

# LEASE TRANSACTION

October - December 2021



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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
<b>LANDLORD REPRESENTATION - 164,123 SF:</b>							
<b>20,019 SF OF LEASE TRANSACTIONS AT FAIRWAY OFFICE CENTER</b>							
DSM Capital Partners	NAI/Merin Hunter Codman	Neil E. Merin, SIOR, CCIM & Jason L. Sundook, SIOR	Office	17,462	Renewal	7111 Fairway Owner	7111 Fairway Drive, Palm Beach Gardens, FL 33418
Corporate Plan Services	NAI/Merin Hunter Codman	Neil E. Merin, SIOR, CCIM & Jason L. Sundook, SIOR	Office	2,557	New	7111 Fairway Owner	7111 Fairway Drive, Palm Beach Gardens, FL 33418
				<b>Sub Total</b>	<b>20,019</b>		
<b>12,023 SF OF LEASE TRANSACTIONS AT 4400 PGA</b>							
Scott, Harris, Bryan, Barra & Jorgenson	NAI/Merin Hunter Codman	Jason L. Sundook, SIOR	Office	5,709	Renewal	EMCD Properties	4400 PGA Boulevard, Palm Beach Gardens, FL 33410
Transdermal Delivery Solutions	NAI/Merin Hunter Codman	Jason L. Sundook, SIOR	Office	3,680	New	EMCD Properties	4400 PGA Boulevard, Palm Beach Gardens, FL 33410
Provepharm	NAI/Merin Hunter Codman	Jason L. Sundook, SIOR	Office	1,685	Renewal	EMCD Properties	4400 PGA Boulevard, Palm Beach Gardens, FL 33410
Nautic Partners	NAI/Merin Hunter Codman	Jason L. Sundook, SIOR	Office	949	Renewal	EMCD Properties	4400 PGA Boulevard, Palm Beach Gardens, FL 33410
				<b>Sub Total</b>	<b>12,023</b>		
<b>16,118 SF OF LEASE TRANSACTIONS AT 1 EAST BROWARD</b>							
Mystic Investment	NAI/Merin Hunter Codman	Neil E. Merin, SIOR, CCIM & Maxwell Pawk	Office	6,907	New	1 East Broward Owner LLC	1 East Broward Boulevard, Ft Lauderdale, FL 33401
Mystic Investment	NAI/Merin Hunter Codman	Neil E. Merin, SIOR, CCIM & Maxwell Pawk	Office	4,504	New	1 East Broward Owner LLC	1 East Broward Boulevard, Ft Lauderdale, FL 33401
Frenkel Lambert	NAI/Merin Hunter Codman	Neil E. Merin, SIOR, CCIM & Maxwell Pawk	Office	3,014	Renewal	1 East Broward Owner LLC	1 East Broward Boulevard, Ft Lauderdale, FL 33401
Got2Go	NAI/Merin Hunter Codman	Neil E. Merin, SIOR, CCIM & Maxwell Pawk	Office	1,693	New	1 East Broward Owner LLC	1 East Broward Boulevard, Ft Lauderdale, FL 33401
				<b>Sub Total</b>	<b>16,118</b>		
<b>8,834 SF OF LEASE TRANSACTIONS AT REYNOLDS PLAZA</b>							
Exchange Traded Managers Group, LLC	NAI/Merin Hunter Codman	Lesley Sheinberg & Alexandra Bazo	Office	4,655	New	NRNS Acquisition Reynolds, LLC	1061 E Indiantown Road, Jupiter, FL 33477
Kiewit Energy Group Inc	NAI/Merin Hunter Codman	Lesley Sheinberg & Alexandra Bazo	Office	4,179	New	NRNS Acquisition Reynolds, LLC	1061 E Indiantown Road, Jupiter, FL 33477
				<b>Sub Total</b>	<b>8,834</b>		
<b>6,093 SF OF LEASE TRANSACTIONS AT 2601 Oakland Park</b>							
Americas Mortgage Professionals	NAI/Merin Hunter Codman	Neil E. Merin, SIOR, CCIM & Maxwell Pawk	Office	3,000	New	MHC Oakland Park Owner LLC	2601 East Oakland Park Boulevard, Ft Lauderdale, FL 33306
Youmna Distefano	NAI/Merin Hunter Codman	Neil E. Merin, SIOR, CCIM & Maxwell Pawk	Office	1,818	New	MHC Oakland Park Owner, LLC	2601 East Oakland Park Boulevard, Fort Lauderdale, FL 33306
Dr. Richard Faulk	NAI/Merin Hunter Codman	Neil E. Merin, SIOR, CCIM & Maxwell Pawk	Office	1,275	New	MHC Oakland Park Owner, LLC	2601 East Oakland Park Boulevard, Fort Lauderdale, FL 33306
				<b>Sub Total</b>	<b>6,093</b>		
<b>101,039 SF OF OTHER NOTABLE LEASE TRANSACTIONS</b>							
BinBuys LLC	NAI/Merin Hunter Codman	Lesley Sheinberg & Barbara LeBrun, SIOR	Retail	58,341	New	CONFIDENTIAL	450 S State Road 7, Royal Palm Beach, FL 33414
NextEra Energy Project Management	NAI/Merin Hunter Codman	Neil E. Merin, SIOR, CCIM, Jason L. Sundook, SIOR & Lesley Sheinberg	Office	7,577	New	WFMHC Golden Bear Owner	11760 US Highway One, Palm Beach Gardens, FL 33408
Tire Kingdom	NAI/Merin Hunter Codman	Jason L. Sundook, SIOR & Bruce Corn	Retail	6,000	Renewal	Plaskove Family Partnership	1901 Main Street, Dunedin, FL 34698
Community Psychiatry Management	NAI/Merin Hunter Codman	Jason L. Sundook, SIOR	Office	4,411	New	Wellington Reserve LLC	1035 SR 7, Wellington, FL 33414
Palm Beach Opera	NAI/Merin Hunter Codman	Jason L. Sundook, SIOR	Office	4,300	Renewal	Commerce Pointe Gold	1800 S Australian Avenue, West Palm Beach, FL 33409
ANITA International Corp	NAI/Merin Hunter Codman	Adam Starr	Office	4,221	New	Cypress Plaza Holdings, LLC	6365 NW 6th Way, Fort Lauderdale, FL 33309
Robert Malove Law	NAI/Merin Hunter Codman	Maxwell Pawk	Office	3,944	New	PF Properties Inc	200 SE 9th Street, Fort Lauderdale, Florida
FlexGen	NAI/Merin Hunter Codman	Maxwell Pawk	Office	3,888	New	Pierre Delray One, LLC	302 E Atlantic Avenue, Delray Beach, FL 33483
Expert Neurosurgical Services LLC	NAI/Merin Hunter Codman	Lesley Sheinberg & Barbara LeBrun, SIOR	Office	3,600	New	JSS Industries LLC	1620 Southern Boulevard, West Palm Beach, FL 33406
Dazos, LLC	NAI/Merin Hunter Codman	Jay M. Grossman & Richard W. Brockney	Office	2,442	New	951 Yamato Acq Co.	951 Yamato Road, Boca Raton, FL 33431
Reva, Inc.	NAI/Merin Hunter Codman	Adam Starr	Office	1,672	Expansion	NRNS Acquisition 2101 Commercial LLC	2101 W Commercial Boulevard, Fort Lauderdale, FL 33309
AAA-Plus Financial Group, Inc.	NAI/Merin Hunter Codman	Adam Starr	Office	640	New	Commercial Point Center, LLC	3511 W Commercial Boulevard, Fort Lauderdale, FL 33309
				<b>Sub Total</b>	<b>101,036</b>		
				<b>4Q2021 Total Landlord Representation</b>	<b>164,123</b>	<b>SF</b>	

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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
<b>TENANT REPRESENTATION - 80,500 SF:</b>							
BinBuys LLC	NAI/Merin Hunter Codman	Lesley Sheinberg & Barbara LeBrun, SIOR	Retail	58,341	New	CONFIDENTIAL	450 S State Road 7, Royal Palm Beach, FL 33414
Exchange Traded Managers Group, LLC	NAI/Merin Hunter Codman	Lesley Sheinberg & Alexandra Bazo	Office	4,655	New	NRNS Acquisition Reynolds, LLC	1061 E Indiantown Road, Jupiter, FL 33477
Community Psychiatry	NAI/Merin Hunter Codman	Jason L. Sundook, SIOR	Office	4,002	New	National Business Parks	3300 PGA Boulevard, Palm Beach Gardens, FL 33410
Venture Plus Promotions	NAI/Merin Hunter Codman	Jason L. Sundook, SIOR	Office	2,816	New	Sambub, LLC	3260 Fairlane Farms Rd, Wellington, FL 33414
CONFIDENTIAL	NAI/Merin Hunter Codman	Barbara LeBrun, SIOR	Office	2,745	New	JJR Properties, Inc.	400 Columbia Drive, West Palm Beach, FL 33401
Dazos, LLC	NAI/Merin Hunter Codman	Maxwell Pawk	Office	2,442	New	951 Yamato Acq Co.	951 Yamato Road, Boca Raton, FL 33431
Personal Injury of Florida (Niakan & Zuniga)	NAI/Merin Hunter Codman	Jason L. Sundook, SIOR	Office	2,193	New	Atrium Sunrise LLC	701 Northpoint Parkway, West Palm Beach, FL 33407
Lightview Capital	NAI/Merin Hunter Codman	Jason L. Sundook, SIOR & Lesley Sheinberg	Office	1,825	New	Northbridge Property Owner LLC	515 N Flagler Drive, West Palm Beach, FL 33401
AARP Foundation	NAI/Merin Hunter Codman	Jason L. Sundook, SIOR	Office	1,481	New	2000-2090 Palm Beach Lakes LLC	2000-2090 Palm Beach Lakes, West Palm Beach, FL 33401
<b>4Q2021 Total Rentan Representation</b>				<b>80,500</b>			

# SALES TRANSACTIONS

October-December 2021

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
<b>SALES TRANSACTIONS - \$17,650,000 - 34,867 SF - 10 Acres</b>													
10/19/21	\$16,800,000	Sunnyfield South, LLC	-	-	NAI/Merin Hunter Codman (w/ Cushman & Wakefield)	Neil E. Merin, SIOR, CCIM & Jason L. Sundook, SIOR	Regency Gardens Pointe	34,867	-	-	Office	Gardens Pointe	3507 Kyoto Gardens Drive, Palm Beach Gardens, FL 33410
12/03/21	\$850,000	R3B Group LLC	-	-	NAI/Merin Hunter Codman	Bruce Corn	Science of Spirituality Inc	-	-	10.0	Land-Residential	9032 Pioneer rd	9032 Pioneer Road, West Palm Beach, FL 33411
	<b>\$17,650,000</b>	<b>Total Sales</b>					<b>Totals:</b>	<b>34,867</b>	<b>0</b>	<b>10</b>			