



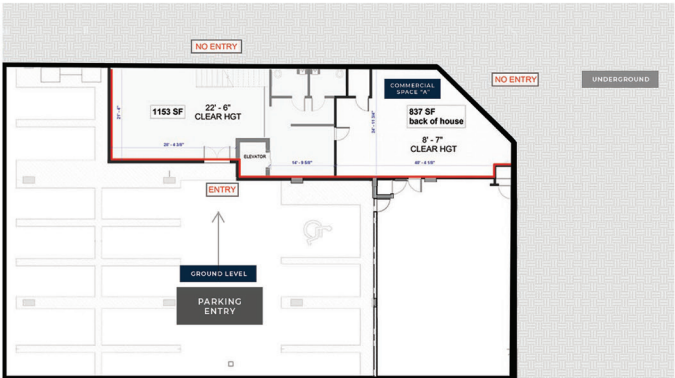
RETAIL FOR LEASE



NORTH ELEVATION - TOWER A COMMERCIAL SPACE "A"



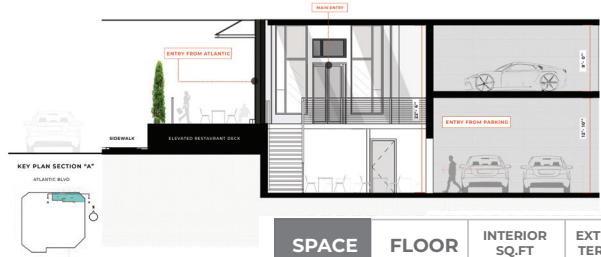
GROUND LEVEL



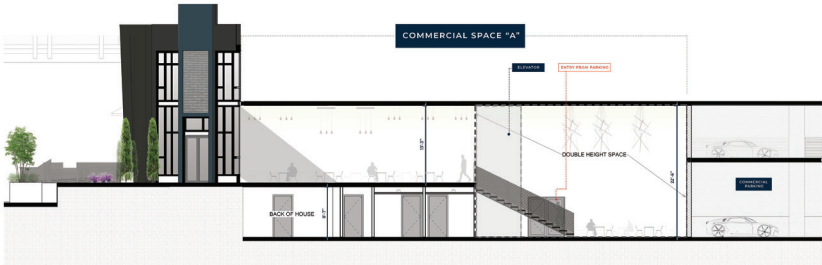
STREET LEVEL



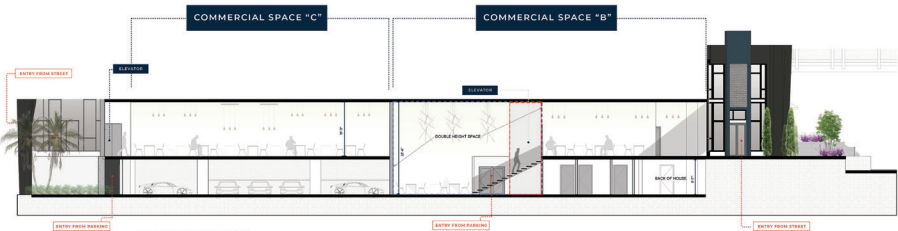
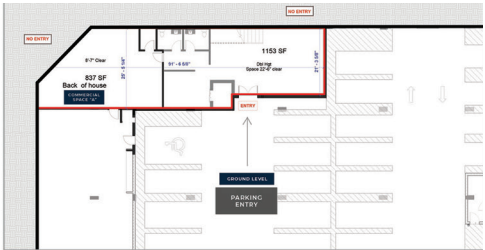
TOWER A
SECTION "A"



SPACE	FLOOR	INTERIOR SQ.FT	EXTERIOR TERRACE	TOTAL SQ.FT
A	1	1990	850	4,145
	2	1305		
B	1	1990	850	4,470
	2	1630		
C	N/A	N/A	627	3,267
	2	2640		



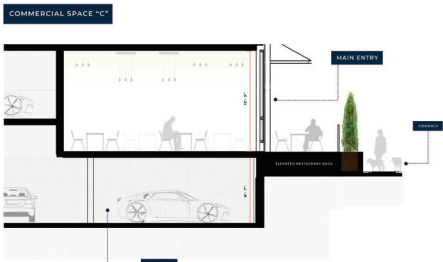
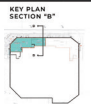
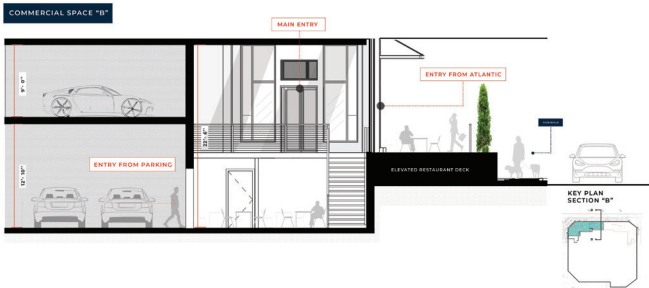
NORTH ELEVATION - TOWER B
COMMERCIAL SPACE



SPACE	FLOOR	INTERIOR SQ.FT	EXTERIOR TERRACE	TOTAL SQ.FT
A	1	1990	850	4,145
	2	1305		
B	1	1990	850	4,470
	2	1630		
C	N/A	N/A	627	3,267
	2	2640		



TOWER B
SECTION "B"



BUILDING HIGHLIGHTS



CENTRAL LOCATION



356 RESIDENTIAL UNITS BETWEEN ENVY POMPANO,
KOI & ETHOS PROPERTIES



FLOOR-TO-CEILING HIGH-
IMPACT WINDOWS



ABUNDANT COVERED PARKING AT
4.0/1,000 RSF FREE OF CHARGE



CLOSE PROXIMITY TO THE MARINA AND OVER 15
HOTELS



UNPARALLELED ACCESS



CONTEMPORARY DESIGN



BEAUTIFULLY LANDSCAPED



TENANT-CONTROLLED HVAC



PROVEN OWNERSHIP



AREA HIGHLIGHTS

1

THE NEW ATLANTIC BLVD. ROAD BEAUTIFICATION WAS DESIGNED BY WORLD FAMOUS EDSA LANDSCAPE ARCHITECTS.

2

FUTURE COMMERCIAL DEVELOPMENT FEATURING RETAIL, HOTEL AND RESTAURANT DESIGNED BY INVESCA.

3

CLASS A COMMERCIAL OFFICE AND CONVENTION SPACE DESIGNED BY INVESCA FOR KEITH AND ASSOCIATES SIGNATURE BUILDING.

4

PLANNED NEW DOWNTOWN CONDO PROJECT BY ADACHE GROUP ARCHITECTS.

5

DOWNTOWN URBAN PARK AND SHOPPING PLAZA UNDER DEVELOPMENT, PHASE 1 COMPLETE WITH 2 RESTAURANTS COMING IN SUBSEQUENT PHASES.

6

THE NEW \$ 32 MILLION DOLLAR PERFORMING ARTS AND CULTURAL CENTER, SET TO OPEN IN MAY. THE STUNNING ARCHITECTURAL DESIGN IS THE FIRST OF ITS CALIBER IN THE COUNTY AND UP FOR MULTIPLE INDUSTRY AWARDS.

7

30 ACRE INNOVATION DISTRICT RECENTLY FEATURED IN MULTIPLE PRESS RELEASES. THE CRA HAS SECURED AND IS IN NEGOTIATIONS WITH INTEL, AUTONATION AND NOVA/FAU AS ANCHOR TENANTS.

8

CITYVISTA URBAN LIVING, CURRENTLY UNDER DEVELOPMENT. (NOT WITHIN COMPETITIVE SET)

9

FUTURE COMMERCIAL, RETAIL AND RESIDENTIAL DEVELOPMENT UNDER PLANNING ON INVESCA-OWNED PARCEL ADJACENT AND EAST OF ENVY

LONG VIEW

PERFECTLY POSITIONED



DOWNTOWN URBAN PARK

5



PERFORMING ARTS CENTER

6



INNOVATION DISTRICT

7

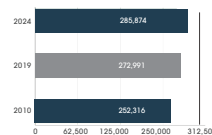


CITYVISTA URBAN LIVING

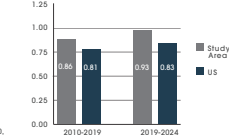
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DEMOGRAPHICS

POPULATION BY YEAR



% ANNUAL POPULATION GROWTH



HOME OWNERSHIP

58.6%
OWNER-OCCUPIED UNITS

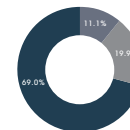
EDUCATION

Master's/Professional/Doctorate - 11.1%
Bachelor's - 19.9%
Other - 69.0%

EMPLOYMENT

206,675 EMPLOYEES
24,355 BUSINESSES

5.6% RESIDENTIAL UNEMPLOYMENT RATE



SEGMENTATION

1 MILE

28%	16%	14%	42%
Front Porches	The Great Outdoors	NeWest Residents	Other

Front Porches

Average HH Size: 2.57 | Median Age: 34.9 | Median HH Income: \$43,700
Front Porches blends household types, with more young families with children or single households than average. This group is also more diverse than the US. More than half of householders are renters, and many of the homes are older town homes or duplexes.

The Great Outdoors

Average HH Size: 2.44 | Median Age: 47.4 | Median HH Income: \$56,400
These neighborhoods are found in pastoral settings throughout the United States. Consumers are educated empty nesters living an active but modest lifestyle. Their focus is land. They are more likely to invest in real estate or a vacation home than stocks.

NeWest Residents

Average HH Size: 3.35 | Median Age: 27.3 | Median HH Income: \$30,200
NeWest Residents are a young hispanic market. They are new to America and new to their careers, with new, young families. NeWest Residents are ambitious and dream of a better life. Half of the households have children, in either married-couple or single-parent families.

RETAIL FOR LEASE

POMPANO BEACH
ENVY

