



FOR SALE

The Bunker

11700 SE SHELL AVE

Hobe Sound, FL 33455

**SURROUNDED BY BILLIONAIRES.
ANCHORED BY LEGENDS.**

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Inquire for Pricing
BUILDING SIZE:	10,960± SF
PCN:	343842103001000100
VIDEO:	View Here

PROPERTY OVERVIEW

The Bunker is a one-of-one architectural landmark designed for discerning automotive enthusiasts, collectors, family offices, hedge funds, entrepreneurs, and corporate retreat users seeking a secure, private, and highly exclusive environment for their vehicles, collections, business operations, and lifestyle assets. Unlike anything else in Florida, the building’s striking concrete exoskeleton, architectural turf walls, expansive glass elements, rooftop entertainment venue, and dramatic structural glass floor create a truly unforgettable presence. Occupying more than one acre, The Bunker emphasizes privacy, discretion, and security. The property features a private gated entrance, smart access controls, integrated security systems, and a gated driveway lined with mature Medjool palms leading to a museum-quality automotive gallery. The showroom showcases a custom high-gloss black polished floor designed to reflect and display world-class vehicle collections. Surrounded by a native Florida preserve, the property enjoys exceptional privacy while remaining strategically positioned just off Bridge Road in Hobe Sound and approximately 500 yards from Jupiter Island. Many buyers are surprised to discover they are located in the center of one of the wealthiest and fastest-growing luxury corridors in America. Designed for those who value privacy, quality, and exclusivity, The Bunker provides a sophisticated environment to store, showcase, and enjoy high-

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CONSTRUCTION OF THIS MASTERPIECE IS SCHEDULED TO BE COMPLETED IN THE THIRD QUARTER OF 2026



10,960± SF OF INTERIOR & COVERED SPACE | PLUS A 4,800± SF ROOFTOP ENTERTAINMENT DECK

A one-of-a-kind private compound designed for the **automotive collector, entrepreneur and entertainer.**

- **4,560± SF — MUSEUM-QUALITY AUTOMOTIVE & TOY GALLERY**

An impressive first-floor gallery designed to showcase an exceptional collection of **exotic cars, collector vehicles, motorcycles and other prized possessions.**

- **4,800± SF — EXECUTIVE OFFICE & ENTERTAINMENT LEVEL**

A sophisticated second floor featuring **executive offices, conference room, bar and private lounges** — ideal for business, entertaining and relaxation.

- **1,600± SF — ELEGANT COVERED PATIO**

Expansive covered outdoor space extending the entertainment and gathering areas.

- **4,800± SF — ROOFTOP ENTERTAINMENT DECK**

A spectacular rooftop deck providing an additional **4,800± SF of outdoor entertainment space.**

MORE THAN A BUILDING. A PRIVATE AUTOMOTIVE GALLERY. EXECUTIVE HEADQUARTERS. ENTERTAINMENT VENUE.

ALL IN ONE EXTRAORDINARY PROPERTY.

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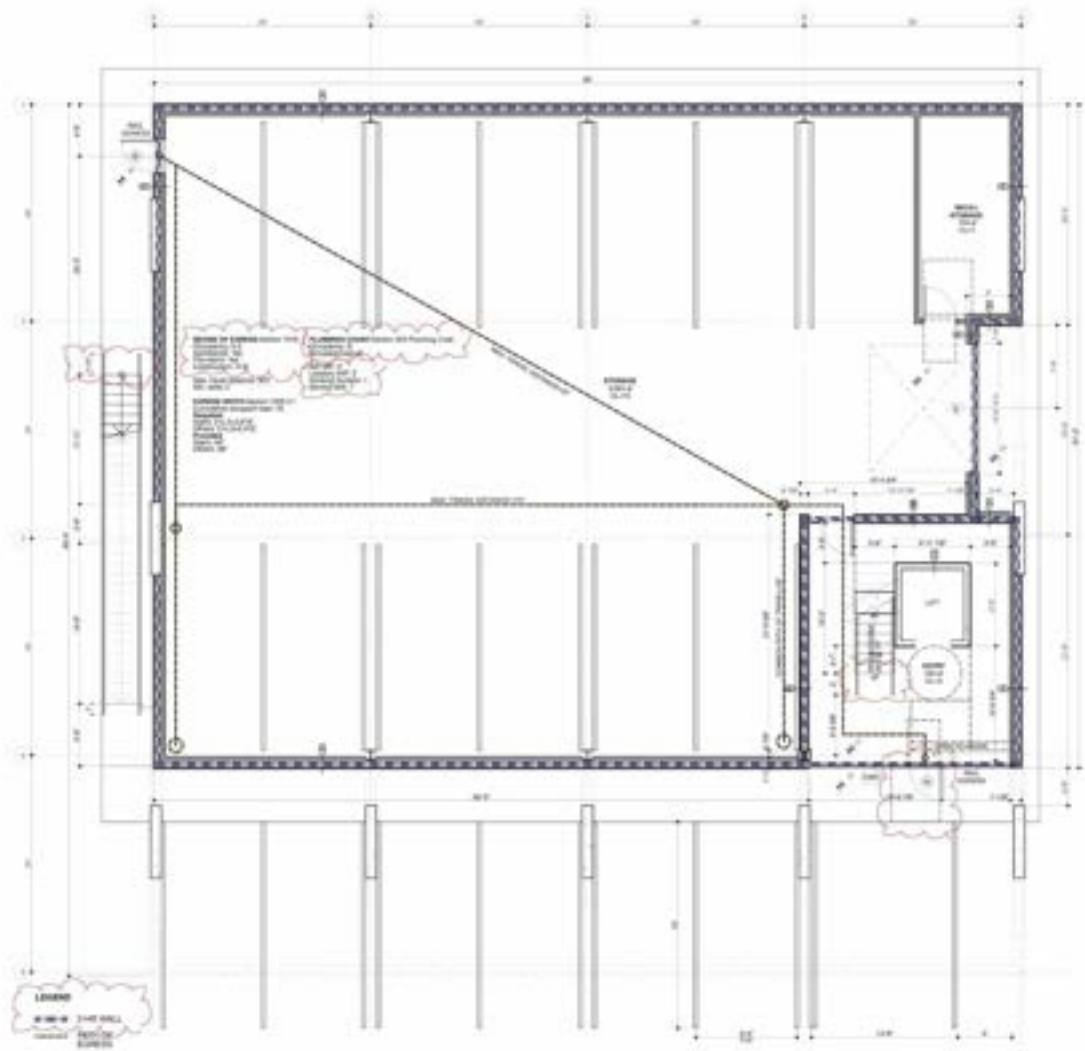


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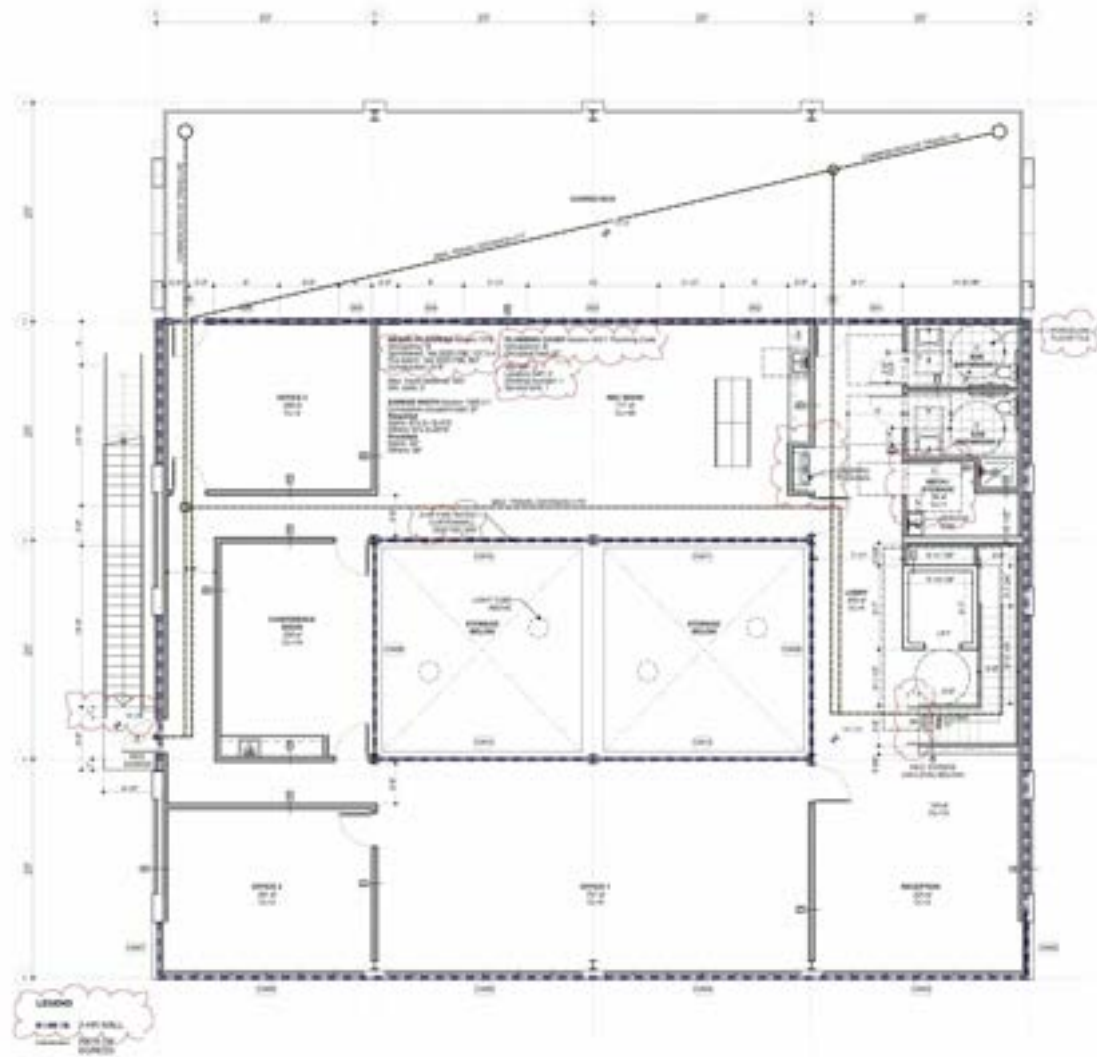
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FLOOR PLAN, GROUND FLOOR



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FLOOR PLAN, SECOND FLOOR



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SITE SPECIFICATIONS

DESIGN PEDIGREE & MASTER SPECIFICATIONS

- Design Collaborators: An award-winning architect and interior designer have directed every detail of the project since day one, ensuring a flawless harmony of structural engineering, ultra-luxury materials, and spatial flow.
- Interior & Covered Space: 10,960± total square feet across a meticulously planned 3-story layout.
- Rooftop Sky Deck: An additional 4,800± square feet of open-air entertainment space.
- The Timeline & Value: A careful 3-year construction process optimizing insane, unobstructed views and highly specialized spatial utility.

CLIMATE CONTROL, ACOUSTICS & AUTOMATION

- HVAC Infrastructure: Powered by a massive, high-capacity 20-ton AC package unit strategically located on the rooftop to maximize interior efficiency and clean lines.
- Thermal & Acoustic Engineering: The second story features a custom black dropdown ceiling specifically engineered for high-performance acoustic soundproofing and precision thermal control.
- Audio Automation: A premium, fully integrated Sonos speaker matrix flows throughout the entire property, giving complete, zone-by-zone smartphone automation and acoustic clarity.

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STRUCTURAL & CORE SHELL

- Engineering & Framework: Heavy-duty Red Iron structural steel construction combined with CBS (Concrete Block System) and poured concrete.
- The Shell Timeline: A 6-month dedicated build phase representing an investment of \$1,500,000+.
- Exterior Openings: Premium ES Windows with strict Miami-Dade County impact ratings across all exterior doors and windows.
- Vehicular Access: Industrial-grade, Miami-Dade impact-rated glass garage door, ensuring security without sacrificing aesthetic translucency.
- Vertical Transit: A private elevator servicing the primary floors, complemented by an interior staircase with warm wood treads and custom glass railings.

EXTERIOR ARCHITECTURE & ESTATE GROUNDS

- Hardscaping & Security: Fully fenced perimeter with a private gated entrance, an integrated smart access control system, and a dedicated security camera/internet grid.
- Driveway & Parking: Gated driveway lined with mature, high-value Medjool Palm trees leading to private covered parking stalls.
- Façade Finishing: High-performance micro-cemented concrete walls applied over a 4-month period (\$100k+ investment) to provide elite water intrusion protection and a sleek, continuous modern aesthetic.
- Architectural Accents: Poured concrete structural columns, custom architectural turf wall detailing, and rich tongue-and-groove wood covered ceilings.
- Landscape & Lighting: A premium \$250,000 landscape package supported by an intensive landscape lighting matrix designed to dramatically illuminate the property at night.
- Life Safety: Dedicated exterior fire sprinkler package.

SITE SPECIFICATIONS (CON'T)

FIRST FLOOR: LOBBY & AUTOMOTIVE GALLERY

- Showroom Flooring: Finished in a striking, high-gloss custom black polished finish to perfectly mirror and display a high-value vehicle collection.
- Ceiling Architecture: Elevated by custom coffered ceilings that add immense structural depth to the space, integrated alongside a centerpiece custom stretch ceiling with a black mirror finish and color-changing ambient mood lighting.
- Atmospheric Engineering: Equipped with an advanced, dedicated carbon removal system (\$40k+) designed to maintain pristine air quality during vehicle operation.
- Illumination: A high-density matrix of over 50 LED flush lights and a dropped solid ceiling lined with an intensive fire sprinkler system.
- Architectural Detail: Exposed concrete surfaces beneath the stairwell are meticulously finished with custom architectural concrete smoothing.

BATHROOMS, UTILITIES & SMART INFRASTRUCTURE

- Luxury Restrooms: Two fully separated, high-end designer bathrooms equipped with integrated smart toilets, a luxury shower stall, and custom finishes.
- Dedicated private electrical room finished with solid hardwood floors and a full central security/IT rack.
- An expanded electrical panel pre-configured with built-in breakers tailored for seamless future integrations (e.g., a whole-building backup generator).
- Smart locks on all utility spaces and built-in racking in the mechanical closets.
- Facilities Management: Two entirely independent Central Vacuum systems (one dedicated per floor) with convenient in-wall hideaway pull-out hoses. Private second-story utility closet complete with a service sink and a high-efficiency tankless water heater.
- Connectivity & Security: Seamless Eero built-in Wi-Fi hops distributed across all zones, a full-property fire alarm system with dedicated 24/7 monitoring, and fully integrated smart alarm, camera, and garage door controls.
- Hardware: Luxury solid brass light switches and architectural hardware throughout.
- Additional Amenities: Full-size washer and dryer and a full shower

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SECOND FLOOR: EXECUTIVE SUITES & LOUNGE

- The Architectural Centerpiece: A \$400,000 custom structural glass floor system integrated into the private office reception/foyer area, allowing direct, dramatic top-down visual access to the vehicle collection below your feet.
- Flooring & Trim: Premium, warm luxury hardwood flooring spanning the entirety of the entrance and the second-story office layout, grounded by massive 8-inch solid wood baseboards.
- The Executive Layout: Three private offices and one grand conference room outfitted with bespoke cabinetry, a premium Sub-Zero refrigerator, and backlit, translucent Crystalli countertops.
- Bespoke Lounge Bar: Designed for high-end hosting, featuring custom wood cabinetry, a stone sink with premium Moen plumbing fixtures, a trash pull-out, and a panel-ready refrigerator and integrated dishwasher.
- Sun Control: Outfitted with custom 12-foot automated drop shades to manage thermal performance and protect interiors during peak summer heat.

TERRACES & ROOFTOP SOLARIUM

- The Observation Patio: A massive, 1,600+ sqft private outdoor deck overlooking the pristine East Side Preserve.
- Finishes: Finished in large-format premium architectural tile, micro-cemented poured concrete columns, custom tempered glass railings, and an engineered 3-point custom drainage system.
- Egress: Connected via a private rear entrance featuring custom metal stairs and poured concrete landing pads.
- The Rooftop Deck: Accessed via a striking, custom-engineered spiral staircase. The massive 4,800±sqft rooftop is finished entirely in premium architectural turf, offering an incredibly versatile open-air venue with the most insane, completely unobstructed 360-degree views of Downtown Hobe Sound and sunsets directly over Zeus Park.

SITE SPECIFICATIONS (CON'T)

CONSTRUCTION & MATERIALS

- \$1.5M+ shell investment
- \$250,000 landscape package
- \$400,000 structural glass floor
- \$100,000+ micro-cement exterior
- \$40,000+ carbon removal system
- 20-ton HVAC package
- Miami-Dade impact glass package
- Sonos integrated audio system

DESIGNED TO ENTERTAIN

- Automotive collection showcase
- Executive meetings
- Client entertainment
- Charity events
- Product launches
- Private dinners
- Wine tastings
- Watch collector events
- Corporate retreats

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SECURITY

- Gated compound
- Camera network
- Smart access control
- Fire monitoring
- Smart locks
- Remote operation capability



JUPITER ISLAND



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AREA DESCRIPTION

Ideally situated 20 miles north of world-renowned Palm Beach, Jupiter Island is located between the Atlantic Ocean and the picturesque Intracoastal waterway. Designated as the most affluent community in the U.S., Jupiter Island is famed for its lush surroundings and beautiful beaches. The Island is sought after for its unspoiled natural beauty.

With world-class dining and shopping just minutes away on the nearby mainland, the area is easily accessible by I-95 from the Palm Beach International Airport (30 minute drive). The Ft. Lauderdale and Miami airports are also within an easy 1-2 hour drive.

While this Jupiter Island location offers tranquility, it is nevertheless convenient to numerous area recreational and cultural facilities, championship golf courses, great fishing and world class shopping and dining. Twice a day, as the tide changes in the Inlet and Intracoastal, the incoming clear aquamarine water provides a feast for the eyes.

HOBE SOUND



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AREA DESCRIPTION

Hobe Sound is a small unincorporated area located just north of Tequesta and Jupiter in Martin County. The small area has a small-town feel and is centrally located on Florida's Atlantic coastline. Hobe Sound is home to some of the most beautiful beaches, championship golf courses, nature spots, parks, schools, shops, and restaurants.

Hobe Sound is home to many recreational parks and the Jonathan Dickinson State Park. The River was Florida's first river to earn the title for National Wild and Scenic River. In fact, Hobe Sound has the highest point above sea level in South Florida. Hobe Mountain located in the Jonathan Dickinson State Park is 86 feet above sea level.

Hobe Sound is home to three beautiful beaches, two of which are accessible by car located on northern end of Jupiter Island and the third accessible by boat or through access along the beach near Pecks Lake.

Hobe Sound has some of the best golf courses in the area, both public and private courses. Some of the golf courses include MacArthur Golf Club, Hobe Sound Golf Club, The Medalist, and Heritage Ridge Golf Club.

Nestled along SE Dixie Highway and Bridge Road are some of the best local restaurants and shops and boutiques in the area. Some of the popular restaurants include Taylor Beach House Cafe, Amato's Ristorante & Pizzeria, DelBar, Citron Bistro, Hobe Sound Social & Coffee, and Harry and the Natives. Locals shops and boutiques along SE Dixie Highway include Hobe Sound Beach Shop, Waterbabe, Jennifer Tyler Knitwear, Posh Pineapple, J. McLaughlin, and Hobe Sound Jewelers. Painted alongside of the buildings are murals painted by regional artists and residents.

LOCATION MAP



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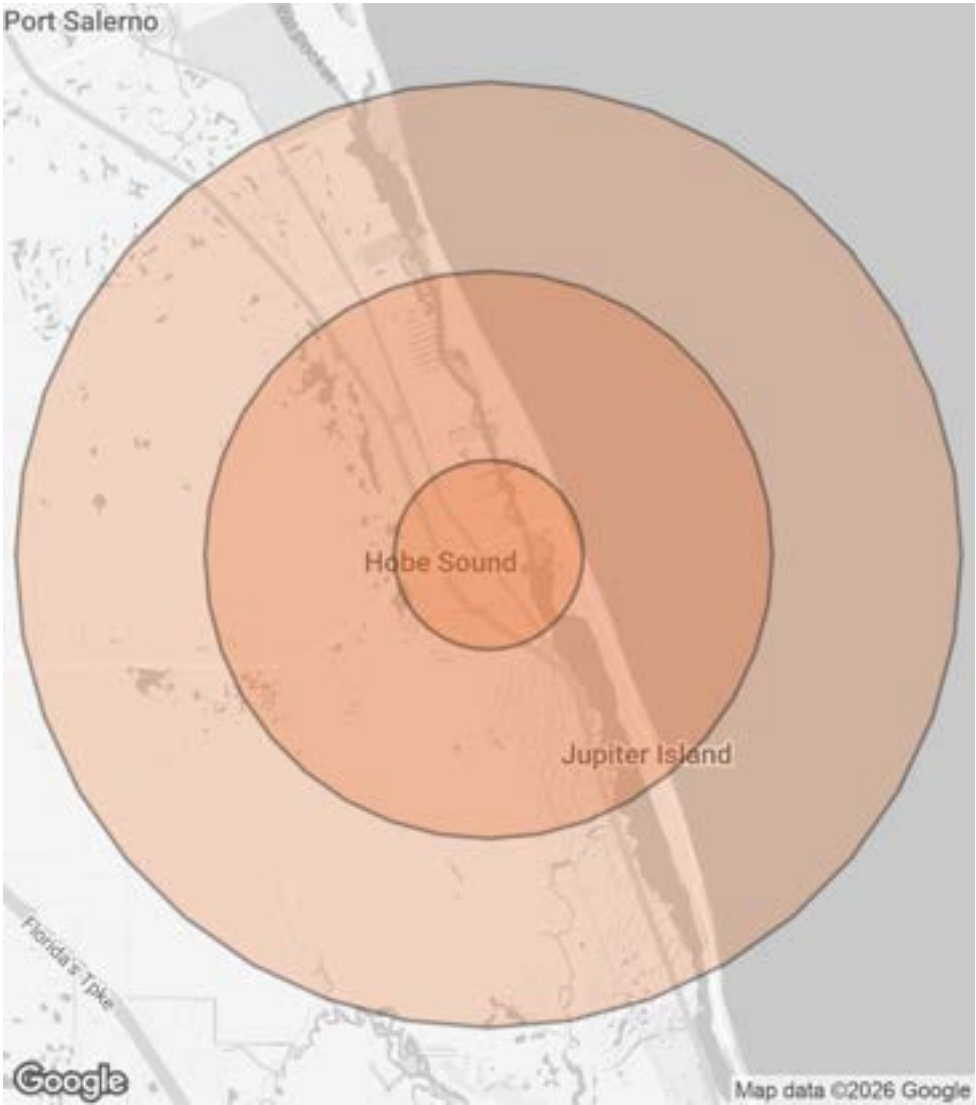
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,003	12,597	22,641
AVERAGE AGE	53.8	52.0	55.7
AVERAGE AGE (MALE)	54.6	51.5	54.6
AVERAGE AGE (FEMALE)	54.6	53.3	57.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,399	6,214	12,422
# OF PERSONS PER HH	2.1	2.0	1.8
AVERAGE HH INCOME	\$92,500	\$89,492	\$87,476
AVERAGE HOUSE VALUE	\$489,099	\$404,597	\$399,295

2020 American Community Survey (ACS)



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PRESENTED BY:

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