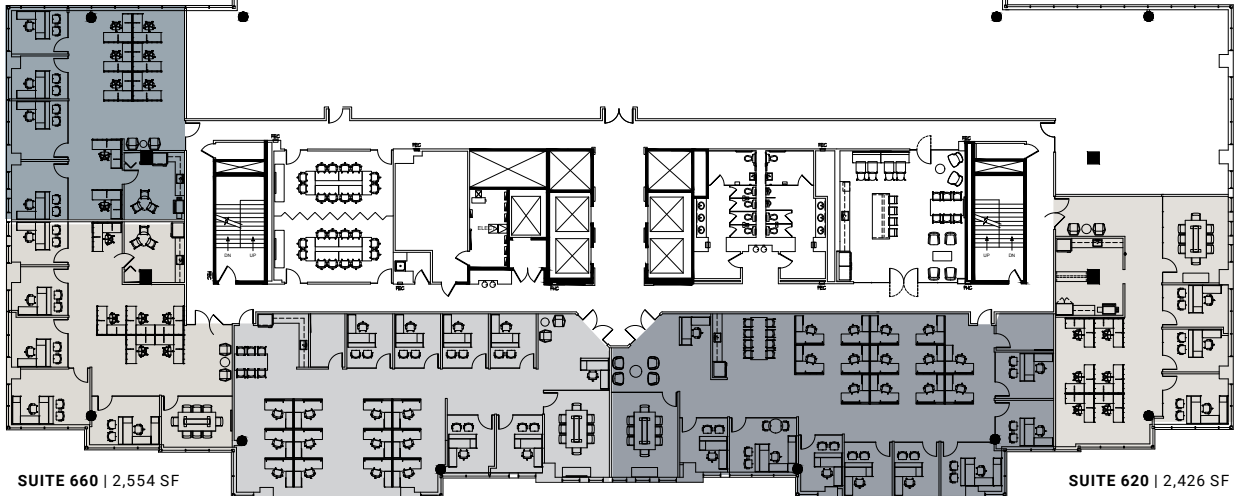
27,683 SF



MULTI-TENANT

6TH FLOOR SPEC SUITES

SUITE 670 | 2,127 SF



SUITE 660 | 2,554 SF

SUITE 650 | 3,748 SF

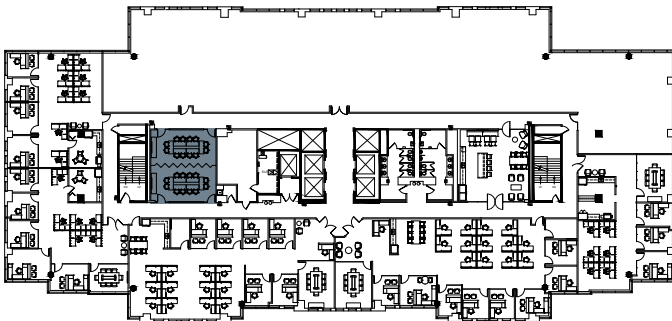
SUITE 640 | 4,250 SF

SUITE 620 | 2,426 SF

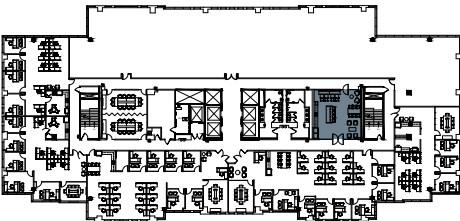
6TH FLOOR RENOVATIONS

A new and modernized level of amenities and high-end spec suites is coming soon to the 6th floor.

CONFERENCE CENTER



BREAK ROOM





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