



CAPITAL REALTY INVESTORS, LLC.

Creating Value Through Real Estate

OFFICE

"Riverwalk Center is the number one property in one of the strongest growth markets in Florida, in northern Palm Beach County. The direct waterfront location is nearly impossible to recreate." Ben Wacksman, President of Capital Realty Investors

Riverwalk Center at Jupiter Yacht Club

A 35,000 square-foot luxury office building on the Intracoastal waterfront in Jupiter, in northern Palm Beach County. The property is adjacent to the Jupiter Yacht Club, a \$250-million mixed-use development that includes luxury high-rise residences, a 70-slip yacht marina, restaurants/retail, and a future five-star hotel. Riverwalk Center is also at the start of Jupiter's 2.5 miles-long planned Riverwalk that is expected to serve as an epicenter for the coastal community.



Riverwalk Center, located on US 1, offers an elegant office setting with the Tuscan-inspired building featuring arched windows, wrought iron, and private terraces overlooking the water and mangrove preserves. Inside is a club-like atmosphere with tray ceilings, chandeliers, rich wood tones and floor-to-ceiling views. Outside are promenade benches along Jupiter's Riverwalk, a covered pedestrian dock, and the exclusive marina from which tenants can even sail or motor to work.

Jupiter's Riverwalk has been master planned to include an entertainment district, an urban park, observation areas, docks, residences, restaurants and retail, and natural preserved areas. Riverwalk Center was part of the first Riverwalk phase, with the next phase currently in final planning stages.

Major Tenants

- Asset Managements Advisors, a subsidiary of SunTrust Banks
- Baby Universe - Leading online retailer

"The amenities of downtown Tampa without the commute."

Palm Lake at Tampa Palms

An 86,000-square foot, Class-A suburban office building in one of Tampa's most prestigious and affluent neighborhoods. The building is uniquely positioned to offer the amenities of downtown office space without the lengthy commute. The three-story



building is designed with rich burgundy limestone and glass, with its V-shape allowing for an abundance of windows. Inside is a soaring atrium and balconies on each floor.

Situated on more than seven acres, the property features a lake and enormous 100-year old Oak trees providing canopies around the building. The building is near to a golf course and country club.

Major Tenants

- Jaeb Health Research Center
- Johnny B. Byrd Alzheimer's Research Institute
- UBS Paine-Weber
- The Tampa Tribune
- HS Dent Publishing LLC

- Luttrell Capital Management
- Intellispace Solutions - turnkey flex office space
- Mutual of Omaha

IntelliSpace Solutions, Tampa

“I don’t want to own a forklift anymore. I want to run as streamlined a business model as possible.”

Jimmy Jones, successful entrepreneur and tenant of IntelliSpace

IntelliSpace offers flex office space -- turnkey office suites ready for immediate move-in and complete with top-notch furniture, computers and copiers, telephone lines, tech support, administrative assistance, a mail room, full kitchen and even concierge services. Situated in the desirable Tampa Palms suburb of Tampa, IntelliSpace has 18 business suites ranging in size from 900 square feet to 14,000 square feet, with short-term and flexible leases. Located just minutes from I-75 and I-275, IntelliSpace offers the perfect solution for executives requiring office space quickly, or those desiring space flexible enough to accommodate different business cycles.

Big amenities for businesses of any size:

- Full-time receptionist
- Attractive lobby/reception area
- Telephone answering services
- Furnished offices
- Fully-furnished conference room
- Fully-furnished kitchen
- Confidential work areas
- Copiers, printers, fax machines and scanners
- Postage machine, mail delivery and package receipt
- T1 Lines
- Digital telephones & 800 numbers
- Data storage and automatic nightly backups
- Complete computer networks; IT maintenance and support

- Concierge services
- Administrative support -- business letter writing, meeting facilitation, database management, PowerPoint & Excel presentations, desktop publishing, assistance with travel arrangements
- Telecommunications -- conference calling, speakerphone, multi-line capacity caller ID, call-answering options including direct to office or staff member or through IntelliSpace switchboard with professional receptionist
- Optional:
 - E-mail accounts
 - Web hosting
 - IT Support Services (technology planning, disaster planning, database development, etc.)

“It’s like having a lot of virtual employees.”

Capital Centre at SoHo

A Florida “Gold Aurora” award recipient with over 5,700 square feet of breathtaking executive office space in the heart of Tampa’s SoHo district. Featuring an entrance rotunda with a soaring 35-foot atrium, a kitchen, private executive fitness center and terraces, the building’s unique architecture and contemporary interior design make it an exceptional boutique office property. The signature building is in the heart of Soho, or South Howard Ave., which runs North-South and is Tampa’s most popular dining and entertainment district.

Capital Centre was purchased in 2006 to serve as Capital Realty Investors’ executive headquarters.

Grand Oak at Hidden River

A 68,000 square-foot, Class-A office building in Tampa situated in the prestigious Hidden River Corporate Park, a 513-acre award winning campus recognized as the city's premier corporate park. Grand Oak is located at the entrance to the corporate park, which is flanked by I-75, one of Tampa's main thoroughfares, and by the University of South Florida which is a major source of qualified employees and business resources. The park has more than 300 acres of conservation areas with Grand Oak situated on 6.5 acres.

The three-story building features a reflective glass façade, a richly appointed atrium, and interior features including a wood dome ceiling, Italian slate flooring, and relaxation areas with views of the garden and patio area, and a scenic pedestrian bridge leading to a pond and preserve.

Grand Oak at Hidden River is in a northern area of Tampa popular for its vicinity to high-end housing and easy access to the downtown business center and the airport. Neighboring tenants within Hidden River Corporate Park include Bausch & Lomb, Bear Stearns & Company, and Walt Disney Attractions among others.



RETAIL

Featuring the newest in gourmet grocers with selections from around the world.

The Marketplace at Cypress Creek Shopping Center, Tampa

A grocery-anchored retail center with approximately 75,100 square feet of retail space situated in a master-planned community in Tampa called Sun City Center. The shopping center features Sweetbay Supermarket, the new, gourmet grocery subsidiary of Kash-N-Karry, one of Florida's largest supermarket chains. Sweetbay is a hybrid of a specialty store and a traditional grocery store. It features Nature's Place, a store-within-a-store with organic food choices; a Neighborhood Deli with cheeses from all over the world; an extensive Harvest Market fresh produce section; a Seafood Market; diverse ethnic offerings; private label selections and more.

In addition, the Marketplace at Cypress Creek offers a variety of other retail conveniences from florist and video rental to AAA, an animal hospital, and more. The Marketplace at Cypress Creek is located off College Avenue, the main artery which connects thoroughfares I-75 and 301 in Tampa.

Major Tenant

Sweetbay Supermarket

INDUSTRIAL

Airport Corporate Center, Tampa

A six-building, 107,540 square-foot industrial flex center within one mile of Tampa International Airport in an industrial zone. Situated on several acres, the center offers a corporate setting that is an ideal location for small to mid-size companies seeking office, distribution or manufacturing space, or a combination of those uses. Flex space ranges from 800 sq. ft. to nearly 15,000 sq. ft., with the six one-story buildings offering both grade-level and dock-high loading options. The Airport Corporate Center is also near Tampa's major transportation arteries.

The complex has attracted a wide array of tenants ranging from the St. Petersburg Times and Pepperidge Farms, to laboratories, services businesses, a training institute and even retail.

Major Tenants

- Pepperidge Farms
- St. Petersburg Times
- INTI-International Network Training Inc.
- Upman Enterprise
- Severn Trent Laboratories

HOTEL

Radisson Bay Harbor Hotel

A 257 room, full-service hotel with stunning views overlooking beautiful Tampa Bay. Situated in a prime location on the Courtney Campbell Causeway, the Radisson Bay Harbor Hotel is convenient to beaches, golf and major attractions such as Busch



Gardens, the Florida Aquarium, Salvador Dali Museum, the Tampa Museum of Art, and historic Ybor City. It is also just minutes from Tampa International Airport. In addition, the hotel is home to the legendary Crabby Bill's Seafood Restaurant, where guests can enjoy some of the best sunsets north of Key West in a casual Tiki hut atmosphere.

Radisson Bay Harbor Hotel features a swimming pool, beach volleyball, jet skis and watersports, and a fitness center overlooking Tampa Bay. Other conveniences include a business center and gift shop.

