

FOR SALE OR LEASE

POINTE WEST MEDICAL - 7141, 7143 & 7151 N. MILITARY TRAIL, RIVIERA BEACH, FL 33404



OVERVIEW

Pointe West Medical consists of 4 medical buildings totaling 165,000 SF on 3 parcels and is conveniently located between I-95 and Florida Turnpike.

DIMENSIONS

Total Site Area: 18.26 +/- acres (795,406 SF)

Medical Leasable Area: Potential for 94,000 SF

FOR MORE INFORMATION

PLEASE CONTACT:

LISTING NUMBER: 736 Medical

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PRICING

See Price List on Page 3

ZONING DESCRIPTION

(CG) General Commercial

BUILD TO SUIT

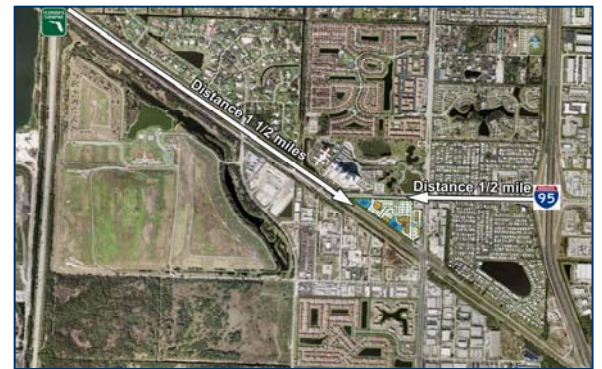
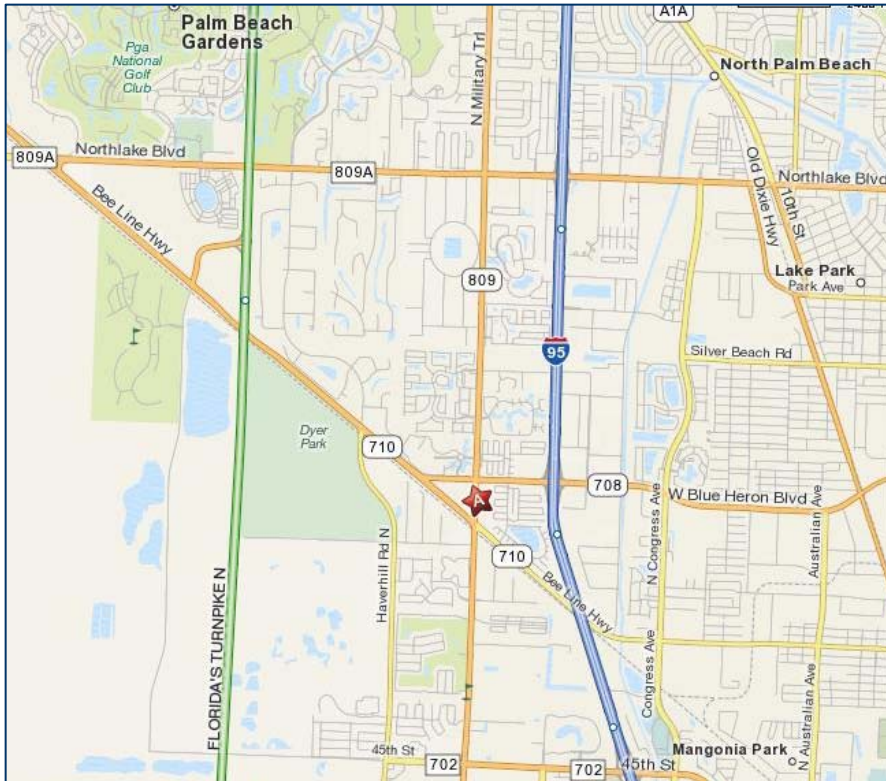
GAETA Medical Development Co. will provide turnkey packages for the entire site.



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POINTE WEST MEDICAL - 7161 N. MILITARY TRAIL, RIVIERA BEACH, FLORIDA 33404



TRAFFIC COUNTS

- Military Trail - 31,094 trips per day
- Beeline Highway - 31,601 trips per day
- Blue Heron Blvd. - 17,723 trips per day
- Total: 80,418 trips per day

LOCATION INFORMATION

Centrally located in Palm beach County, this sits only 1/2 mile from I-95 and 1 1/2 miles from the Florida Turnpike. The site provides easy access for employees and customers alike.

Airport(s): Palm Beach International Airport is 9 miles from property.

FRONTAGE

- Military Trail - 655 +/- Linear Feet
- Beeline Highway - 1,680 Linear Feet
- Blue Heron Blvd. - 15,577 Linear Feet

PROPERTY HIGHLIGHTS

- I-95 and Florida Turnpike Visibility
- VA Hospital Located adjacent the Site
- 23 residential developments within a 5 mile radius totaling over 76,989 homes
- Bus Stops will be located on-site fronting Military Trail and Blue Heron Blvd. to allow access for employees

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Pointe West



POINTE WEST PRICE SHEET

Lot #	Size*	Bldg Size	Lease Rate	Lease Term	CAM (Estimate)	Shell Price
1 - Hospital	4.64 acres	65,000 SF	SOLD			
2 - Medical Office	5.26 acres	33,500 SF	\$25.00 NNN	10 years	\$4.00 PSF	\$225.00 PSF
		33,500 SF	\$25.00 NNN	10 years	\$4.00 PSF	\$225.00 PSF
7 - Medical Office	2.86	27,000 SF	\$25.00 NNN	10 years	\$4.00 PSF	\$225.00 PSF

*Includes pro-rata share of retention areas.

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DEVELOPMENT VISION

Pointe West is a Class A medical, retail and office campus that caters to Palm Beach County. Strategically located at the intersection of three (3) major highways, the center receives tremendous drive by traffic in excess of 80,000 trips per day and will be a hub for medical, retail and professional offices in Northern Palm Beach County. The onsite Kindred Hospital and the adjacent VA Medical Center have over 2,500 employees combined. There are over 23 residential developments and 76,989 rooftops within a 5 mile radius. The average household income within a 5 mile radius is \$77,000.

This site, one of the few larger parcels being developed in Palm beach County, sits on the border of Palm beach Gardens and the City of Riviera Beach. Accessible with exits from both I-95 and the Florida Turnpike, the site is easily found and seen from both of these major highways. With five (5) "turn-ins" to the site and fronting three (3) major roads, Pointe West is easily accessible.

Pointe West is site plan approved with all horizontal work in place including being filled to grade with water and sewer stubbed inside the lot lines, interior roads, signage, lighting, retention and common area landscaping.

All buildings will have great exposure and signage and will be available for lease or sale as a whole or as condominiums (depending on customer needs). The entire development, including the out parcel buildings, will be tied together with a common theme reflecting the high quality standards of all GAETA Medical Development Co. projects.

ABOUT GAETA MEDICAL DEVELOPMENT CO.

GAETA Medical Development Co. prides itself on the simple philosophy of delivering complete packages in time no matter how complex the project may be. Through close attention to detail, personalized service and proactive planning, GAETA Medical Development Co. has a history of satisfying clients by providing excellent results. These results are achieved through GAETA Medical Co.'s commitment to having its entire project team working closely with the customer.

MARKET BARRIERS TO ENTRY

The Northern Palm Beach County area has seen tremendous growth, which has significantly limited the quantity of land available for larger projects. There are very few sites located close to I-95 that can accommodate a project of this size. The City of Riviera Beach welcomes development of the property and will work to accommodate the needs of its Owner.

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