

LEASE TRANSACTION

July-September 2020



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Tenant Name	Landlord Rep Company	Landlord Rep Agents	Property Type	Square Feet Leased	New/Renewal	Landlord	Building Address, City, State and Zip Code
LANDLORD REPRESENTATION - 98,172 SF:							
21,272 SF OF LEASE TRANSACTIONS AT 1 E BROWARD							
Hyper Network Solutions (Slimfast)	NAI/Merin Hunter Codman	Neil E. Merin, SIOR, CCIM, Jason L. Sundook, SIOR & Lesley Sheinberg	Office	13,319	Renewal	WFMHC Golden Bear Owner	11780 US Hwy One, Palm Beach Gardens, FL 33408
VINER FINANCE INC.	NAI/Merin Hunter Codman	Neil E. Merin, SIOR, CCIM, Jason L. Sundook, SIOR & Lesley Sheinberg	Office	6,403	New	WFMHC Golden Bear Owner	11780 US Hwy One, Palm Beach Gardens, FL 33408
TA Realty LLC	NAI/Merin Hunter Codman	Neil E. Merin, SIOR, CCIM, Jason L. Sundook, SIOR & Lesley Sheinberg	Office	1,550	Renewal	WFMHC Golden Bear Owner	11760 US Hwy One, Palm Beach Gardens, FL 33408
Sub Total				21,272			
19,146 SF OF LEASE TRANSACTIONS AT GARDENS POINTE							
CONFIDENTIAL	NAI/Merin Hunter Codman	Jason L. Sundook, SIOR & Christopher Smith	Office	15,374	-	Regency Gardens Pointe	3507 Kyoto Gardens Drive, Palm Beach Gardens, FL 33410
Cate Street Operations	NAI/Merin Hunter Codman	Jason L. Sundook, SIOR & Christopher Smith	Office	2,349	New	Regency Gardens Pointe	3507 Kyoto Gardens Drive, Palm Beach Gardens, FL 33410
X Vax Technology Inc.	NAI/Merin Hunter Codman	Jason L. Sundook, SIOR & Christopher Smith	Office	1,423	New	Regency Gardens Pointe	3507 Kyoto Gardens Drive, Palm Beach Gardens, FL 33410
Sub Total				19,146			
7,367 SF OF LEASE TRANSACTIONS AT CEDAR SQUARE							
Youth Co-Op	NAI/Merin Hunter Codman	Barbara LeBrun, SIOR	Office	5,987	Renewal	Tiburon Ventures Corp	2112 S Congress Ave, Palm Springs, FL 33460
Starlight Data LLC	NAI/Merin Hunter Codman	Barbara LeBrun, SIOR	Office	1,380	New	Tiburon Ventures Corp	2112 S Congress Ave, Palm Springs, FL 33460
Sub Total				7,367			
5,441 SF OF LEASE TRANSACTIONS AT 1 E BROWARD							
Selza International	NAI/Merin Hunter Codman	Neil E. Merin, SIOR, CCIM & Maxwell Pawk	Office	2,569	-	1 East Broward Owner LLC	1 East Broward Blvd, Fort Lauderdale, FL 33301
Café Roma	NAI/Merin Hunter Codman	Neil E. Merin, SIOR, CCIM & Maxwell Pawk	Retail	2,872	Renewal	1 East Broward Owner LLC	1 East Broward Blvd, Fort Lauderdale, FL 33301
Sub Total				5,441			
5,604 SF OF LEASE TRANSACTIONS AT 2601 OAKLAND PARK							
HL Law, PA	NAI/Merin Hunter Codman	Max Pawk & Adam Starr	Office	3,217	Expansion	Oakland Park Owner, LLC	2601 E Oakland Park Blvd., Ft Lauderdale, FL 33306
John C. Stone, DDS, PA	NAI/Merin Hunter Codman	Max Pawk & Adam Starr	Office	2,387	Renewal	Oakland Park Owner, LLC	2601 E Oakland Park Blvd., Ft Lauderdale, FL 33306
Sub Total				5,604			
4,029 SF OF LEASE TRANSACTIONS AT FAIRWAY OFFICE PARK							
Workaway International	NAI/Merin Hunter Codman	Jason L. Sundook, SIOR & Lesley Sheinberg	Office	2,422	-	7108 Fairway Owner	7108 Fairway Drive, Palm Beach Gardens, FL 33418
Ameripath	NAI/Merin Hunter Codman	Jason L. Sundook, SIOR & Lesley Sheinberg	Office	1,607	New	7108 Fairway Owner	7108 Fairway Drive, Palm Beach Gardens, FL 33418
Sub Total				4,029			
2,675 SF OF LEASE TRANSACTIONS AT MIZNER PLACE							
Warburg Investments	NAI/Merin Hunter Codman	Jason L. Sundook, SIOR	Office	1,387	Renewal	Mizner Place LLC	12300 South Shore Blvd, Wellington, FL 33414
Fight Fit Wellington	NAI/Merin Hunter Codman	Jason L. Sundook, SIOR	Office	1,288	New	Mizner Place LLC	12300 South Shore Blvd, Wellington, FL 33414
Sub Total				2,675			
32,638 SF OF LEASE TRANSACTIONS OTHER NOTABLE TRANSACTIONS							
CONFIDENTIAL	NAI/Merin Hunter Codman	Adam Starr	Office	6,974	New	NRNS Acquisition 2101 Commercial LLC	2101 W Commercial Blvd., Fort Lauderdale, FL 33309
Urologic Physicians and Surgeons	NAI/Merin Hunter Codman	Jason L. Sundook, SIOR & Christopher Smith	Office/Med	5,017	New	Palm Gardens Property LLC	3399 PGA Blvd., Palm Beach Gardens, FL 33410
Options Home Health	NAI/Merin Hunter Codman	Shelbi Quinn	Office	4,080	Renewal	Sky Ranch Investment	680 S Military Trail, West Palm Beach 33415
Esquire Deposition Solutions	NAI/Merin Hunter Codman	Neil E. Merin, SIOR, CCIM, Christopher Smith & Shelbi Quinn	Office	3,705	New	1601 Forum Place, LLC	1601 Forum Place, West Palm Beach, FL 33401
GoldenTree Asset Management	NAI/Merin Hunter Codman	Neil E. Merin, SIOR, CCIM & Christopher Smith	Office	2,906	Expansion	AMG Properties LLC	777 S Flagler Drive, West Palm Beach, FL 33401
One + One Wealth Management LLC	NAI/Merin Hunter Codman	Lesley Sheinberg & Alexandra Bazo	Office	2,208	New	NRNS Acquisitions Reynolds LLC	1061 E. Indiantown Road, Jupiter FL 33477
ASM Sports Group	NAI/Merin Hunter Codman	Jason L. Sundook, SIOR & Christopher Smith	Office	2,108	Sublease	Marzipan ID Inc	1700 Palm Beach Lakes Blvd, West Palm Beach 33401
Sunflower Speech	NAI/Merin Hunter Codman	Jason L. Sundook, SIOR	Office	1,800	New	Springfield Fair, LLC	255 Professional Way, Wellington, FL 33414
Equiturn Business Solutions, Inc.	NAI/Merin Hunter Codman	Adam Starr	Office	1,510	New	Commercial Point Center, LLC	3511 W Commercial Blvd. Fort Lauderdale, FL 33309
LaSheik Aesthetics	NAI/Merin Hunter Codman	Jason L. Sundook, SIOR & Christopher Smith	Office	880	New	Palm Beach Gardens Office Park LLC	4360 Northlake Blvd, Palm Beach Gardens, FL 33410
Blow 1 Smokeshop	NAI/Merin Hunter Codman	Bruce Corn	Retail	850	New	Law Hollywood Realty 1	1561 Blue Heron Blvd., Riviera Beach, FL 33404
Edline Jean Baptiste	NAI/Merin Hunter Codman	Bruce Corn	Retail	600	New	Law Hollywood Realty 1	1539 Blue Heron Blvd., Riviera Beach, FL 33404
Sub Total				32,638			

3Q2020 Total Landlord Representation 98,172 SF

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Tenant Name	Tenant Rep Company	Tenant Rep Agents	Property Type	Square Feet Leased	New/Renewal	Landlord	Building Address, City, State and Zip Code
TENANT REPRESENTATION - 12,661 SF:							
Urologic Physicans and Surgeons	NAI Merin Hunter Codman	Lesley Sheinberg	Office/Med	5,017	New	Palm Gardens Property LLC	3399 PGA Blvd., Palm Beach Gardens, FL 33410
Café Roma	NAI/Merin Hunter Codman	Neil E. Merin, SIOR, CCIM & Max Pawk	Retail	2,872	Renewal	1 East Broward Owner LLC	1 East Broward Blvd, Fort Lauderdale, FL 33301
One + One Wealth Management LLC	NAI/Merin Hunter Codman	Lesley Sheinberg & Alexandra Bazo	Office	2,208	New	NRNS Acquisitions Reynolds LLC	1061 E. Indiantown Road, Jupiter FL 33477
Tamara Peacock	NAI/Merin Hunter Codman	Max Pawk	Office	1,414	-	EDSA, Inc.	1512 E Broward Blvd, Fort Lauderdale, FL 33301
Semper Laser Holdings LLC Boca	NAI/Merin Hunter Codman	Adam Starr	Retail	1,150	New	Investments Limited	348 Esplande, Boca Raton, FL 33432
3Q2020 Total Tenant Represenation				12,661	SF		

SALES TRANSACTIONS

July-September 2020

Date Closed	Purchase Price	Buyer Name	Buyer Broker Company	Buyer Broker(s)	Seller Broker Company	Seller Broker(s)	Seller Name	Building SF	MF - # Units	Land AC	Property Type	Property Name	Building Address, City, State and Zip Code
09/01/20	\$2,087,500	DG 400 Dallas ST LP	NAI/Merin Hunter Codman	Bruce Corn	-	-	Scaninvest III LC	9,500	-	-	Retail	Dollar General	400 Dallas Street, Lehigh Acres, FL 33971
09/29/20	\$2,000,000	Lake Park Investments LLC	-	-	NAI/Merin Hunter Codman	Bruce Corn	TS Development	15,300	-	-	Retail	Highlander Plaza	1306 10th Street, Lake Park, FL 33403
08/19/20	\$1,825,000	FD 103 rd St. LP	NAI/Merin Hunter Codman	Bruce Corn	-	-	TRC Magnolia	9,500	-	-	Retail	Family Dollar	10405 103rd Street, Jacksonville, FL 32210
07/01/20	\$1,050,000	Concept Real Property Holdings	-	-	NAI/Merin Hunter Codman	Bruce Corn	Lyons Retail Inc	-	-	1.1	Retail	Sherbrook Center	NEC Lyons and Lantana, Lake Worth, FL 33467
08/27/20	\$910,000	2245 ST. JOHNS, LLC	NAI/Merin Hunter Codman	Adam Starr	-	-	2245 ST JOHNS AVENUE, LLC	3,830	-	-	Office	2245 St. Johns Avenue	2245 St. Johns Avenue, Jacksonville, FL 32204
09/25/20	\$875,000	Valley View Lake Worth Inc	NAI/Merin Hunter Codman	Bruce Corn & Lesley Sheinberg	-	-	Lightning Wheels LLC	6,000	-	-	Retail	1029 N Dixie Hwy	1029 N Dixie Hwy, Lake Worth, FL 33460
\$8,747,500		Total Sales						Total	44,130	0	1.1		