



HARBOURSIDE PLACE

200 NORTH US HIGHWAY 1
JUPITER, FL 33477



One Place. So Many Reasons.

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Introduction

Harbourside Place consists of office space, restaurants, hotel, retail and a public/private marina, situated on the Intracoastal Waterway. Harbourside at Jupiter will be the centerpiece of the ongoing Jupiter Riverwalk project, a 2.5 mile waterfront promenade connecting a series of entertainment/retail/residential complexes along a lengthy pedestrian waterfront way-way.

Harbourside Place has already won an International Property Award for the Americas and boasts local, state and national support. Office space rests above the downtown area, and stands as the only available property in the county with direct access to shared amenities such as conference space and meeting rooms. A 4-Star Wyndham Grand hotel, restaurants, cafes, a waterfront amphitheater and rooftop plaza.

Location

The property is located at the northwest corner of US Highway One and Indiantown Road, which is one of the most traveled intersections in Jupiter, enabling great signage, visibility and opportunities. The location is also excellent given its proximity to all other points of interest in Jupiter.



Jupiter – Palm Beach County’s Northernmost Gem

Jupiter is one of the northernmost towns in Palm Beach County. With a 40% population increase since 2000, a year round population of 193,617 within 10 miles of the project and average household income of \$114,884 within one mile of the project, the town is considered one of the most affluent and fastest growing populations on the east coast of Florida. In addition to the quality of life attractions of Jupiter, the Town is also on the rise due to a diversifying local economy. Targeted and specific additions to the business landscape of Jupiter such as one of the world’s largest, private non-profit research organizations, Scripps Research Institute, have resulted in a continuously growing and successful town.

The Town of Jupiter is very focused on controlled growth and proactively imposes strict zoning and approval regulations to protect projects that are beneficial to the local market. Its efforts to attract projects that bring quality jobs, economic growth and overall prosperity to the community have resulted in the town’s wealth, beauty and popularity.

Jupiter’s northern location in the county does not deter from its close proximity to other points of interest. Jupiter is only 15 minutes north of West Palm Beach, 20 minutes north of Palm Beach International Airport, 1 hour north of Miami and 2 hours south of all Orlando attractions.

Why Palm Beach County?

Totaling 2,386 square miles of prime South Florida real estate, Palm Beach County is the second-largest county in the state. Its 47 miles of beaches, 160 world-class public and private golf courses and innumerable museums, shops, restaurants, spas and other cultural venues make the county both a coveted place to live and destination for travel.

According to a 2011 comparative cost analysis by The Boyd Company, Inc., Palm Beach County ranks 16th among 55 top U.S. locations for corporate headquarters. The county is home to more than 60 headquarters, which bring high wage and high skill employment, high visibility, prestige and stability to the area. Twelve major industry clusters span the county, ranging from agribusiness to aerospace engineering, and over 49,000 companies supply products and services throughout the state, country and world.

What office space is available at Harbourside Place?

Building / Floor	Square Footage	Comments
Building 4 – 3rd floor	11,190	
Building 5 – 3rd floor	1,500 – 13,048	Can be subdivided
Building 5 – 4th floor	1,500 – 13,698	Can be subdivided

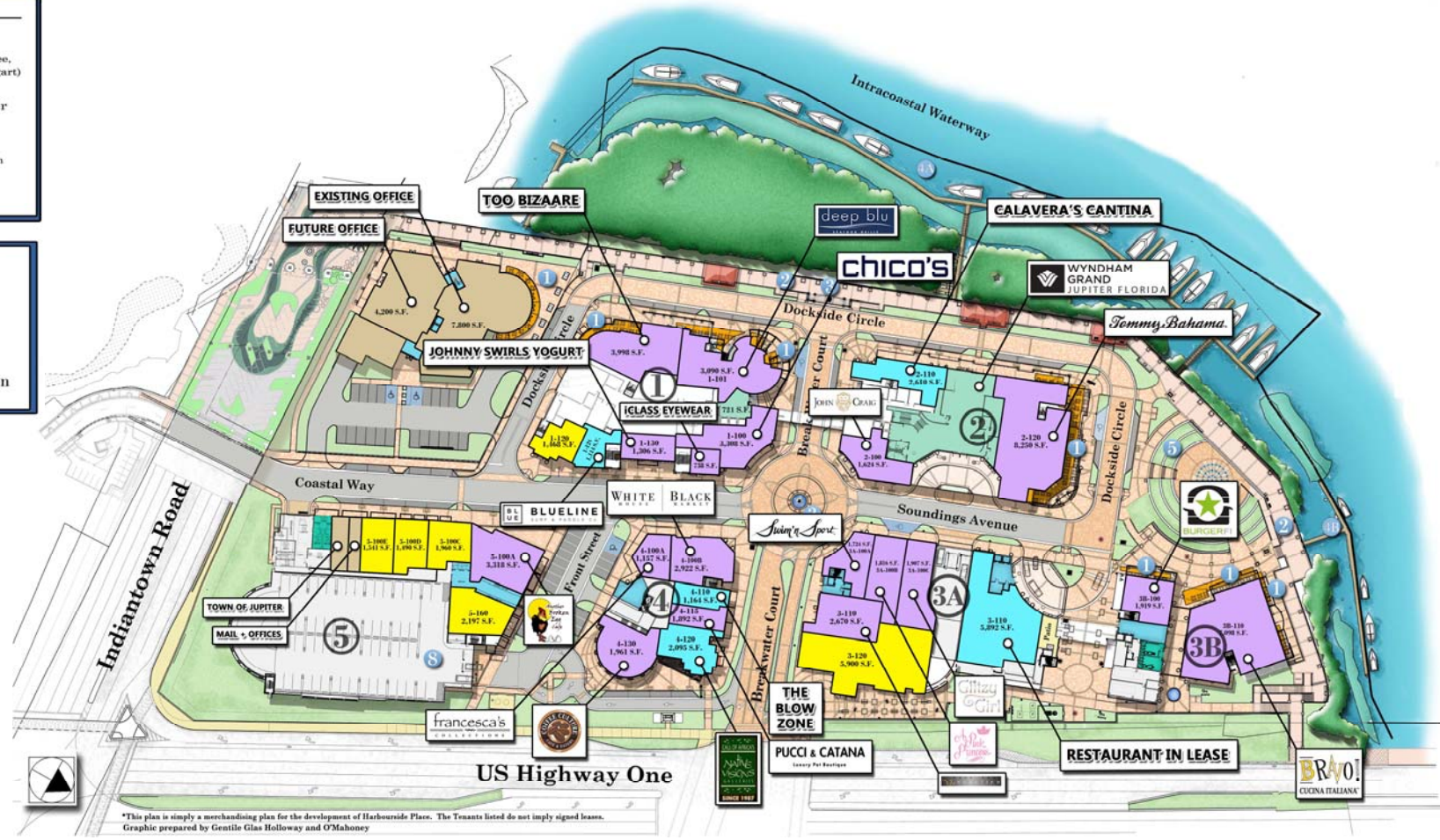




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- Legend**
- Back of House (B.O.H.)
 - Hotel
 - Lobby
 - Outdoor Seating
 - Cultural
 - ① Outdoor Dining Area
 - ② Jupiter Riverwalk
 - ③ Monument Sculpture
 - ④ A - Private, B - Public Marina - 31 Boat Slips
 - Restaurant
 - Retail (Incl. Coffee, Sandwich, and Yogurt)
 - Restrooms
 - Town of Jupiter Office
 - ⑤ Amphitheater
 - ⑥ Interactive Fountain
 - ⑦ Future Crosswalk
 - ⑧ Parking Garage

- Signed Lease
- Tenant in Lease
- Tenant in LOI
- Tenant in Discussion



*This plan is simply a merchandising plan for the development of Harbourside Place. The Tenants listed do not imply signed leases. Graphic prepared by Gentile Glas Holloway and O'Mahoney

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