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## Credit a Boy Scout with bringing big-ticket babies to Jupiter.

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**Ben Wacksman** earned the squeaky-clean sobriquet while a Hillsborough County commissioner back in 1998. Now president and CEO of Tampa-based **Capital Realty Investors LLC**, Wacksman had focused on west Florida deals.

No more. In December, Capital Realty snapped up a 2-year-old mid-rise at 150 U.S. 1 - Riverwalk - for \$8.8 million.

"We saw a lot of opportunity in West Palm and especially Jupiter," says Wacksman. His faith is borne out by tenant figures: Empty at the time of sale, the building is now 80 percent to 85 percent leased.

The latest lessee? Baby Universe, which was bursting at the seams in its Miami headquarters, even before buying out PoshTots and Dreamtimebaby.com last year.

The company's pint-size offerings generate big-time tabs. A bed fashioned after a gingerbread cottage goes for a cool \$9,350. A pink and blue chenille Teapot Tuffet - as in Ms. Muffett's famed ottoman - goes for \$325.

Lucky for mom and dad, the wealth management arm of SunTrust Banks Inc. is nearby. It leases an entire floor of the building.

Wacksman, once quoted as saying, "Lifestyle is more important now than tax incentives to relocating companies," thinks Jupiter's focus on preservation will continue to attract 24-karat tenants. "Not only is it good citizenship, it makes for good business," Wacksman says.

"Think about Riverwalk. The reason it is so valuable is that it is built on the waterfront, and it preserves access."