

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



ROYAL PALM

OFFICE PARK

BREAKING BROWARD'S SUBURBAN 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, common 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
- Recently painted exterior



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

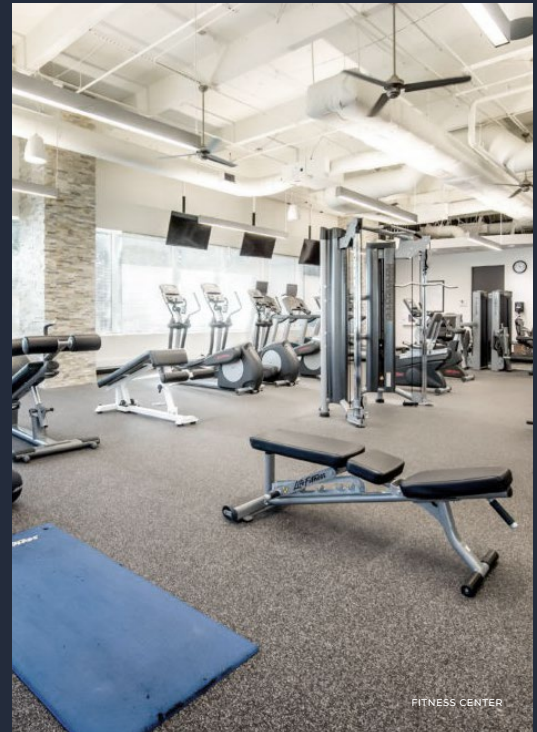
Tenant library

On-site restaurant

Grab & go food & beverage

Mother's wellness room

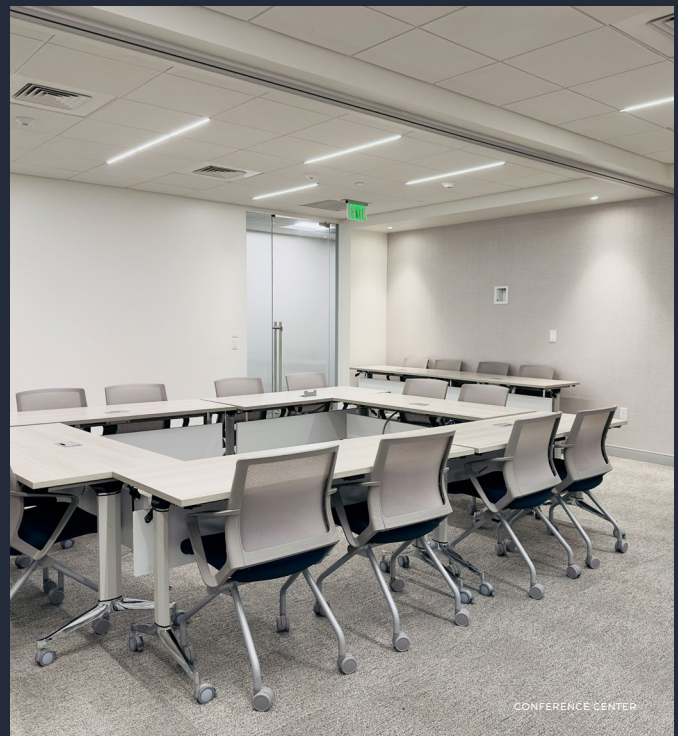
Shaded outdoor terraces



6TH FLOOR TENANT LOUNGE & CONFERENCE CENTER

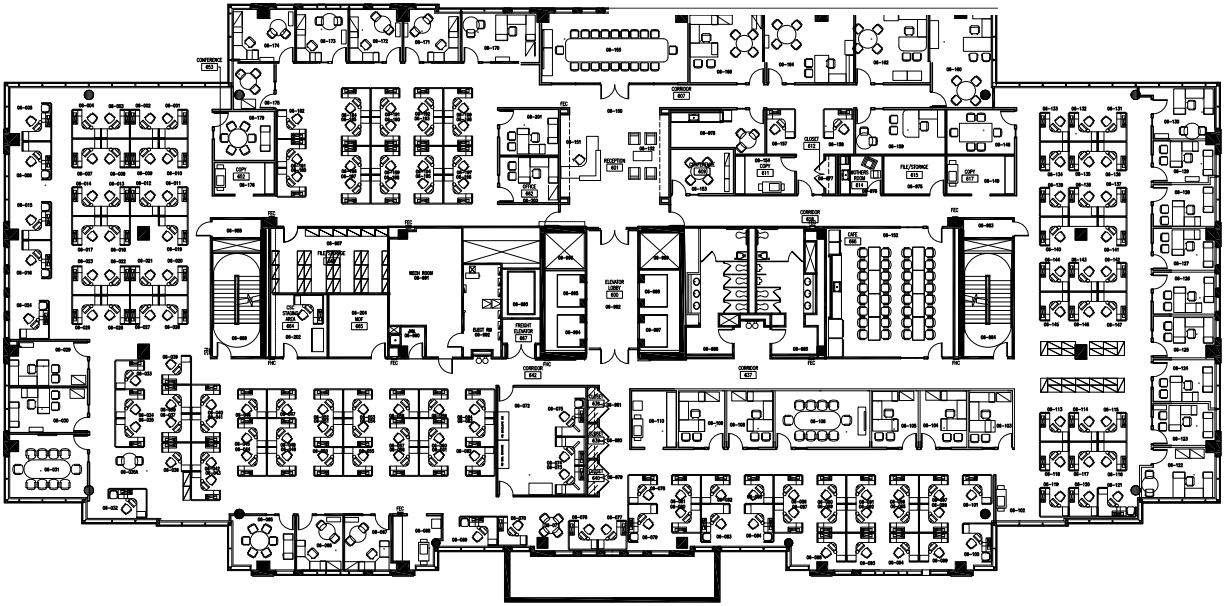
A new and modernized level of amenities available the 6th floor.

 VIEW VIRTUAL TOUR



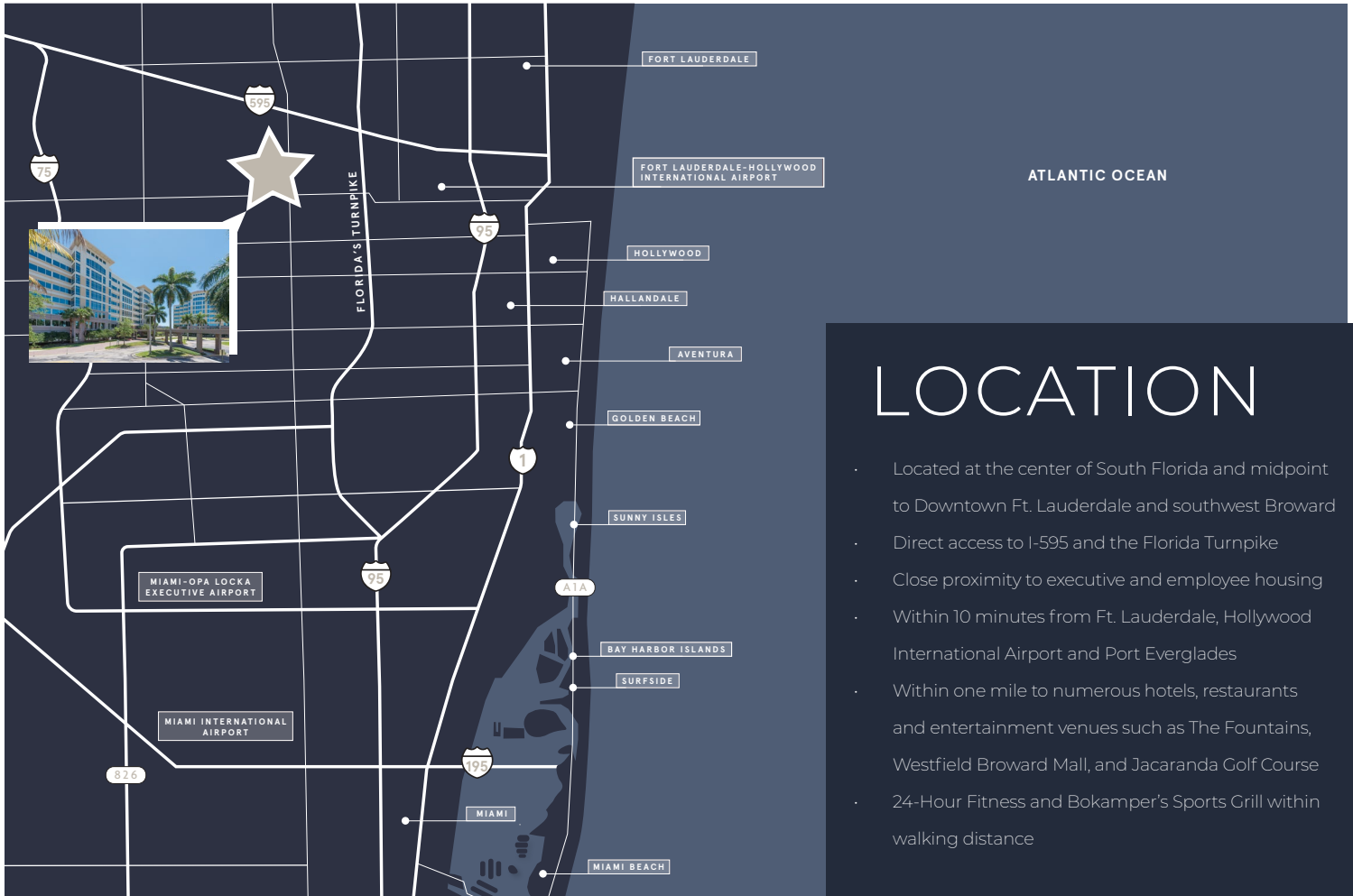
SINGLE TENANT

27,683 SF



MULTI-TENANT

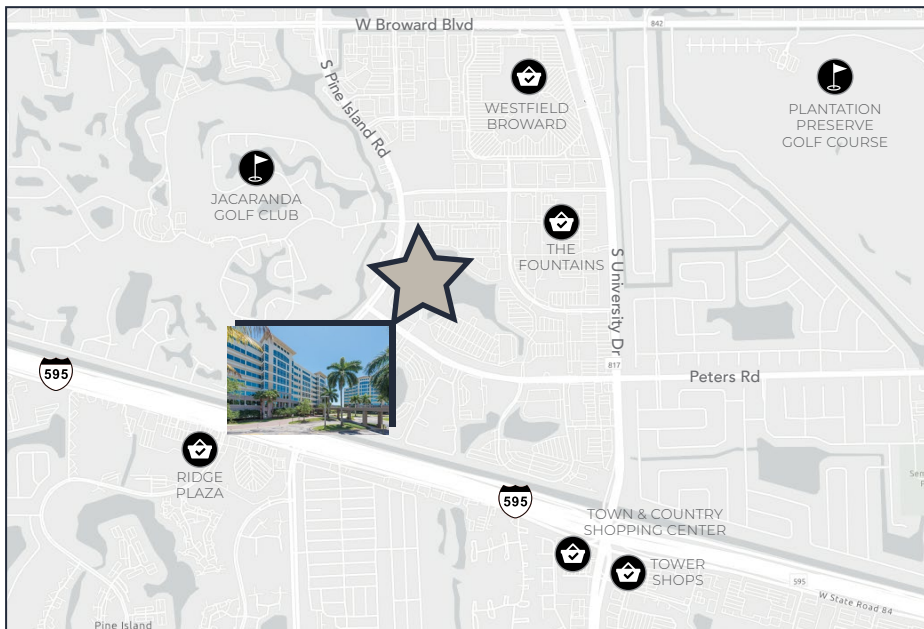




LOCATION

- 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

WESTFIELD BROWARD

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

THE FOUNTAINS

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

RIDGE PLAZA

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

TOWER/TOWN & COUNTRY

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



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