

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

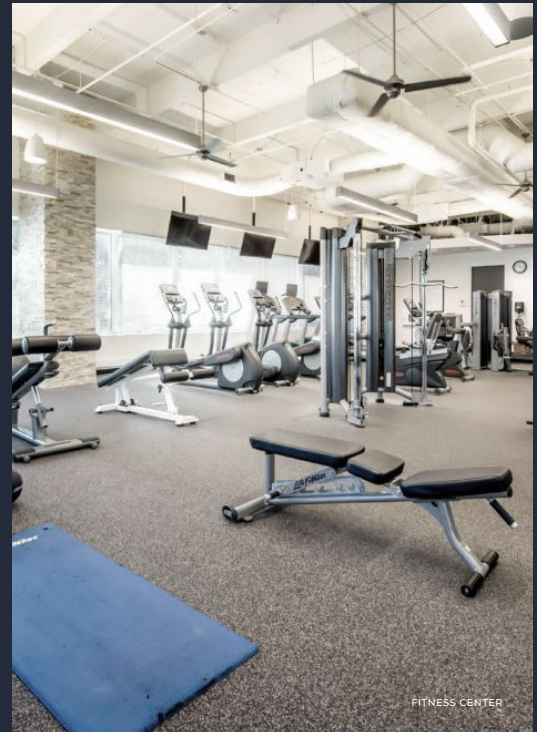
Grab & go food & beverage

Mother's wellness room

Shaded outdoor terraces



DRAMATIC TWO-STORY LOBBIES



FITNESS CENTER



CONFERENCE LOUNGE

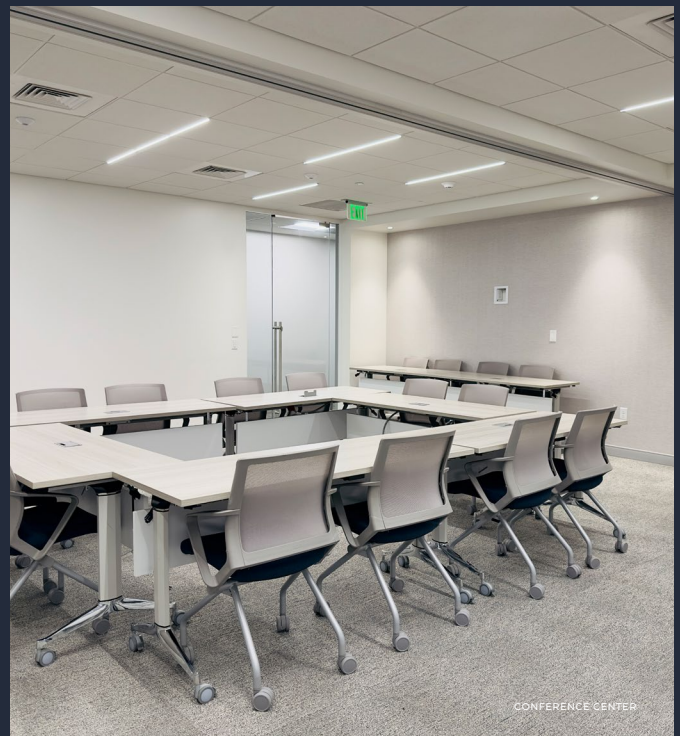


SHADED OUTDOOR SEATING

6TH FLOOR TENANT LOUNGE & CONFERENCE CENTER

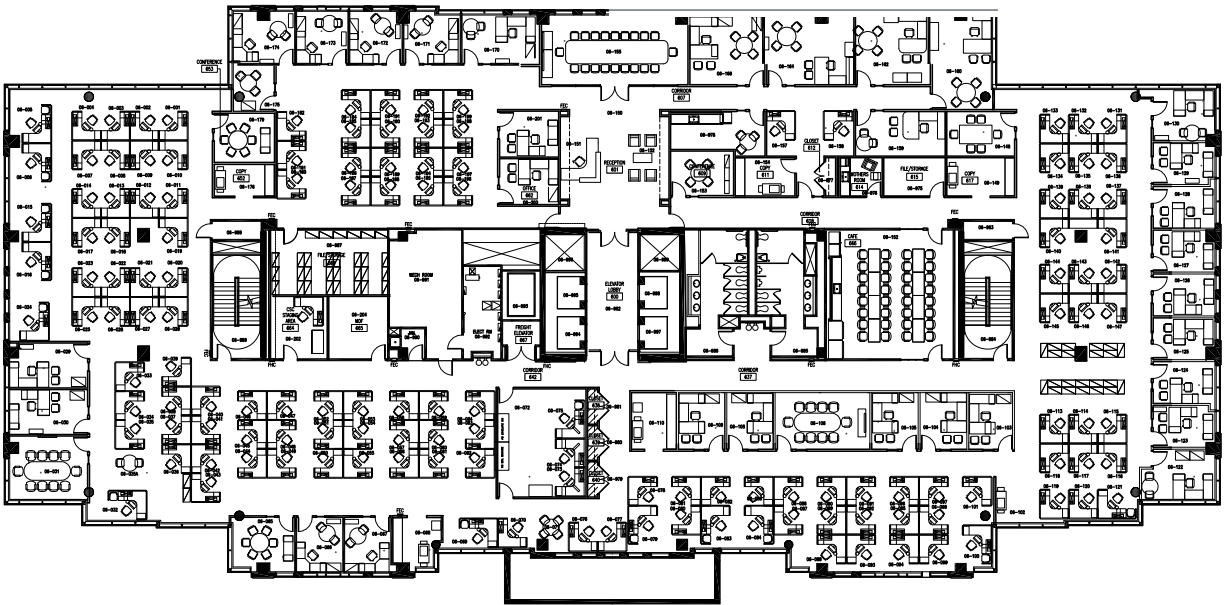
A new and modernized level of amenities available the 6th floor.

 VIEW VIRTUAL TOUR



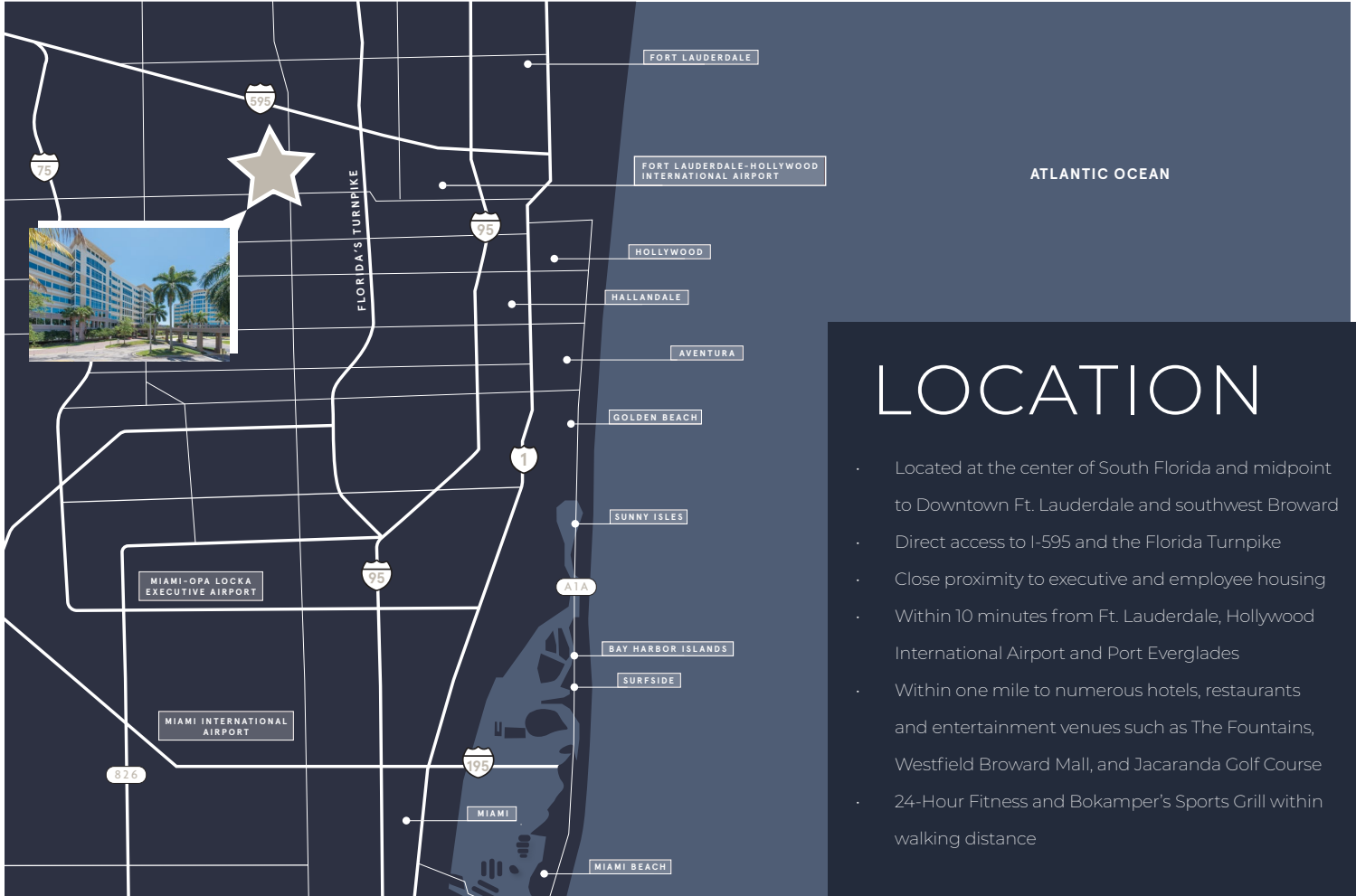
SAMPLE LAYOUTS

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

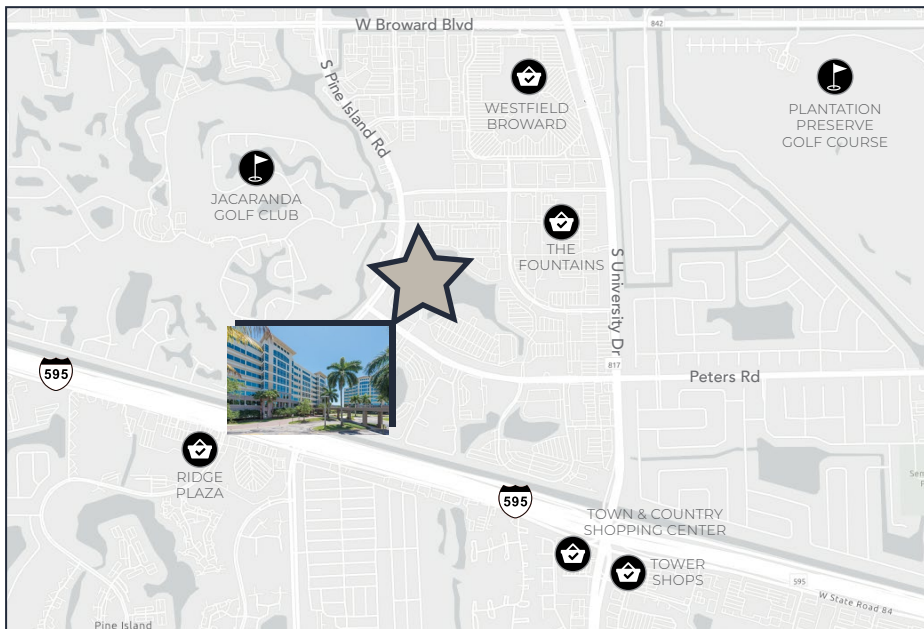
DOWNTOWN FT. LAUDERDALE
 🚗 20 MIN.

FT. LAUDERDALE-HOLLYWOOD INT. AIRPORT
 🚗 14 MIN.

MIAMI INT. AIRPORT
 🚗 30 MIN.

DOWNTOWN MIAMI
 🚗 35 MIN.

MIAMI-OPA LOCKA EXECUTIVE AIRPORT
 🚗 25 MIN.



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

LEASING BY



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