

LEASE TRANSACTION

October-November 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 - 53,141 SF:							
7,596 SF OF LEASE TRANSACTIONS AT COMMERCE GOLD							
Weinberg & Company	NAI/Merin Hunter Codman	Neil E. Merin, SIOR, CCIM & Jason L. Sundook, SIOR	Office	3,276	New	Commerce Pointe Gold, LLC	1800 S. Australian Ave., West Palm Beach, FL 33409
Anderson Mayfield Hagan & Thron	NAI/Merin Hunter Codman	Neil E. Merin, SIOR, CCIM & Jason L. Sundook, SIOR	Office	2,719	Renewal	Commerce Pointe Gold, LLC	1800 S. Australian Ave, West Palm Beach, FL 33409
Lincoln Property Company	NAI/Merin Hunter Codman	Neil E. Merin, SIOR, CCIM & Jason L. Sundook, SIOR	Office	1,601	Renewal	Commerce Pointe Gold, LLC	1800 S. Australian Ave, West Palm Beach, FL 33409
Sub Total				7,596			
7,538 SF OF LEASE TRANSACTIONS AT 951 YAMATO							
Echelon Financial LLC	NAI/Merin Hunter Codman	Richard Brockney & Jay Grossman	Office	4,087	New	951 Yamato Acquisition Co.	951 Yamato Road, Boca Raton, FL 33431
Comcast Spotlight	NAI/Merin Hunter Codman	Richard Brockney & Jay Grossman	Office	3,451	Renewal	951 Yamato Acquisition Co.	951 Yamato Road, Boca Raton, FL 33431
Sub Total				7,538			
3,362 SF OF LEASE TRANSACTIONS AT MIZNER PLACE							
SP Aesthetics	NAI/Merin Hunter Codman	Jason L. Sundook, SIOR	Office	2,187	New	Mizner Place LLC	12300 South Shore Blvd, Wellington, FL 33414
Cameron Spine	NAI/Merin Hunter Codman	Jason L. Sundook, SIOR	Office	1,512	New	Mizner Place LLC	12300 South Shore Blvd, Wellington, FL 33414
Grand Champions Polo Club	NAI/Merin Hunter Codman	Jason L. Sundook, SIOR	Office	1,387	New	Mizner Place LLC	12300 South Shore Blvd, Wellington, FL 33414
Healing With Play	NAI/Merin Hunter Codman	Jason L. Sundook, SIOR	Office	1,237	New	Mizner Place LLC	12300 South Shore Blvd, Wellington, FL 33414
Sub Total				6,323			
5,423 SF OF LEASE TRANSACTIONS AT WELLINGTON RESERVE							
CONFIDENTIAL	NAI/Merin Hunter Codman	Jason L. Sundook, SIOR	Office	2,986	New	Wellington Reserve LLC	1035 SR 7, Wellington, FL 33414
Dr. Alex Sanchez	NAI/Merin Hunter Codman	Jason L. Sundook, SIOR	Office	1,347	New	Wellington Reserve LLC	1035 SR 7, Wellington, FL 33414
Sherwin Williams	NAI/Merin Hunter Codman	Jason L. Sundook, SIOR	Office	1,090	New	Wellington Reserve LLC	1035 SR 7, Wellington, FL 33414
Sub Total				5,423			
3,443 SF OF LEASE TRANSACTIONS AT FAIRWAY OFFICE PARK							
Brown Distributing Holding	NAI/Merin Hunter Codman	Jason L. Sundook, SIOR & Lesley Sheinberg	Office	1,968	Renewal	7108 Fairway Owner	7108 Fairway Drive, Palm Beach Gardens, FL 33418
Zappalo, Farrwell and Zane	NAI/Merin Hunter Codman	Jason L. Sundook, SIOR & Lesley Sheinberg	Office	1,475	Renewal	7108 Fairway Owner	7108 Fairway Drive, Palm Beach Gardens, FL 33418
Sub Total				3,443			
3,362 SF OF LEASE TRANSACTIONS AT 2601 OAKLAND PARK							
Jamie Long, Psy D PA	NAI/Merin Hunter Codman	Neil E. Merin, SIOR, CCIM, Maxwell Pawk & Adam Starr	Office	2,572	New	MHC Oakland Park Owner, LLC	2601 E Oakland Park Blvd., Fort Lauderdale, FL 33306
Outer Reef Ventures, LLC	NAI/Merin Hunter Codman	Adam Starr & Maxwell Pawk	Office	790	New	MHC Oakland Park Owner, LLC	2601 E Oakland Park Blvd., Fort Lauderdale, FL 33306
Sub Total				3,362			
2,563 SF OF LEASE TRANSACTIONS AT 1 E BROWARD							
Got2Go	NAI/Merin Hunter Codman	Neil E. Merin, SIOR, CCIM & Maxwell Pawk	Office	2,446	New	1 East Broward Owner LLC	1 East Broward Blvd, Fort Lauderdale FL 33301
Teleport Communications	NAI/Merin Hunter Codman	Neil E. Merin, SIOR, CCIM & Maxwell Pawk	Office	117	Renewal	1 East Broward Owner LLC	1 East Broward Blvd, Fort Lauderdale FL 33301
Sub Total				2,563			
2,084 SF OF LEASE TRANSACTIONS AT 4400 PGA							
LPS Partners	NAI/Merin Hunter Codman	Neil E. Merin, SIOR, CCIM & Jason L. Sundook, SIOR	Office	1,044	New	EMCD Properties	4400 PGA Blvd., Palm Beach Gardens, FL 33410
RD AMROSS	NAI/Merin Hunter Codman	Neil E. Merin, SIOR, CCIM & Jason L. Sundook, SIOR	Office	1,040	New	EMCD Properties	4400 PGA Blvd, Palm Beach Gardens, FL 33410
Sub Total				2,084			
14,809 SF OF LEASE TRANSACTIONS OTHER NOTABLE TRANSACTIONS							
Cambridge Systematics, Inc.	NAI/Merin Hunter Codman	Adam Starr	Office	3,812	Renewal	NRNS Acquisition 2101 Commercial LLC	2101 W Commercial Blvd., Fort Lauderdale, FL 33309
United Veterinary Care	NAI/Merin Hunter Codman	Jason L. Sundook, SIOR & Christopher Smith	Office	4,616	New	Palm Beach Gardens Office Park	4360 Northlake Blvd., Palm Beach Gardens, FL 33410
Jensen Appraisers	NAI/Merin Hunter Codman	Jason L. Sundook, SIOR & Christopher Smith	Office	882	New	Palm Beach Gardens Office Park LLC	4360 Northlake Blvd, Palm Beach Gardens, FL 33410
Ziff Capital Partners	NAI/Merin Hunter Codman	Neil E. Merin, SIOR, CCIM, Jason L. Sundook, SIOR & Lesley Sheinberg	Office	5,499	Renewal	WFMHC Golden Bear Owner	11770 US Hwy One, Palm Beach Gardens, FL 33408
Sub Total				14,809			
4Q2020 Total Landlord Representation				53,141	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 - 54,896 SF:							
Mass Mutual Life Insurance	NAI/Merin Hunter Codman	Adam Starr	Office	9,225	Expansion	1000 Corporate Drive, LLC	1000 Corporate Drive, Ft Lauderdale, FL 33334
Bio-Reference Laboratories, Inc.	NAI/Merin Hunter Codman	Adam Starr	Retail	8,000	New	DDR Melbourne, LLC	1355 S Babcock Street, Melbourne, FL 32901
South State Bank, NA	NAI/Merin Hunter Codman	Barbara LeBrun & Jeffrey Cebula	Office	7,305	New	Velocis Clearlake SPE LLC	250 S. Australian Avenue, West Palm Beach, FL 33401
PBD&P, Inc., d/b/a Palm Beach Dermatology	NAI/Merin Hunter Codman	Lesley Sheinberg & Barbara LeBrun, SIOR	Office	7,046	New	Bavarian Lakes, LLC	701 Northpoint Parkway, West Palm Beach, FL 33407
Optimum Water Solutions	NAI/Merin Hunter Codman	Maxwell Pawk	Industrial	6,460	New	Port Jax 500, LLC	2603 Port Industrial Drive, Jacksonville, FL 32226
Estimating Edge	NAI/Merin Hunter Codman	Jason L. Sundook, SIOR & Christopher Smith	Office	6,064	Renewal	TC Eleven	1301 S Congress Ave, Boynton Beach, FL 33426
Michael Aram, Inc.	NAI/Merin Hunter Codman	Jason L. Sundook, SIOR	Office	4,195	New	2000 2090 PALM BEACH LAKES LLC	2000-2090 Palm Beach Lakes Blvd, West Palm Beach, FL 334
Got2Go	NAI/Merin Hunter Codman	Neil E. Merin, SIOR, CCIM & Maxwell Pawk	Office	2,446	New	1 East Broward Owner LLC	1 East Broward Blvd, Fort Lauderdale FL 33301
Global Go	NAI/Merin Hunter Codman	Maxwell Pawk	Office	1,911	New	FTL 500 CORP	500 East Broward Blvd, Fort Lauderdale, FL 33394
Manhattan Joe's Pizza West, Inc	NAI/Merin Hunter Codman	Spencer Grossman	Retail	1,200	-	Mission Bay R2G Owner LLC	20401 FL-7, Boca Raton, FL 33498
LPS Partners	NAI/Merin Hunter Codman	Lesley Sheinberg & Alexandra Bazo	Office	1,044	New	EMCD Properties	4400 PGA Blvd., Palm Beach Gardens, FL 33410
4Q2020 Total Tenant Representation				54,896	SF		

SALES TRANSACTIONS

October-December 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
SALES TRANSACTIONS - \$1,655,000 - 13,300 SF													
12/30/20	\$ 1,255,000	2423 Eastern Blvd Investors LP	NAI/Merin Hunter Codman	Bruce Corn	-	-	Farmer And Assoc	10,300	-	-	Retail	Dollar Tree	2423 Eastern Blvd, Montgomery, AL 36117
12/17/20	\$ 400,000	Jaybird Leasing Corp	NAI/Merin Hunter Codman	Barbara LeBrun, SIOR & Lesley Sheinberg	NAI/Merin Hunter Codman	Barbara LeBrun, SIOR & Lesley Sheinberg	There is a Solution, Inc.	3,000	-	-	Office	1860 Okeechobee Road	1860 Okeechobee Rd., #105, 106 & 107, West Palm Beach, F
\$1,655,000 Total Sales								Total	13,300	0	0		