

DID YOU KNOW...?

June 2005

Rowley Group, LLC is pleased to enclose our June Newsletter. The 'Did You Know' Report will highlight significant commercial real estate transactions in South Florida. We hope you can benefit from the information.

Broward County

- ✓...that a 250,000 sf office complex, 85% occupied, on Hollywood Boulevard near I-95 in Hollywood just sold for \$165 psf?
- ✓...that a 230,000 sf apartment complex sold for \$110.67 psf in Tamarac?
- ✓...that a 168,000 sf office complex sold for \$128.00 psf on Commercial Boulevard in Ft. Lauderdale, west of I-95?
- ✓...that a 98,715 sf office building sold for \$162.62 psf on Sawgrass Corporate Parkway in Sunrise?
- ✓...that a 176 unit apartment building with 216,030 sf sold for \$120,000 per unit or \$97.76 psf on NW 31st Avenue in Ft. Lauderdale?
- ✓...that a 69 unit, 75,594 sf apartment complex was purchased for \$198 psf on Golden Isles Drive in Hallandale?

Dade County

- ✓...that a 15,875 sf office building sold for \$277.16 psf on Ponce de Leon Boulevard in Coral Gables?
- ✓...that a 201,399 sf warehouse sold for \$62.06 psf on NW 82nd Avenue in Miami?
- ✓...that a 139,646 sf office building sold for \$61.94 psf on N. Miami Beach Boulevard in Miami Beach?
- ✓...that a 13 story, 166,822 sf office building sold for \$193.31 psf on Ponce de Leon Boulevard in Coral Gables?

Palm Beach County

- ✓...that a 28,776 sf office building sold for \$55.60 psf on Palm Beach Lakes Boulevard?
- ✓...that two vacant commercial zoned parcels totaling 5.02 acres sold for \$23.00 psf West Atlantic Avenue in Delray Beach?
- ✓...that 39 acres of agricultural land was purchased for \$5.57 psf in Wellington?
- ✓...that the T-Rex Corporate Center in Boca Raton which is a 1.7 million office campus sold for \$113.52 psf?
- ✓...that a 317 unit, 306,870 sf apartment complex sold for \$101.50 psf on the Pointe Drive in West Palm Beach?

√...that 19 acres was purchased for \$2.78 psf on Boynton Beach Boulevard and SR 7 in Palm Beach County?

We hope the above information has been helpful to you in staying abreast of current commercial real estate conditions in SOUTH FLORIDA. Please call Pike Rowley, MCR, President/CEO of Rowley Group, LLC. if we can be of service to you via leasing, disposition, acquisition, management, or development of commercial real estate. (954) 990-2101