

50  
YEARS  
SINCE 1973

2023  
*Year in Review*



PEBB ENTERPRISES

# 2023

## Letter from Ian



**Ian Weiner, PEBB Enterprises**  
President & CEO

In 2023, PEBB Enterprises reached major milestones as a company and through our transactional and development activities. Internally, we now have **our largest team of employees in PEBB's five-decade history** after making numerous important corporate additions. From a portfolio standpoint, we closed (in partnership with BH Group) the **acquisition of Office Depot's headquarters** in our home base

Structures Awards event. PEBB, BH Group and Related Group plan a transformative mixed-use development that will unlock the tremendous potential of the entire site within the Park at Broken Sound. Stay tuned for more exciting details about this project.

**Real estate is truly a team sport**, and our 2023 Year in Review sheds light on the team members

“

*Real estate is truly  
a team sport*”

of Boca Raton and advanced several impactful projects across the state.

The Office Depot campus acquisition was particularly exciting, as the transaction ensures an important employer will remain in Boca Raton for the foreseeable future.

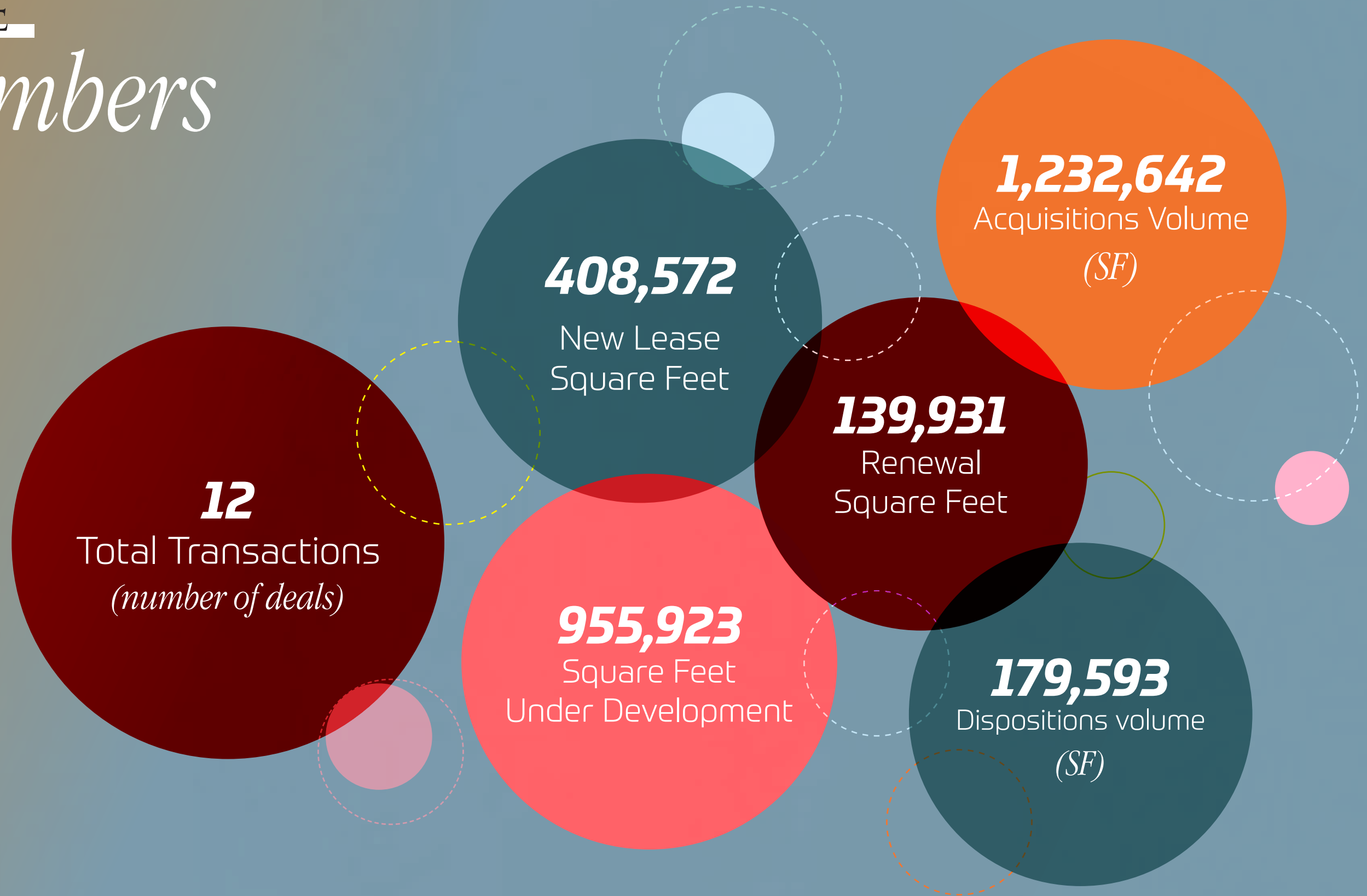
We were thrilled that this acquisition won the **2023 Terry Stiles Deal of the Year Award** during the annual South Florida Business Journal

and partners who enable PEBB to grow and enhance the communities we operate in. We look forward to a new year with anticipation and sincere gratitude for each of you.

Here's to a 2024 filled with opportunity – especially in Florida.

BY THE

# Numbers



**NEW TEAM**  
*Members*



**Misti Gray**  
*Senior Property Manager*  
February 2023



**Jeanine Schwager**  
*Senior Property Accountant*  
March 2023



**Thomas Chan**  
*Chief Accounting Officer*  
March 2023



**Laura Giardi**  
*Property Manager*  
April 2023



**Louis Traficante**  
*AP & Operations Specialist*  
May 2023



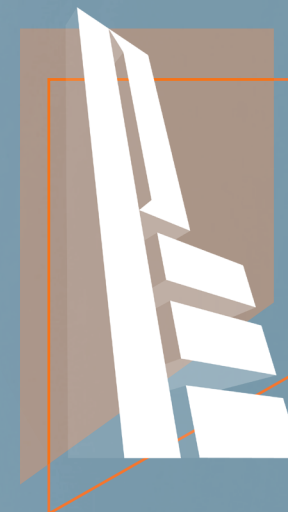
**Bret Fischer**  
*Director of Asset Management*  
June 2023



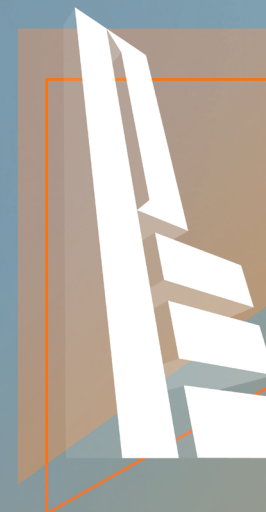
**Adam Starr**  
*Vice President of Leasing/  
Senior Director*  
August 2023



**Florence Motavali**  
*Vice President/  
Operations Controller*  
August 2023



**Frank Sixta**  
*Chief Building Engineer/  
Property Manager*  
April 2023



**Greg Lemoine**  
*Building Engineer  
(Office Depot)*  
April 2023

OUR

# Partnerships

Real estate is the ultimate team sport, and PEBB is fortunate to partner with numerous best-in-class developers on impactful projects.

In 2023, PEBB formed new partnerships and expanded existing relationships for significant developments including the Office Depot campus redevelopment, HUB Miami, Ocean Walk redevelopment, Shoppes @ the Heart of Tradition and more.

PEBB looks forward to working closely with our partners and accomplishing incredible things together in 2024.

**Our valued partners include:**

- *Banyan Development*
- *BH Group*
- *Contrarian*
- *Falcone Group*
- *Related Group*
- *Sagamore Hill Partners*
- *Somera Road*
- *The John Buck Company*
- *Tortoise Properties*



# ACQUISITION SPOTLIGHT

## *6600 North Military Trail*



In April 2023, PEBB Enterprises and partner BH Group completed the \$104 million acquisition of the Office Depot headquarters campus in Boca Raton. The transaction includes an agreement to lease back a significant portion of the campus to Office Depot.

Located at 6600 N. Military Trail, the campus includes 650,000 square feet of office buildings on nearly 29 acres overlooking the Broken Sound Country Club's golf course. It features an array of amenities for future office tenants to enjoy, such as a state-of-the-art fitness center, cafeteria, auditorium, many conference rooms and covered parking. Office Depot agreed to a long-term lease back for 285,000 square feet as part of the transaction.

The joint venture also won the South Florida Business Journal's Terry Stiles Deal of the Year Award during

the publication's annual Structures Awards event. The award is given to companies behind the year's most impactful individual real estate transaction. PEBB and BH were recognized for the Office Depot headquarters acquisition.

This complex transaction was a labor of love for the city PEBB calls home, and the team was excited to propose a dynamic mixed-use project that will truly unlock the vast potential of this unique and important site.



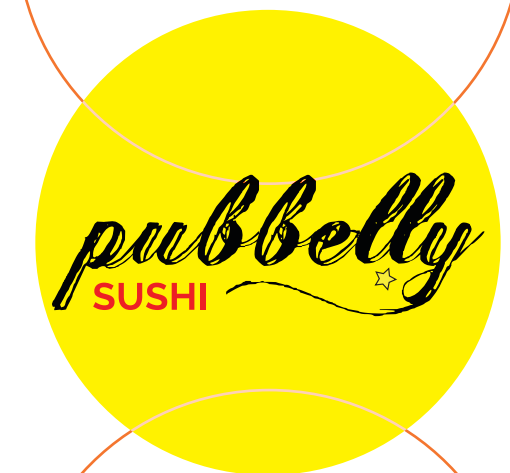
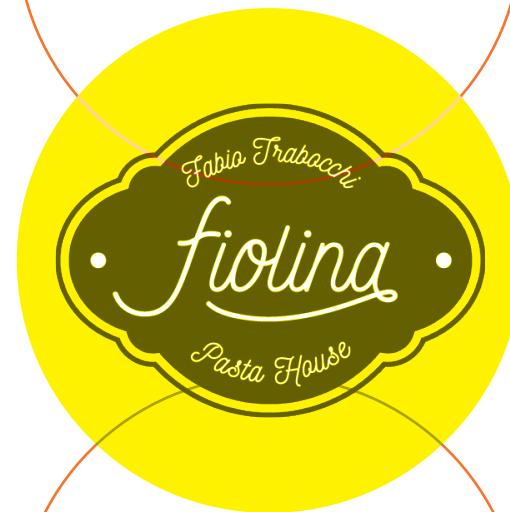
# RESTAURANT *Row*

Over the last year, PEBB Enterprises fully leased and completed construction of its highly anticipated Restaurant Row project in Boca Raton. Restaurant Row tenants include Fiolina Pasta House, Lebanese concept Shabibi, El Camino Mexican Soul Food and Pubbelly Sushi.

The 22,500-square-foot ground-up development is located at 5377 Town Center Road, adjacent to the Town Center at Boca Raton. Fiolina Pasta House and El Camino have opened their doors, while Shabibi and Pubbelly Sushi are nearing completion of their tenant

buildouts. The full project should be open during the first quarter of 2024. PEBB acquired the 1.94-acre project site for \$2.35 million in June 2021.

In addition to Restaurant Row's proximity to Town Center, the project is also just minutes away from more than 2.5 million square feet of office space and four hotels. It is also directly at the base of the 145,000-square-foot Two Town Center office building. Restaurant Row has easy access to I-95, which gives tenants the ability to service customers from West Palm Beach to Fort Lauderdale.





OUR  
*Tenants*

- *Fiolina Pasta House*
- *El Camino*
- *Pubbelly Sushi*
- *Shabibi*



# PEBB IN THE *News*

March 13, 2023

Florida Trend: PEBB Enterprises and Banyan Development Sign Aldi as Anchor for Shoppes @ the Heart of Tradition

April 6, 2023

The Real Deal "PEBB, BH buy Boca Raton's Office Depot HQ for \$104M"

May 3, 2023

GlobeSt/Real Estate Forum "Influencers in Retail – PEBB Enterprises"

May 10, 2023

Palm Beach Post "PEBB's spending spree in Boca: Office Depot space, Restaurant Row among many purchases"

October 19, 2023

Sun Sentinel "A First Look at El Camino Coming to Boca Raton's Restaurant Row"

August 14, 2023

Sun Sentinel "Hungry for higher-end dining? Boca Raton's new Restaurant Row to open by end of year"

July 11, 2023

Shopping Center Business "PEBB, Banyan Underway on 10-Acre Mixed-Use Project in Delray Beach, Florida"

November 6, 2023

Palm Beach Post "PEBB Enterprises names two new VPs"

December 15, 2023

SFBJ "Boca Raton growing to meet opportunity"

December 29, 2023

The Real Deal "Related, PEBB and BH plot Boca's Office Depot campus redevelopment"

# AWARDS &

## Recognitions



One of the highlights of 2023 occurred in September, when PEBB and BH Group were selected as winners of the **South Florida Business Journal's Terry Stiles Deal of the Year Award** during the publication's annual Structures Awards event. The joint venture received the honor for its \$104 million acquisition of the Office Depot headquarters campus in Boca Raton, as the award judges recognized the complexity and impact of the transaction. PEBB Chief Investment Officer Eric Hochman was on hand at the event to accept the award on the venture's behalf.

PEBB was also recognized by national commercial real estate publication GlobeSt/Real Estate Forum as one of its **2023 Influencers in Retail honorees**. Each year, the publication recognizes the individuals and companies making the biggest impact on the retail sector. PEBB

has earned this distinction multiple times. In November, PEBB brought home two awards for the Research Park at FAU and Eighteen Zero One Military Trail during the **Building Owners & Managers Association's (BOMA) The Outstanding Buildings of the Year (TOBY®) gala**. Property Manager Laura Giardi manages Research Park at FAU, and Senior Property Manager Misti Gray oversees Eighteen Zero One Military Trail. Both attended the gala and accepted the TOBY awards on PEBB's behalf.

*Serving you for  
50 Years*

50  
YEARS  
SINCE 1973



7900 GLADES ROAD, SUITE 600  
BOCA RATON, FL 33434  
(561) 613-4020