

# A PREMIER MIXED-USE OFFICE DEVELOPMENT



Q1 2028 DELIVERY

## THE MODERN AT PALM BEACH GARDENS UNDER CONSTRUCTION

11200 RCA Center Dr., Palm Beach Gardens, FL

# CLASS A OFFICE SPACE FOR LEASE

- 200,000 SF 8-Story Mixed Use/Office
- 25,000 SF average floor size
- 10' floor to ceiling window line
- Highly-amenitized office space offering fitness center, conference center and rooftop patio
- Building signage available
- Monument signage available
- Hurricane resistant glass & 100% generator back up power



# PROPERTY HIGHLIGHTS



Strategically located off I-95 &  
PGA Boulevard



10,000 SF of premium casual  
restaurants & 7,000 SF of retail/  
fast casual onsite



I-95 East exit via RCA Blvd or  
from Kyoto Gardens Drive/  
Alternate A1A Alternate A1A



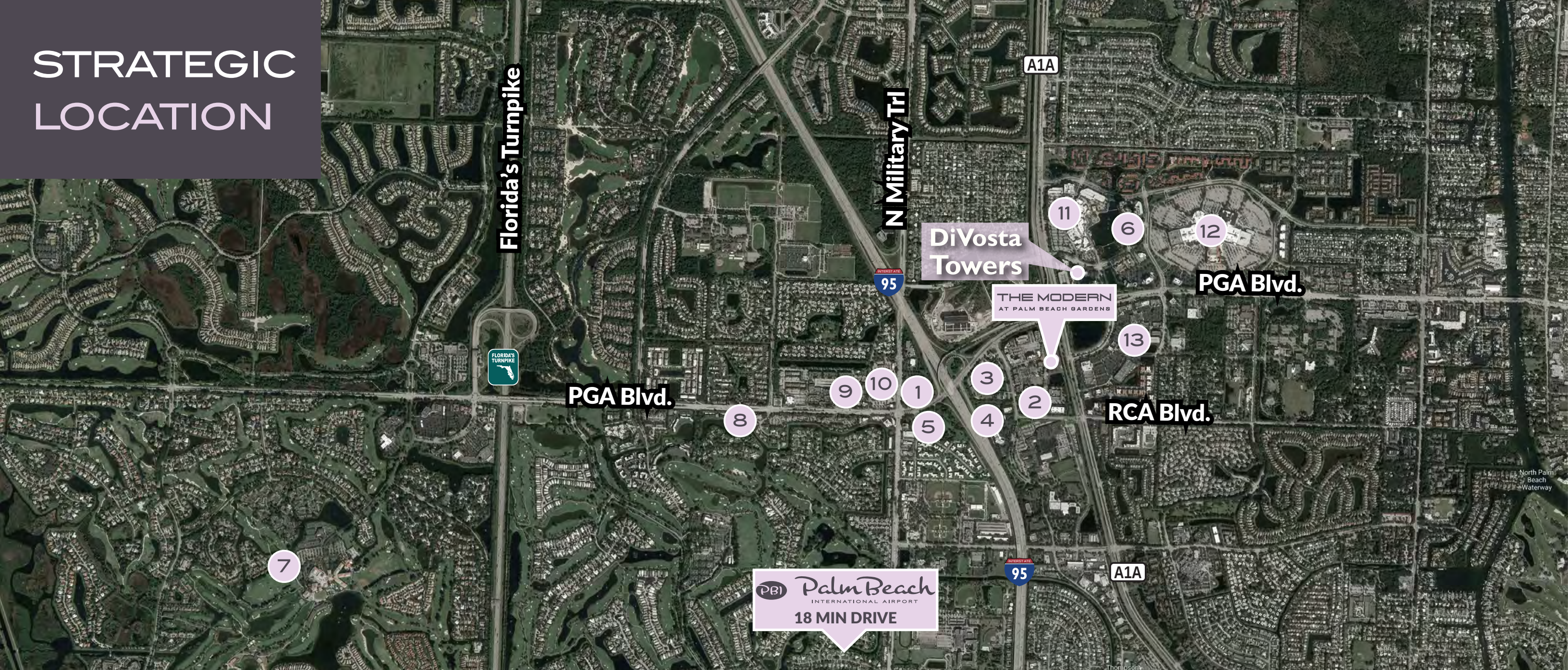
Palm Beach Gardens is home to  
14 championship golf courses,  
including PGA Resort & Spa



4/1,000 SF 838 car parking ga-  
rage with EV charging stations



# STRATEGIC LOCATION



**DIVOSTA TOWERS**  
3825-3835 PGA Blvd  
Existing Office Project

**1 DOUBLETREE**

**2 HAMPTON INN**

**3 RESIDENCE INN**

**4 MARRIOTT**

**5 EMBASSY SUITES**

**6 HILTON GARDEN INN**

**7 PGA NATIONAL  
RESORT & SPA**

**8 PGA COMMONS**

Kabuki Sushi Thai Tapas

Panera Bread

Prezzo

Prosecco Café

Rocco's Tacos & Tequila Bar

Spoto's Oyster Bar

The Cooper Craft Kitchen & Bar

**9 MAINSTREET  
AT MIDTOWN**

Blaze Pizza

Bonefish Grill

Chipotle Mexixan Grill

Christopher's Kitchen

J. Alexander's

Pei Wei Asian Kitchen

Saito's Japanese Steakhouse

Soul Good

Texas de Brazil

The Fresh Market

**10 PUBLIX**

**11 DOWNTOWN PALM  
BEACH GARDENS**

Avocado Cantina

Cheesecake Factory

Fro-Yotopia

Go Yummy

Grimaldi's Pizzeria

Phat Boy Sushi

Pura Vida Miami

The Spice & Tea Exchange

Subculture Coffee

Sweetgreen

Van Leeuwen Ice Cream

Voodoo Bayou

Whole Foods Market

Yard House

Lifetime Fitness

**12 THE GARDENS MALL**

Ben's Pizza

Bloomingdale's B-Café

Brio Italian Grille

California Pizza Kitchen

Charleys Philly Steaks

Chick-Fil-A

Chinatown

Chipotle Mexican Grill

Chop & Toss And Juice N' Greens

Cooper's Hawk Winery & Restaurant

Forty Carrots

Häagen-Dazs

Läderach Chocolatier Suisse

Mrs. Fields Cookies

Nordstrom's Café Bistro (eBar)

P.F. Chang's China Bistro

Shake Shack

Starbucks

Tap 42 Craft Kitchen + Bar

Tommy Bahama Marlin Bar & Store

Venchi

**13 LEGACY PLACE**

The Capital Grille

Chili's Grill & Bar

The Great Greek Mediterranean Grill

Coola FishBar

Eddie V's

Five Guys

Gelato Grotto

Jimmy John's

Sal's Italian Ristorante

Barnes & Noble Café

# EXPLODING GROWTH

## Bloomberg

“A \$100 billion wealth migration tilts U.S. economy’s center of gravity south.”

## THE WALL STREET JOURNAL.

“Wealth migration is translating into office demand as financial-services, wealth-management, and executive teams establish South Florida offices.”

## The Miami Herald

“South Florida continues to attract major corporate relocations and expansions, including finance, technology, healthcare, sports, and AI users”

# \$20.65B

Net income gained by Florida from latest IRS domestic migration data

# 300+

Hedge fund, private equity, and financial-services firms in Palm Beach County

# 3.3 MILLION

Person Labor Force



## PALM BEACH GARDENS NOTABLE TENANTS

STIFEL  NFP<sup>®</sup>  VIRTU  
FINANCIAL



J.P.Morgan

ROCKEFELLER  
CAPITAL MANAGEMENT





THE MODERN  
AT PALM BEACH GARDENS



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