

NEW MEDICAL OFFICES | FOR LEASE

# THE COMMONS AT ABACOA III

CORPORATE WAY & UNIVERSITY BLVD

JUPITER, FL 33458







## THE COMMONS AT ABACOA III

Corporate Way & University Blvd

New Construction with custom floor plans available for medical and office space in the heart of Jupiter. Located just north of Donald Ross Road, adjacent to the bustling community of Abacoa known for its family friendly neighborhoods, retail options, and vast array of dining amenities.

Building Size: ±54,000 SF

Spaces Available From:  
±2,000 - ±17,200 SF

Lease Rate: \$33.00/SF/NNN,  
plus OPEX

Partial shared equity positions  
available for qualified tenants.






# PROPERTY HIGHLIGHTS

- Building Signage Available
- From:  $\pm 2,000$  SF -  $\pm 17,200$  SF
- Full Floor Opportunities
- Ample Surface Parking with 5.00:1,000 SF Ratio
- 3.2 Miles to Jupiter Medical Center
- 1.3 Miles to Interstate 95
- MXD Zoning
- Covered Patient Drop Off
- Generator Pad Ready
- No Use Restrictions



# FLOORPLANS

-  BASE BUILDING CIRCULATION
-  MAJOR VERTICAL PENETRATIONS
-  TENANT AREA

1st Floor



2nd Floor



3rd Floor



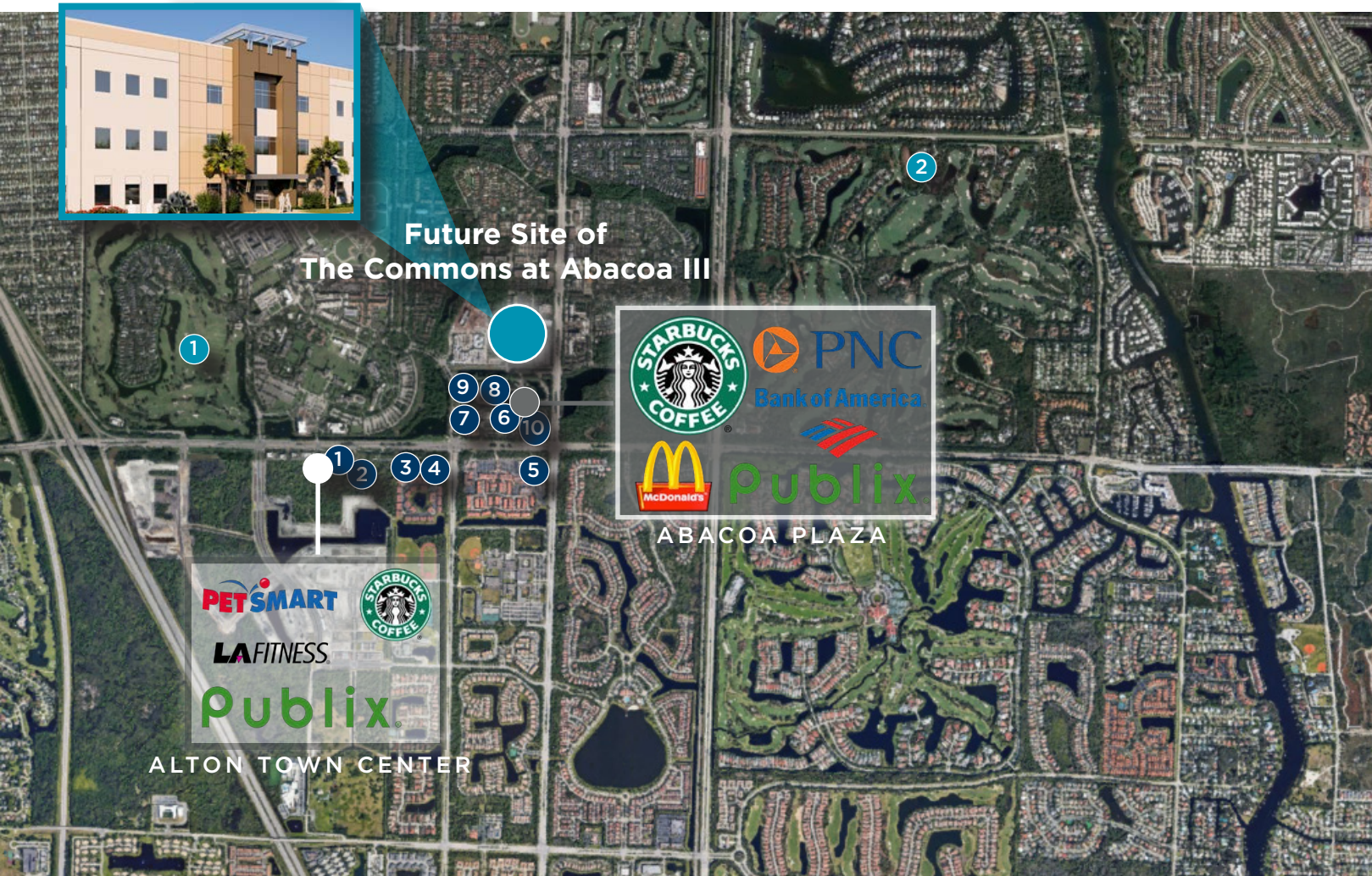


# AREA AMENITIES

# HOSPITAL MAP



Future Site of The Commons at Abacoa III



## ALTON TOWN CENTER

1. Miller's Ale House
2. Domino's Pizza
3. Waxin's
4. Longhorn Steakhouse
5. Lynora's Palm Beach Gardens
6. Chipolte
7. Starbucks
8. Panda Express
9. Panera Bread
10. Bolay

## ABACOA PLAZA

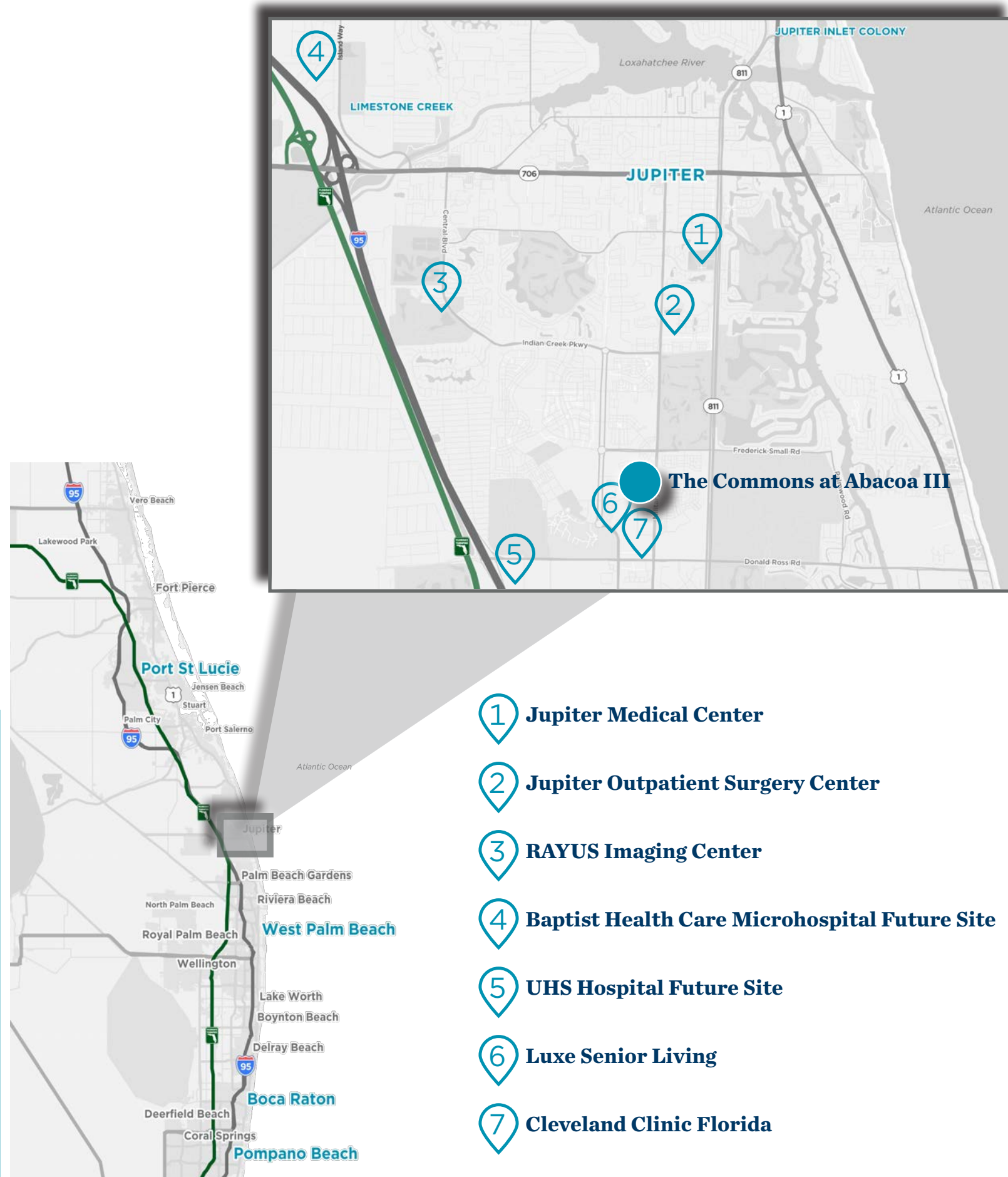
1. McDonald's
2. Starbucks
3. Jersey Mike's Subs
4. Pacncheros Mexican Grill
5. Tropical Smoothie Cafe
6. China Star

## GOLF COURSES

1. Abacoa Golf Club
2. Bears Club

## RETAIL & BANKING

1. Publix Super Market at Alton Town Center
2. The Home Depot
3. Chase Bank
4. Walgreens
5. CVS
6. Bank of America
7. PNC Bank
8. Publix Super market at Abacoa Plaza
9. Truist
10. Marathon Gas



1. Jupiter Medical Center
2. Jupiter Outpatient Surgery Center
3. RAYUS Imaging Center
4. Baptist Health Care Microhospital Future Site
5. UHS Hospital Future Site
6. Luxe Senior Living
7. Cleveland Clinic Florida



# LOCATION & DEMOGRAPHICS



Jupiter Medical Center

Admiral's Cove

Future Site of The Commons at Abacoa III

Downtown Abacoa

Max Plank

Alton Town Center

University of Florida / Scripps Research Institute

UHS Hospital Future Site

Frenchman's Creek



**.9 MILES**  
Downtown Abacoa



**3.2 MILES**  
Jupiter Medical Center



**1.3 MILES**  
Interstate 95



**4.3 MILES**  
Palm Beach Gardens



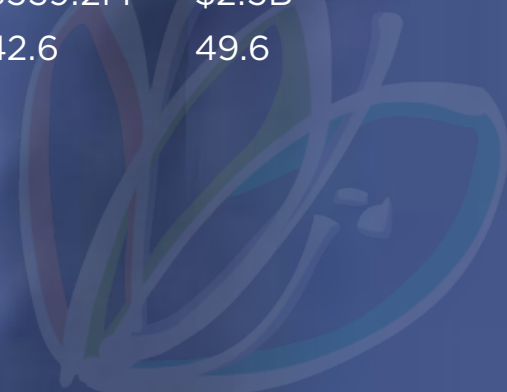
**16.4 MILES**  
Palm Beach International Airport

## JUPITER DEMOGRAPHICS

2022 POPULATION  
 2027 POPULATION PROJECTION  
 POPULATION WITH A BACHELORS DEGREE  
 MEDIAN HOME VALUE  
 AVERAGE HOUSEHOLD INCOME  
 INCOME \$200,000+  
 TOTAL SPECIFIED CONSUMER SPENDING  
 MEDIAN AGE

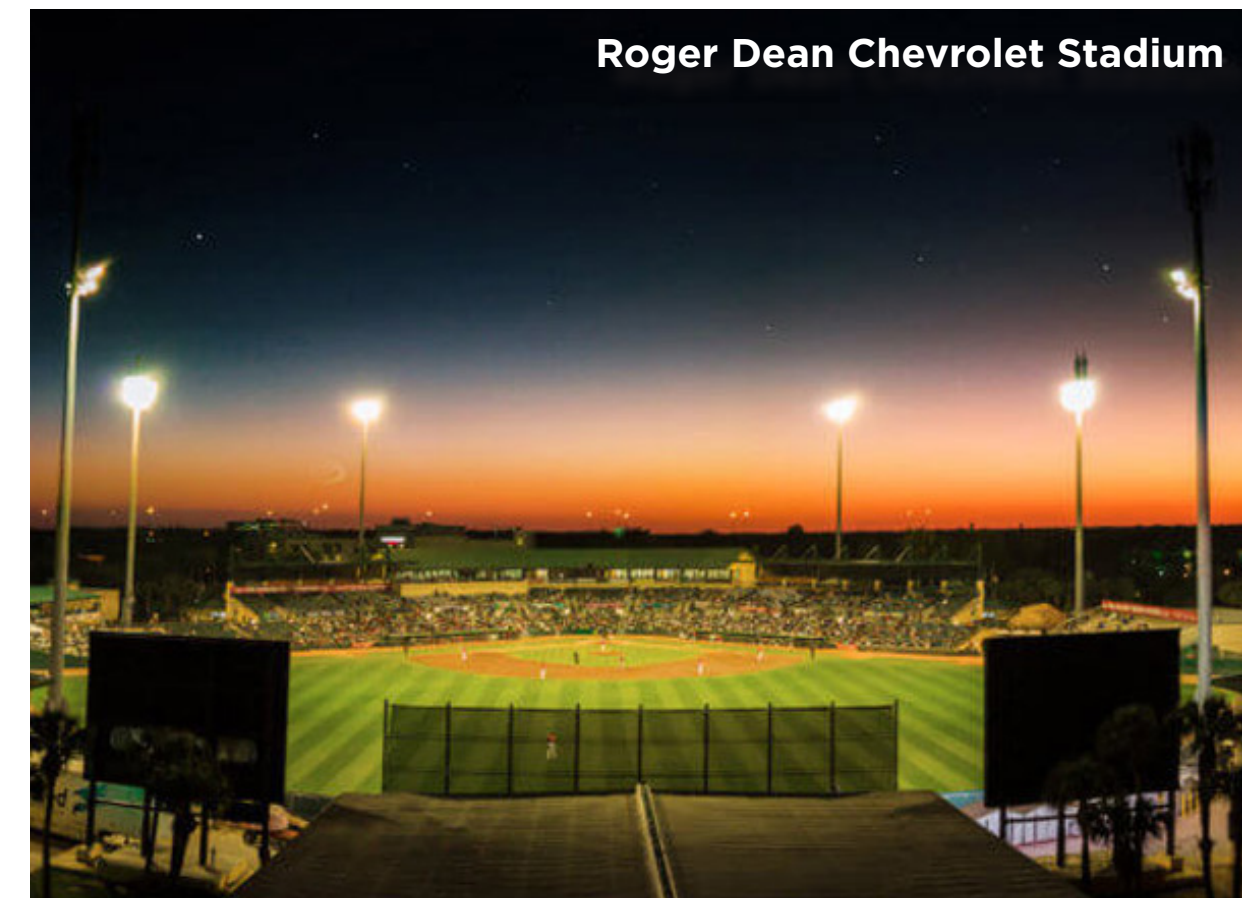
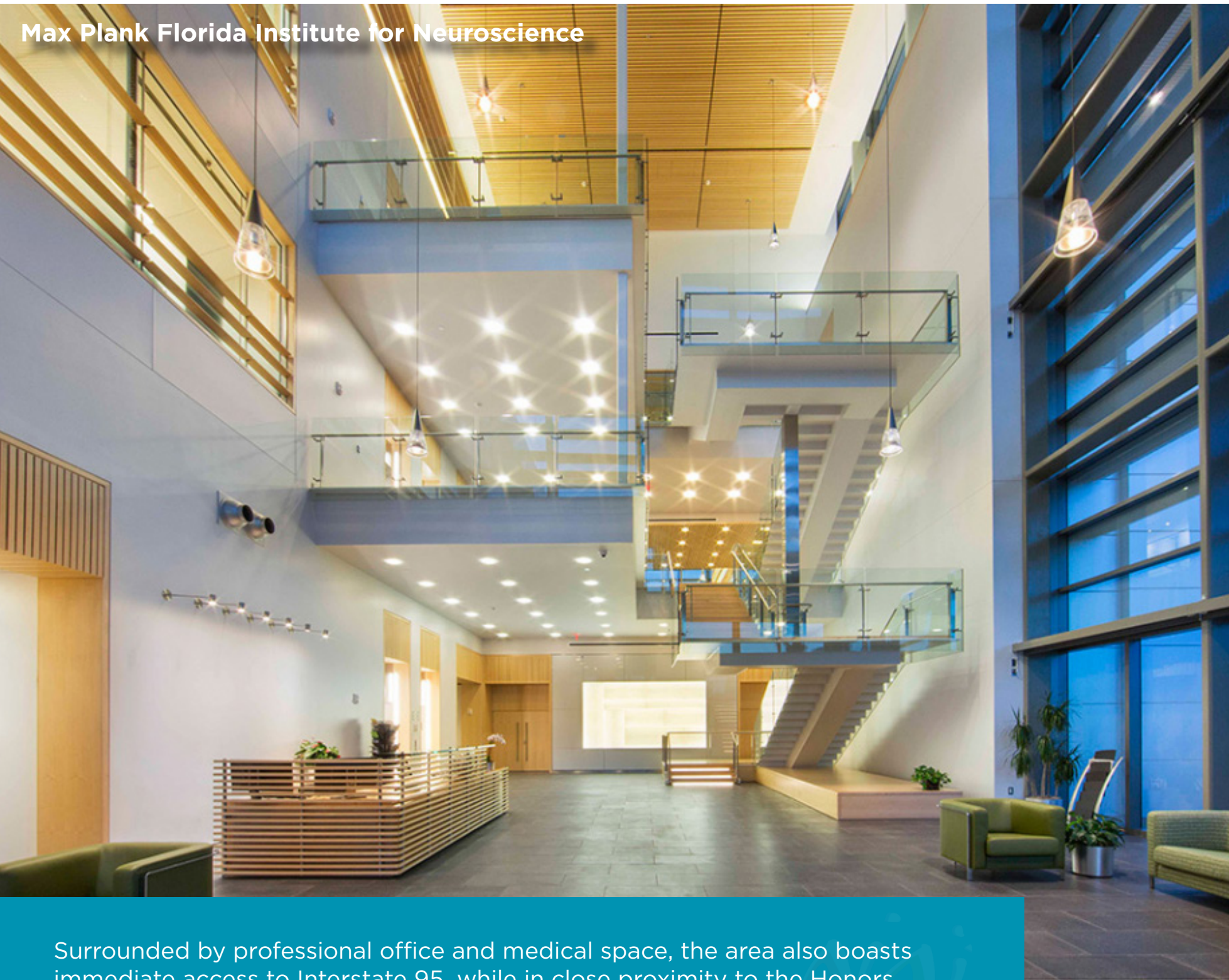
## 2 MILE 5 MILE

33,110 151,188  
 35,408 160,676  
 53% 47%  
 \$487,499 \$423,726  
 \$141,609 \$126,366  
 3,040 13,094  
 \$539.2M \$2.5B  
 42.6 49.6





# THE NEIGHBORHOOD



Surrounded by professional office and medical space, the area also boasts immediate access to Interstate 95, while in close proximity to the Honors College of Florida Atlantic University, the state of the art, biomedical research facility of Scripps Research Institute Florida, and the Max Planck Florida Institute for Neuroscience, the first and only institute of it's kind located in North America.



# JUPITER & ABACOA



LIVE HERE. WORK HERE. PLAY HERE.

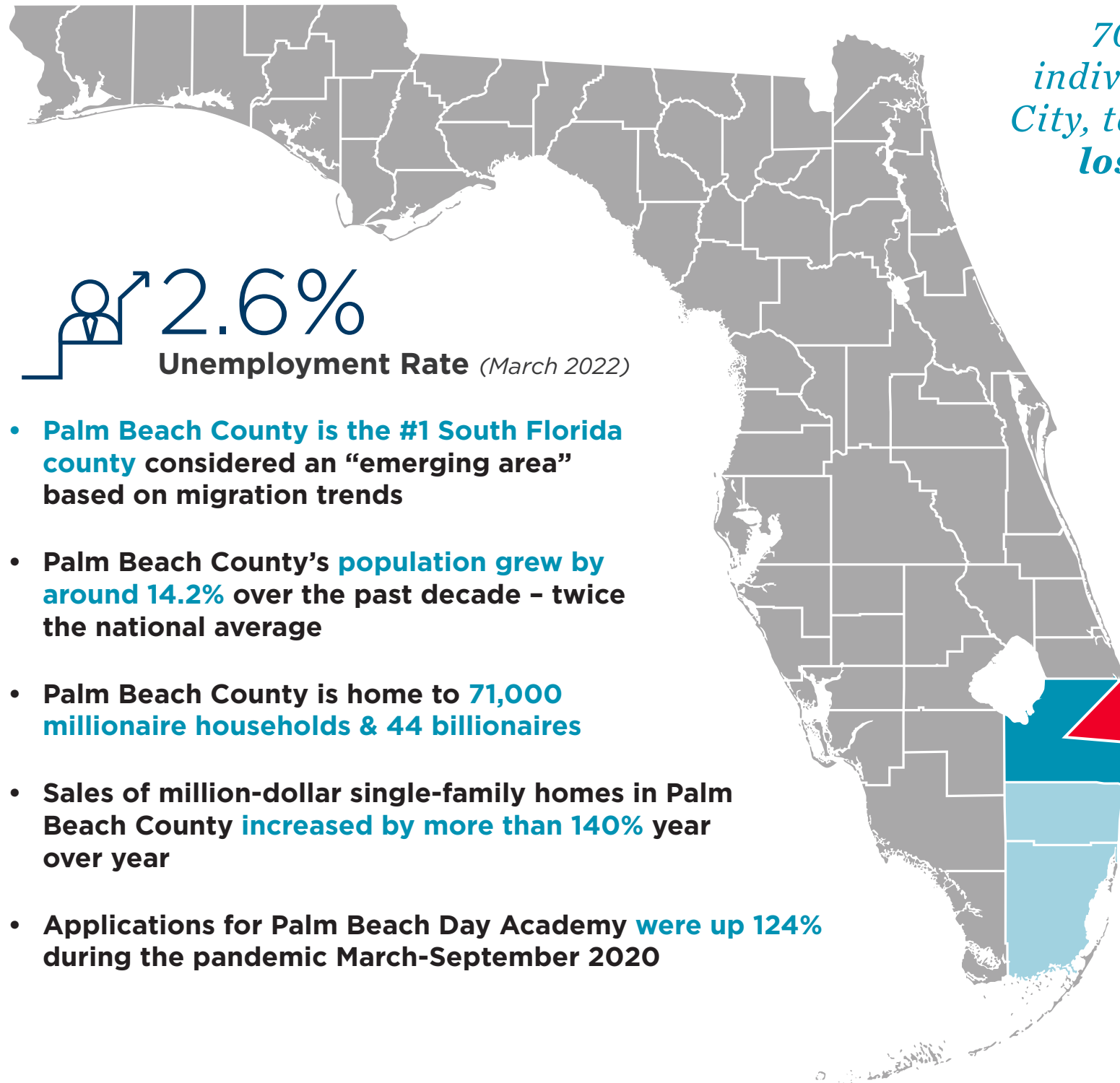
Downtown Abacoa. Old “Main Street” charm, classic design and a relaxed atmosphere give this Jupiter destination a true community feel.

Home to some of the area’s best shopping, dining, entertainment and professional businesses, the newly renovated Downtown Abacoa has become a family and date night favorite. Whether you’re looking for social outings or a place to unwind, Abacoa has something for everyone.

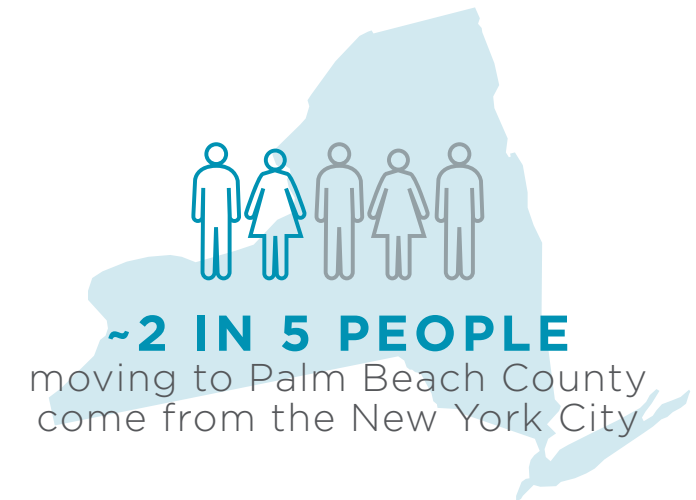




# HIGH NET WORTH MIGRATION



70,000 high net worth individuals left New York City, taking \$34 billion in lost income with them



**2.6%**  
Unemployment Rate (March 2022)

- Palm Beach County is the #1 South Florida county considered an “emerging area” based on migration trends
- Palm Beach County’s population grew by around 14.2% over the past decade - twice the national average
- Palm Beach County is home to 71,000 millionaire households & 44 billionaires
- Sales of million-dollar single-family homes in Palm Beach County increased by more than 140% year over year
- Applications for Palm Beach Day Academy were up 124% during the pandemic March-September 2020

NEW OUT-OF-MARKET RELOCATIONS

**Goldman Sachs**

**VIRTU FINANCIAL**

**Point72**

**SANDERS CAPITAL**

**N|E|P**

Norwest Equity Partners

**ELLIOTT**

**Miami Herald**

“The Floodgates Have Opened: 2020 Sees Surge of Business Transplants to South Florida”



# THE COMMONS AT ABACOA III

FOR MORE INFORMATION,

**PLEASE  
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