

IBS Investment Bank Pre-Finances \$4.6MM for 32,000+ sqft Office Complex in Pembroke Pines, FL



Comunidad Building, Pembroke Pines

March 2023: IBS Real Estate Investment Co., LLC, a subsidiary of IBS Investment Bank, is pleased to present The Village at Sandhill to qualified institutional investors and buyers for discussion. Located in the heart of South Florida, the multi-building property at 8527-8569 Pine Boulevard, Pembroke Pines, Florida, is approved for financing up to \$4.6MM by IBS Investment Bank.

Investment Highlights

- **Desirable Asset:** The Class 'B' two-story office complex is located in Southwest Broward County, Florida, is 32,656 square feet, situated on 2.08 acres.
- **Location:** The buildings are situated on Pines Boulevard, the major thoroughfare of Pembroke Pines, just west of University Drive, easily accessible via NW 86 Avenue. Other uses in the project are retail, restaurant, bank, and health care.
- **Zoning:** The B2 zoning allows for permitted uses such as retail, offices, services, schools, houses of workshops, adult/children daycares, etc.
- **Value-Add Opportunity:** The Comunidad Building offers investors a significant upside below CPSF value for a high-quality, rapidly growing regional destination in a thriving submarket.
- **Flexible Investment Structure:** Opportunity for Acquisition, Co-GP, or LP investment.

Soft Investment Offering

The Comunidad Building is being presented to IBS, N.A. institutional investors, and portfolio clients as a closed, off-market offering for sale or joint-venture consideration. For interested buyers, the property is pre-approved for financing of up to \$4.6MMUSD, with closing expected to occur within 21 days of receiving an executed contract and financing package. In addition, joint venture and co-investment opportunities will be disclosed to well-qualified investors. The soft offering will close on April 30, 2023.

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