

15300 S JOG ROAD



MEDICAL OFFICE BUILDING • PROFESSIONAL OFFICE BUILDING

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NEWMARK

CONFIDENTIALITY AGREEMENT

Newmark Southern Region, LLC, a Georgia limited liability company, d/b/a Newmark (the “Agent”) has been engaged as the exclusive sales representative for the sale of 15300 S. Jog Road, Delray Beach, FL 33446 (the “Property”) by Saizel Limited Partnership (the “Seller”).

This Memorandum does not constitute a representation that the business or affairs of the Portfolio or Seller since the date of preparation (July 2025) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Portfolio will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Portfolio, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller’s sole discretion.

Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Portfolio, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Portfolio has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

PROPERTY DESCRIPTION

Property Address	15300 S. Jog Rd., Delray Beach, FL 33446
Building Type	Office condo
Building Tenancy	Multi
Year Built	2006, original, roof reserve fund
RBA	45,012 SF
Suites 104/105/106	6,507 SF
Parcel #	Suite 104: 00-42-46-22-28-000-1040 Suite 105: 00-42-46-22-28-000-1050 Suite 106: 00-42-46-22-28-000-1060
Stories	Two
Land Acres	4.48
Zoning	MUPD
Parking	4.75/1,000 SF, no assigned spaces
Airport	Palm Beach International Airport (24 Miles)
Walk Score	Car Dependent (80)
Transit	Limited (10)

Expenses:

- Unit owner pays electric
- CAM + Taxes: \$10,593.37/quarter

2025 Ad Valorem = Non-Ad Valrem Taxes

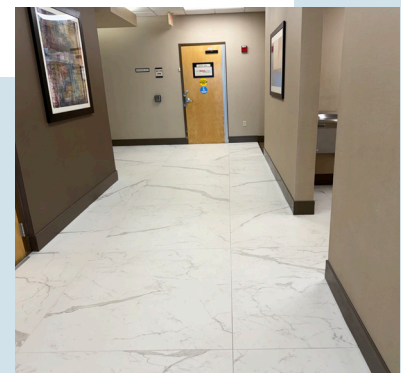
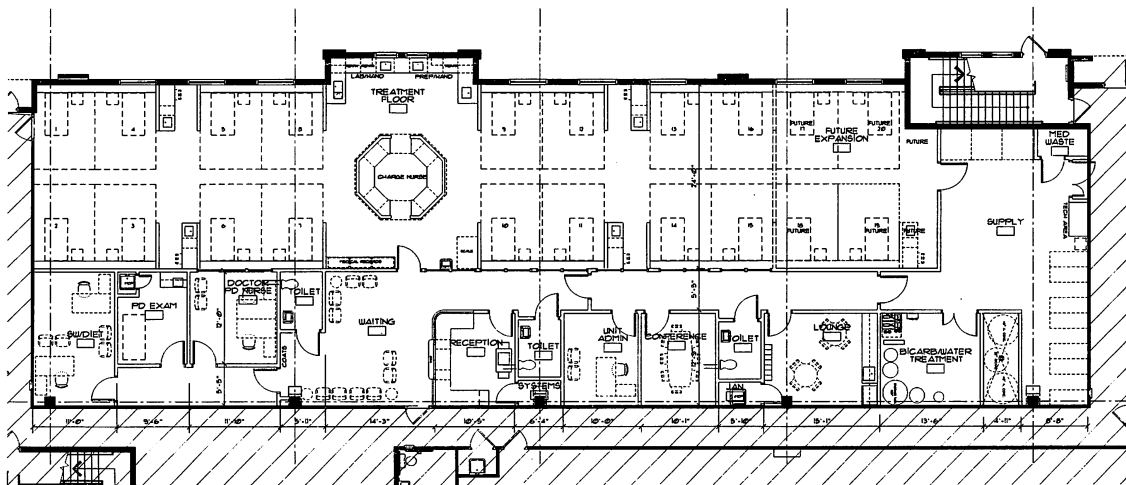
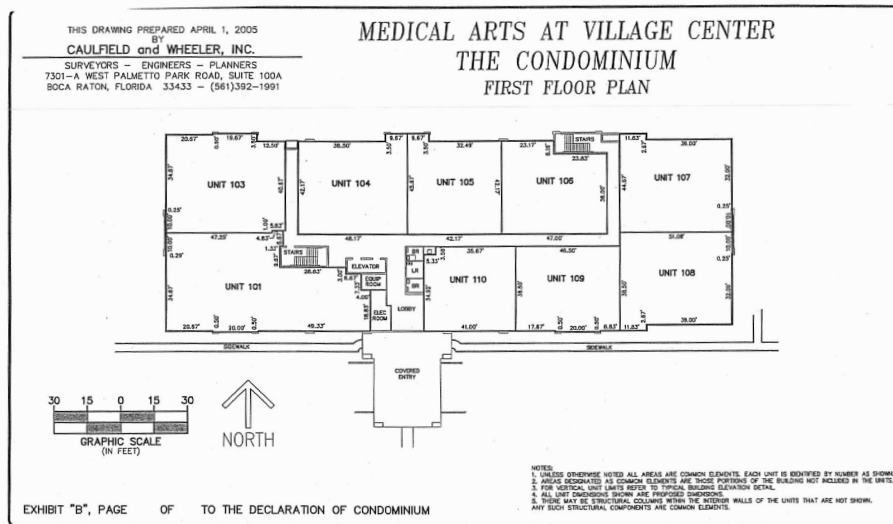
- Unit 104: \$11,114.68
- Unit 105: \$10,046.45
- Unit 106: \$10,191.19



INTERIOR PHOTOS

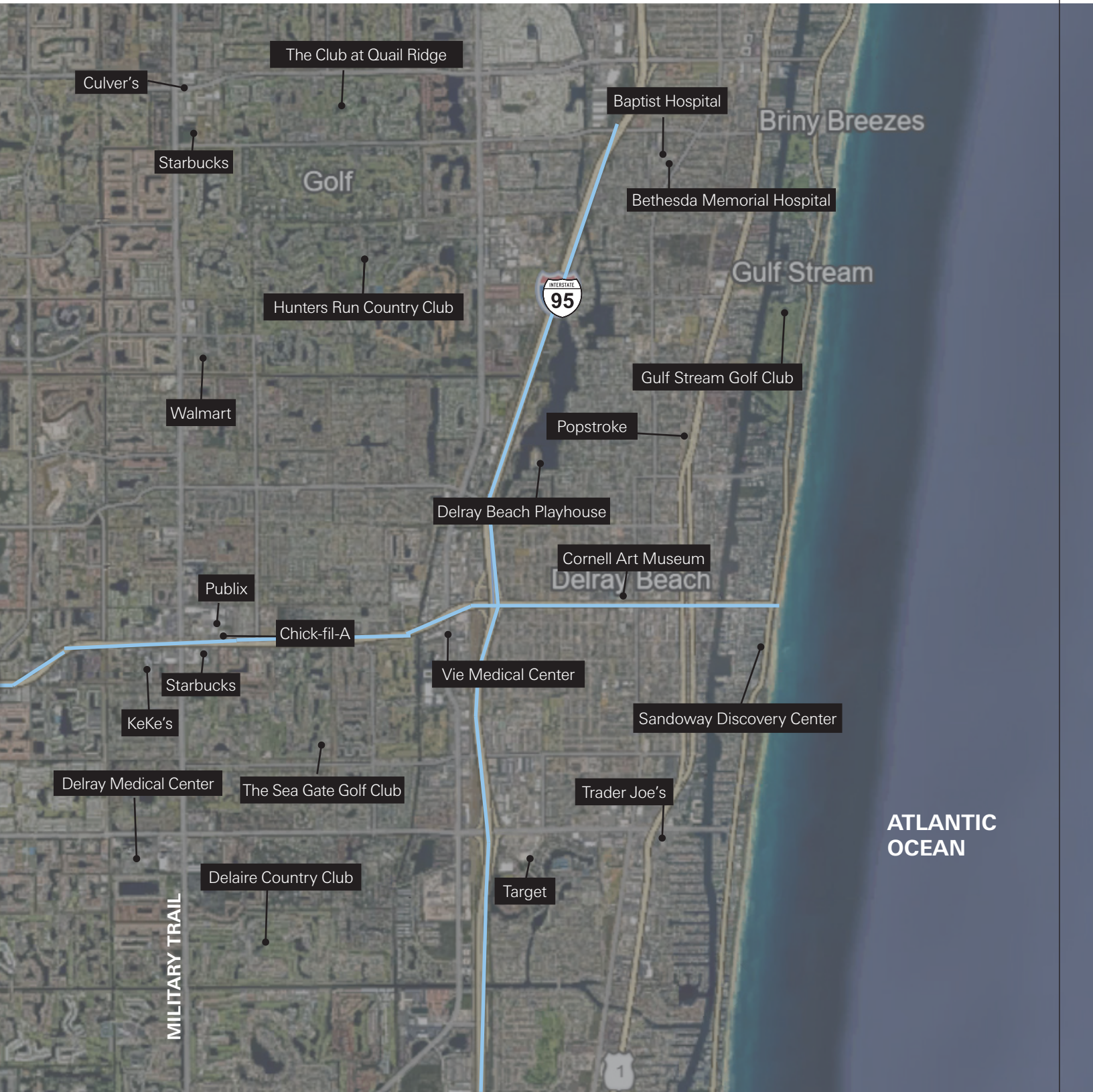


FLOOR PLAN/CLINIC DESIGN PLAN



LOCATION OVERVIEW





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Newmark has implemented a proprietary database and our tracking methodology has been revised. With this expansion and refinement in our data, there may be adjustments in historical statistics including availability, asking rents, absorption and effective rents. Newmark Research Reports are available at nmrk.com/insights.

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