

# PEMBROKE CAPITAL INC.

Real Estate and Capital Markets Expertise

## 4200 RCA Boulevard Palm Beach Gardens, FL

June 2009

### 4200 RCA Boulevard

MSA: West Palm Beach  
Type: Office Complex  
(2) Buildings  
Total Size: 114,518 sf  
Site Area: 6.20 acres  
Parking: 402 surface  
Built: 1996



### *Land purchase leaseback to provide re-tenanting capital.*

- This two building office complex built in 1996 is visible from its I-95 frontage 14 miles from Palm Beach International Airport.
- Two tenants occupy one building each: Wackenhut Corporation occupies 84% of the property (96,118 sf) and Office Suites Plus Properties, Inc. occupies the remaining 16% of the property (18,400 sf).
- Pembroke Capital Inc. structured the transaction as advisor to Lexington Realty Trust (NYSE-LXP) and a private capital management company.

**Purchase Price: \$4,750,000**

**Purchase Price psf: \$17.59 psf land**

**\$41.48 psf building**

**Lease: Unsubordinated ground lease**

**Term: 30 years commencing 6/30/2009**

**Options: (2) 10 year extensions**

**Repurchase Options: Years 5 and 6**

### Pembroke Capital Inc.

Philadelphia (610) 527-2012

Dallas (972) 310-1464

Chicago (312) 351-4171

[www.pembrokecapitalinc.com](http://www.pembrokecapitalinc.com)

