15300 S JOG ROAD

MEDICAL OFFICE BUILDING • PROFESSIONAL OFFICE BUILDING

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NEWMARK

EXECUTIVE SUMMARY

THE OPPORTUNITY IS IMME
THE MARKET V

The Market Moment

South Florida's healthcare real estate landscape has fundamentally shifted. What was once a fragmented, practitioner-driven leasing market has evolved into one of the most competitive commercial real estate sectors in the state — and nowhere is that more evident than in western Palm Beach County. Driven by an unprecedented convergence of population growth, demographic aging, physician migration from northern states, and a near-complete absence of new medical construction, the gap between available quality space and provider demand has reached a critical inflection point.

Delray Beach stands at the epicenter of this imbalance. The city has grown by over 7% since 2020 and now counts nearly 72,000 residents — a figure projected to continue climbing as Florida maintains its position as the fastest-growing large state in the nation, having added 467,000 new residents in 2024 alone. What makes Delray Beach uniquely valuable to healthcare providers is not just the volume of growth, but the character of it. With a median age of 51.3 years and more than 28% of the population aged 65 or older, this community generates sustained, recurring, multi-specialty demand for healthcare services at a level that few markets in the Southeast can match.

At the same time, Palm Beach County's medical office market has tightened to a 94% occupancy rate, with asking rents rising more than 23% over the past five years. New medical construction has remained deliberately modest — developers have been reluctant to deliver speculative medical product into a market where entitlement timelines, construction costs, and specialized build-out requirements make ground-up development increasingly difficult to pencil. The result is a structural supply shortage that shows no near-term sign of resolution. For providers seeking a meaningful block of contiguous, purpose-built, move-in-ready medical space in this corridor — the inventory simply does not exist at scale.

Against that backdrop, 15300 S. Jog Road, Units 104, 105, and 106 represents something the market has not seen in some time: a rare, large-format, fully built-out medical suite available immediately in one of western Delray Beach's most established and accessible healthcare addresses.

The Property

Units 104, 105, and 106 combine to offer 6,507 rentable square feet of ground-floor medical office space in a Class B professional building that has operated as a de facto medical campus since its 2006 delivery. The suite is fully built-out and requires no capital investment to occupy — a distinction that carries enormous weight in the current environment, where tenant improvement costs have escalated sharply and build-out timelines routinely stretch six to twelve months or longer.

The interior layout reflects genuine clinical intelligence. A welcoming reception and patient waiting area sets the right tone from the first moment of patient contact. Six private offices accommodate physicians, mid-level providers, or administrative leadership. A dedicated nurses station and open clinical work zone support efficient patient flow. A break room, multiple storage areas, and two private restrooms complete a suite that functions as a turnkey operational environment across a wide range of specialties and practice models.

DIATE. THE SPACE IS READY.
VILL NOT WAIT.

The suite's ground-floor positioning — steps from the building's primary entrance — is a meaningful operational asset. Patient drop-off is direct and uncomplicated. Mobility-impaired patients, elderly patients, and high-volume clinical days are all accommodated without the friction of elevator dependency or long interior corridors. With 214 surface parking spaces serving the building, patient and staff parking is abundant and accessible — a detail that directly impacts patient satisfaction, appointment compliance, and practice growth.

Location and Accessibility

15300 S. Jog Road occupies a strategic position within western Delray Beach's most active medical and professional corridor — directly on Jog Road between Atlantic Avenue and Linton Boulevard, two of Palm Beach County's primary east-west arterials. For patients and providers alike, the accessibility profile is exceptional:

- Florida's Turnpike approximately 3 miles to the west via Atlantic Avenue (Exit 81), connecting the practice seamlessly to patients from Boynton Beach, Lake Worth, Wellington, and northern Palm Beach County.
- Interstate 95 approximately 6 miles to the east, opening the practice to patients traveling from Boca Raton, Deerfield Beach, and the full stretch of South Florida's coastal communities.
- Delray Medical Center minutes away to the southeast, establishing immediate proximity to one of the region's most active acute care facilities and the referral networks it generates.
- Bethesda Hospital West also within close reach, broadening the hospital-affiliated referral opportunity for the right provider.
- Surrounding Communities densely populated master-planned communities, active adult developments, country clubs, and established residential neighborhoods — a built-in, geographically captive patient population that does not require extensive marketing to reach.

This is a location that works in every direction. Whether a practice is drawing patients from the coast, the western communities, or the dense residential fabric immediately surrounding the building, 15300 S. Jog Road is where those patient flows naturally converge.

The Building Ecosystem

Perhaps the most underappreciated asset of this opportunity is the building itself. 15300 S. Jog Road has established itself over nearly two decades as a recognized healthcare destination in western Delray Beach. Current and recent tenants span orthopedics, podiatry, primary care, dental, cosmetic dentistry, and other specialties — creating an internal referral environment that a standalone office park or mixed-use building cannot replicate.

New occupants of Units 104–106 benefit immediately from this ecosystem. Patients already know the address. Neighboring providers already have referral habits oriented around this building. The professional credibility of arriving into an established medical environment — rather than opening in isolation — has measurable value for both new market entrants and expanding practices alike.

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INVESTMENT HIGHLIGHTS

1. Rare Scale in a Supply-Starved Market

At 6,507 contiguous SF on the ground floor, the suite represents one of the largest immediately available, fully built-out medical blocks in the western Delray Beach corridor. With the Palm Beach County medical office market operating at 94% occupancy and rents up more than 23% over five years, finding this size in this condition in this location is not a routine occurrence - it is a genuine market anomaly that informed tenants and healthcare organizations will recognize immediately.

2. Zero Build-Out Cost. Zero Delay.

The suite is fully built-out and operationally ready from day one. Reception, six private offices, a clinical work zone, nurses station, break room storage, and two private restrooms are all in place. In a market where medical build-out cots have surged and permitting timelines stretch six to twelve months, the ability to open without spending a dollar on construction represents a six-figure financial advantage and an irreplaceable head start on revenue generation.

3. A Patient Base That Is Already There

The surrounding community is not a growth projection - it i an existing, dense, economically stable population with immediate healthcare needs. A median age of 51.3 years,, wit over 28% of residents aged 65 o older and a median household income of $82,000, describes a patient base that is insured, motivate, and actively seeking quality care close to home. Providers do not heed to build this market. They need to show up for it.

4. Unmatched Regional Accessibility

The Florida Turnpike approximately 3 miles west and I-95 approximately 6 miles east place this practice within comfortable reach of patients across all of southern Palm Beach County and norther Broward County. For any practice building a regional referral base - or seeking to consolidate multiple satellite locations into a single, well-positioned hub - the accessibility profile of this address is difficult to match anywhere in the submarket.

5. A Built-In Referral Ecosystem

Moving into 15300 S. Jog Road means joining a functioning medical community, not starting from scratch. Orthopedic, pediatric, dental, primary care, and specialty co-tenants create natural referral pathways from the first day of occupancy. Patients who visit one provider in the building are already in the habit of returning - and referring. That patient familiarity with the address has compounding value that grows over time.

6. Hospital Proximity Drives Volume

Direct proximity to Delray Medical center and Bethesda Hospital West is not incidental - it is a volume driver. Discharge follow-up appointments, specialist referrals, pre-surgical consultations, and post-acute care coordination all flow more efficiently when the outpatient practice is minutes form the hospital campus. For the right provider, this proximity alone can meaningfully accelerate new patient acquisition.

7. Structural Market Tailwinds

The forces driving demand for medical space in this market are not cyclical - they are demographic and structural. Florida's population will exceed 25 million by 2030. Palm Beach County's aging population continues to grow. Independent provider demand for quality outpatient space is accelerating. And the construction pipeline for new medical product remains thin. Providers who secure quality space now, at today's leas rates, in proven locations are positioning themselves ahead of a demand curve that has nowhere to go but op.

IDEAL TENANT PROFILE

— Multi-physician group practices seeking a flagship or consolidation location
— Specialty practices entering the South Florida market for the first time
— Health systems and hospital networks expanding their outpatient presence
— Behavioral health, rehabilitation or therapy practices serving an aging population
— Established providers ready to upgrade from smaller, less accessible or aging space
— Private equity-backed healthcare platforms building a regional footprint

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:

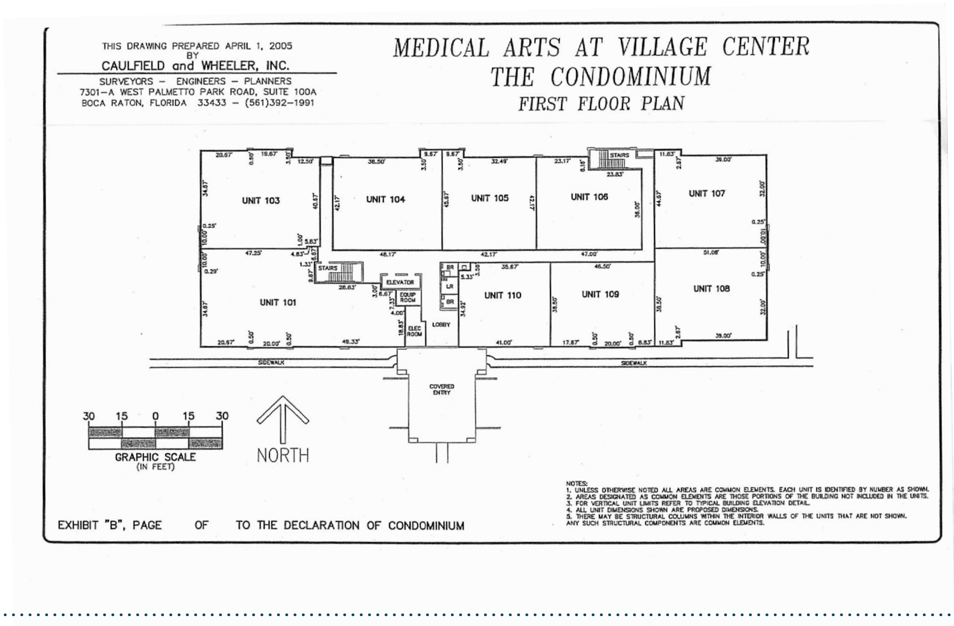
- Unit owner pays electric
- CAM + Taxes: $10,593.37/quarter

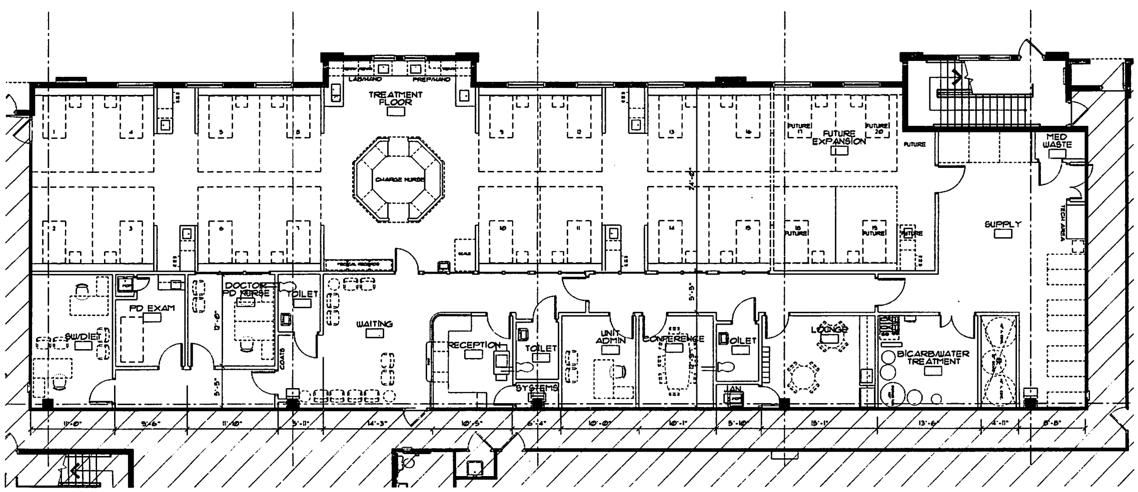
2025 Ad Valorem = Non-Ad Valrem Taxes

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

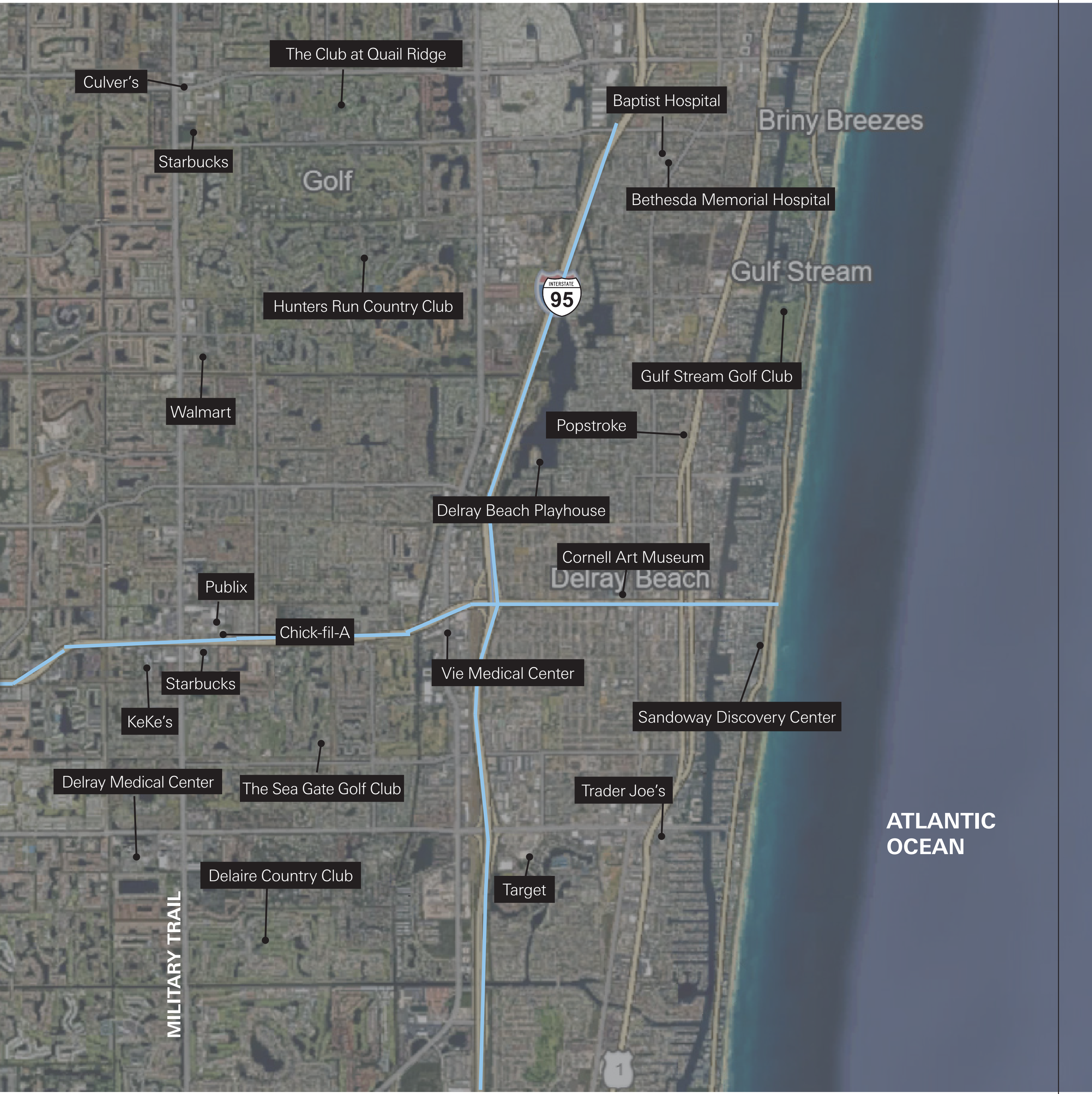
INTERIOR PHOTOS

FLOOR PLAN/CLINIC DESIGN PLAN





LOCATION OVERVIEW


The Club at Quail Ridge
Culver's
Baptist Hospital
Briny Breezes
Starbucks
Golf
Bethesda Memorial Hospital
Gulf Stream
95
Hunters Run Country Club
Gulf Stream Golf Club
Walmart
Popstroke
Delray Beach Playhouse
Cornell Art Museum
Delray Beach
Publix
Chick-fil-A
Vie Medical Center
Starbucks
KeKe's
Sandoway Discovery Center
Delray Medical Center
The Sea Gate Golf Club
Trader Joe's
ATLANTIC OCEAN
Delaire Country Club
Target
MILITARY TRAIL
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ABOUT PALM BEACH COUNTY

Palm Beach County is the third most populous county in the state of Florida consisting of 38 cities and towns. A distinctive balance of calm suburban communities and fast-pace metropolitan districts, offers unique business opportunities Palm Beach County provides an array of different activities that are sure to please both business owners and employees.

Downtown West Palm Beach

Opened in 2004, the Palm Beach County Convention Center offers state-of-the-art amenities for conventions, trade shows, meetings and social events. This 350,000 square foot, modern convention center is a popular event venue with its 100,000 square foot exhibit hall, 22,000 square foot ballroom and 23,000 square feet of flexible breakout space. Adjacent to the Convention Center is the Kravis Center for the Performing Arts, which is a premier multi-purpose facility in the Southeast. It includes the 2,195-seat Dreyfoos Hall, 305-seat Rinker Playhouse, 1,400-seat Grossman Theater, and the Cohen Pavilion with a total of 25,000 square feet of meeting and event space.

Shopping

Adjacent to the Convention Center is CityPlace, a European-style town center featuring more than 100 shops, restaurants and entertainment venues. If you are looking for a good deal, the newly opened Palm Beach Premium Outlet Center offers an outdoor shopping experience with a range of shops from Saks Fifth Avenue to the Gap. If a traditional mall is more suited to your tastes, The Gardens Mall, is just a short drive away. Located in Palm Beach Gardens, the mall offers 160 retail shops and restaurants. For those looking for a bit of luxury, just over the bridge to Palm Beach lays one of the most beautiful shopping venues in the country, Worth Avenue. The avenue's romantic views and celebrated boutiques offers the best of fashion, art, antiques and fine dining in an atmosphere rich with charm and historic glamour.

Travel

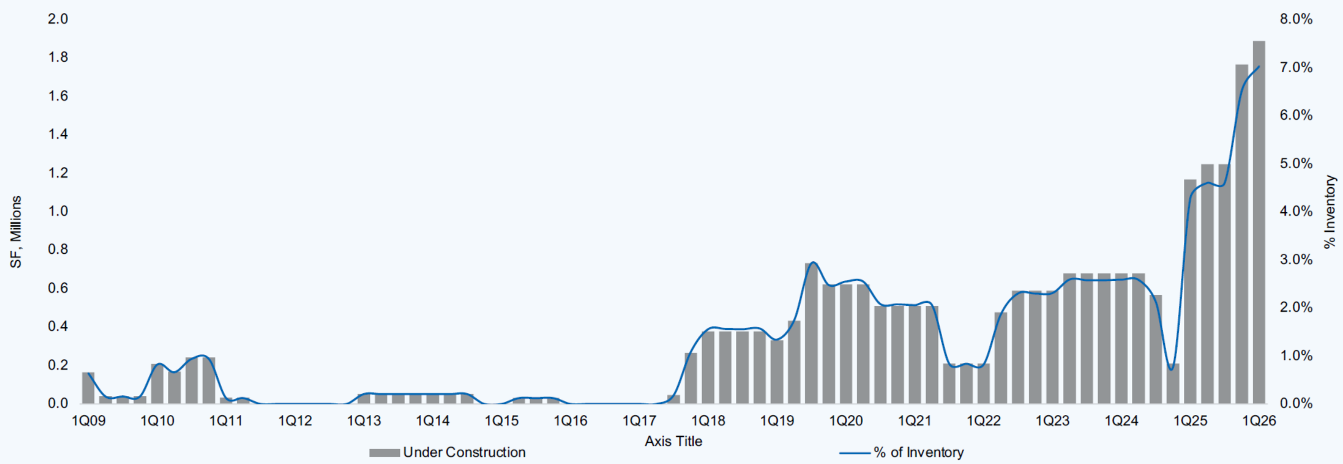
Palm Beach International Airport serves over six million passengers each year through 14 domestic and international airlines. Port of Palm Beach is the fourth busiest port in Florida, visitors can sail away for weekend getaways to the Bahamas on a Celebration Cruise, or just have a night of fun on the Island Breeze Casino which leaves port twice daily for lunch and dinner cruises.

PALM BEACH COUNTY OFFICE MARKET

Market Snapshot 1Q26	Inventory 26.9M SF	Overall Vacancy 14.3%

Palm Beach office leasing activity totaled 716,128 SF in the first quarter of 2026, while outperforming the 16-year first quarter average by 4.3%. Flight-to-quality demand persists with Class A properties leading in activity.

UNDER CONSTRUCTION AND % OF INVENTORY



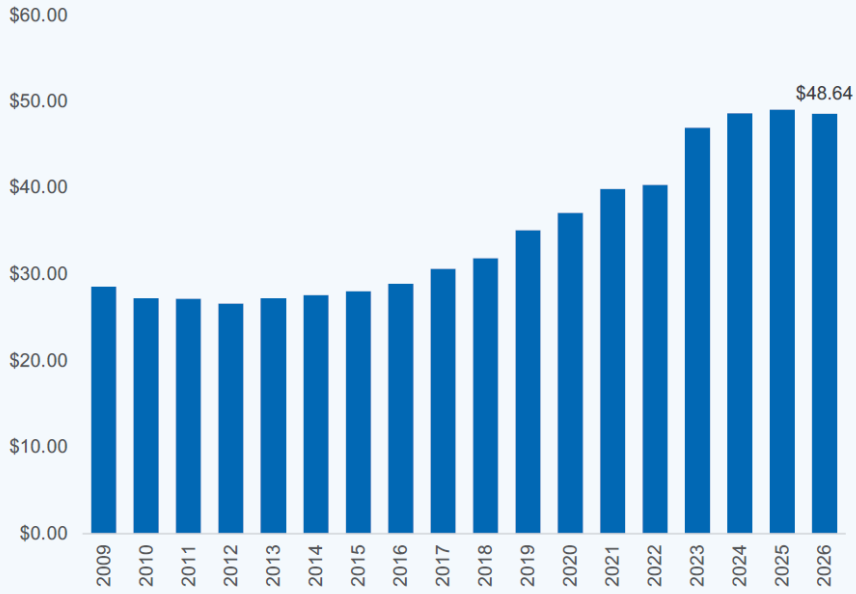
Source: Newmark Research; CoStar

YTD Net Absorption
71,164 SF

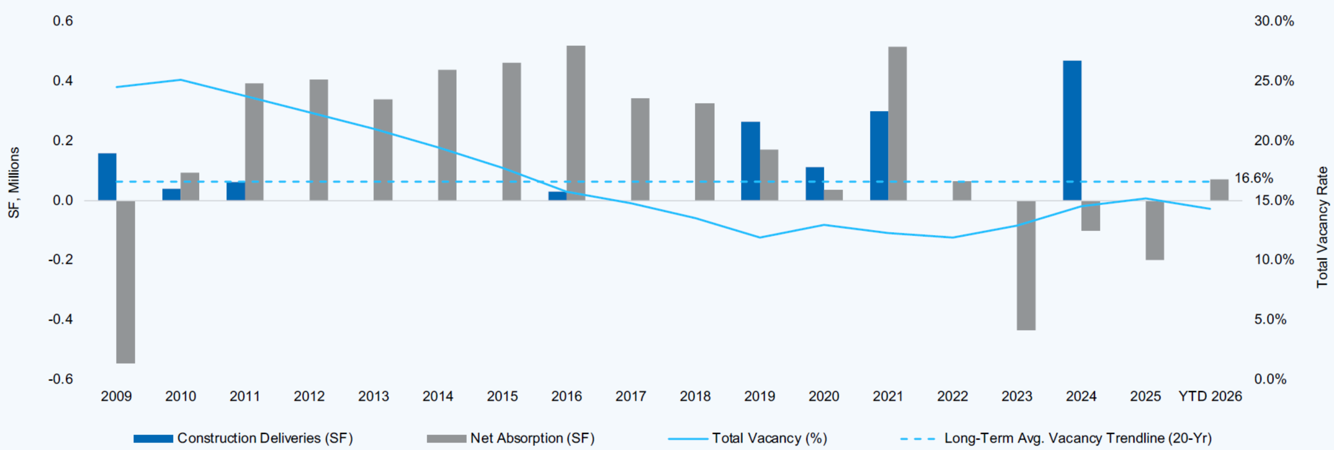
AVG Asking Rent
$48.64 SF

Under Construction
1.9M SF

AVERAGE ASKING RENT, $/SF, FS



HISTORICAL CONSTRUCTION DELIVERIES, NET ABSORPTION & VACANCY



MEET THE TEAM

Brokerage Services

ALAN H. LONG

Alan H. Long serves as a managing director with Newmark Brokerage in South Florida, where he focuses on industrial, office, medical and land property dispositions/acquisitions. Mr. Long and his team have represented clients in transactions valued at over $1 billion. His unique skill set has allowed him to assist his clients throughout the entire United States. As an experienced managing director on the Newmark Brokerage/Investment sales team, Mr. Long has extensive relationships with institutional clients, Fortune 500 companies and regional/local firms. He is a top performer within Newmark and an expert in representing sellers and buyers, contract negotiation and real estate development.

HAMILTON LONG

Hamilton Long joined Newmark in 2023 and currently serves as an Associate in the company’s South Florida, office. Hamilton is an experienced commercial real estate broker with a proven track record of successful transactions. Expert in analyzing market trends, identifying investment opportunities, and negotiating deals that maximize value for clients. Passionate about connecting businesses with their ideal spaces and providing strategic insights to achieve their real estate goals. Dedicated to delivering exceptional service and building lasting relationships in the industry.

Hamilton came to Newmark after serving as a Research Analyst Intern for three years, where he was responsible for gathering information from local and regional markets.

Research

LISA DENIGHT

CHING-TING WANG

Marketing

MARTA SOFI

PENNY EZELL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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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