



THE CENTRE

AT ABACOA

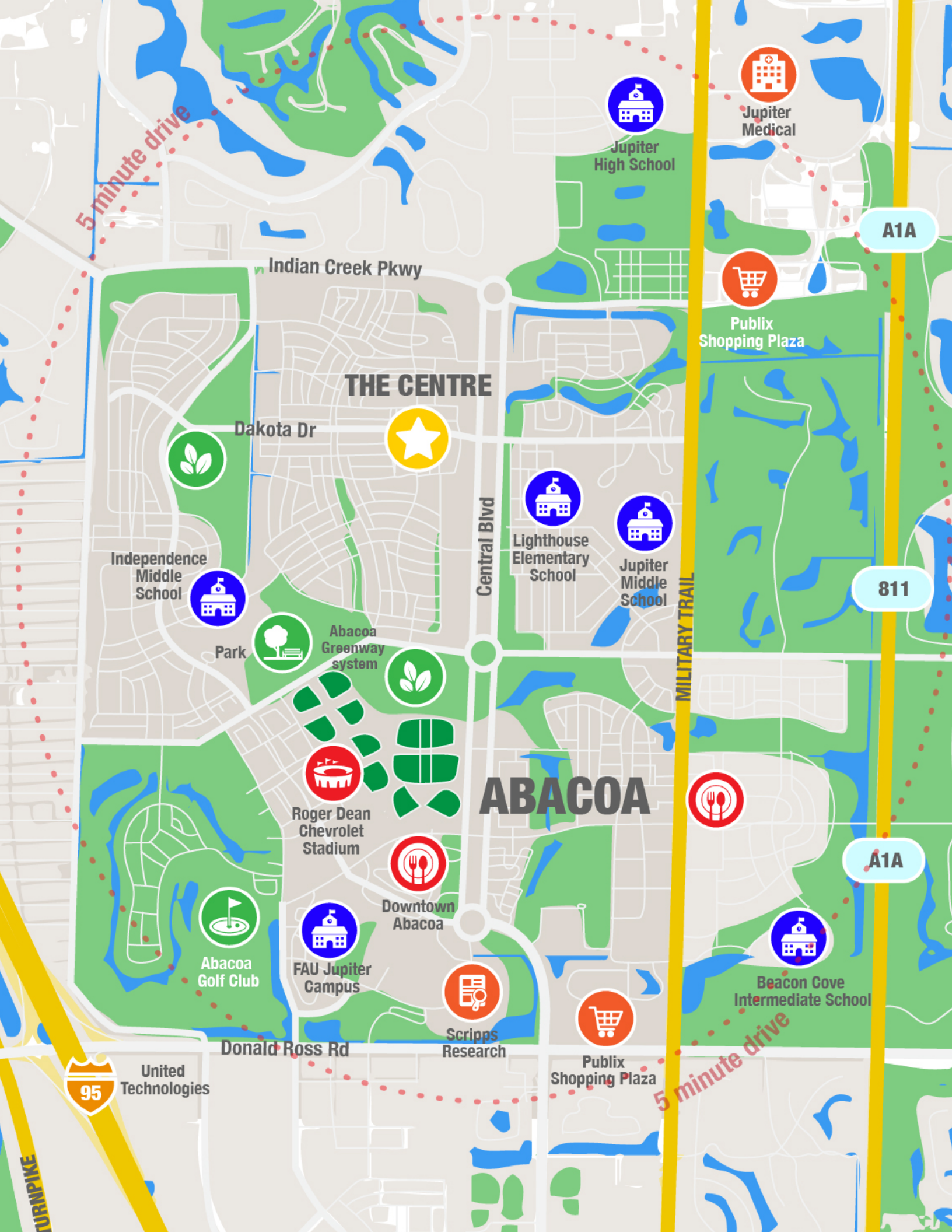
Jupiter, Florida



New Urban  Communities

www.newurbancommunities.com

Commercial Space: 561-252-2478 | Apartments: 561-279-8706 x 202



5 minute drive



Jupiter Medical



Jupiter High School

A1A



Publix Shopping Plaza

Indian Creek Pkwy

THE CENTRE



Dakota Dr



Independence Middle School



Park



Abacoa Greenway system



Central Blvd



Lighthouse Elementary School



Jupiter Middle School

811

MILITARY TRAIL



Roger Dean Chevrolet Stadium



Downtown Abacoa

ABACOA



Abacoa Golf Club



FAU Jupiter Campus



Scripps Research



A1A



Beacon Cove Intermediate School

Donald Ross Rd

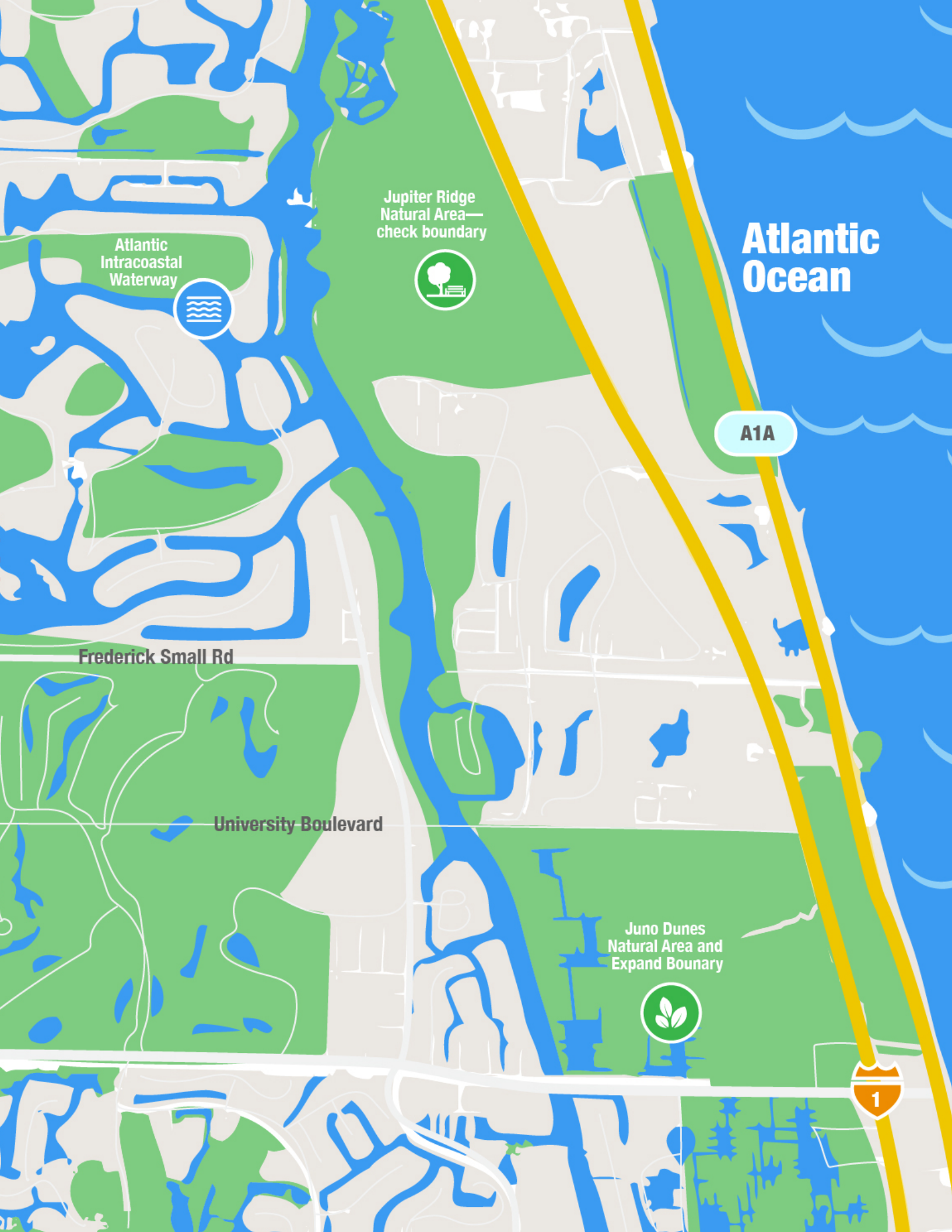
Publix Shopping Plaza

5 minute drive



United Technologies

TURNPIKE



**Atlantic
Ocean**

Jupiter Ridge
Natural Area—
check boundary



Atlantic
Intracoastal
Waterway



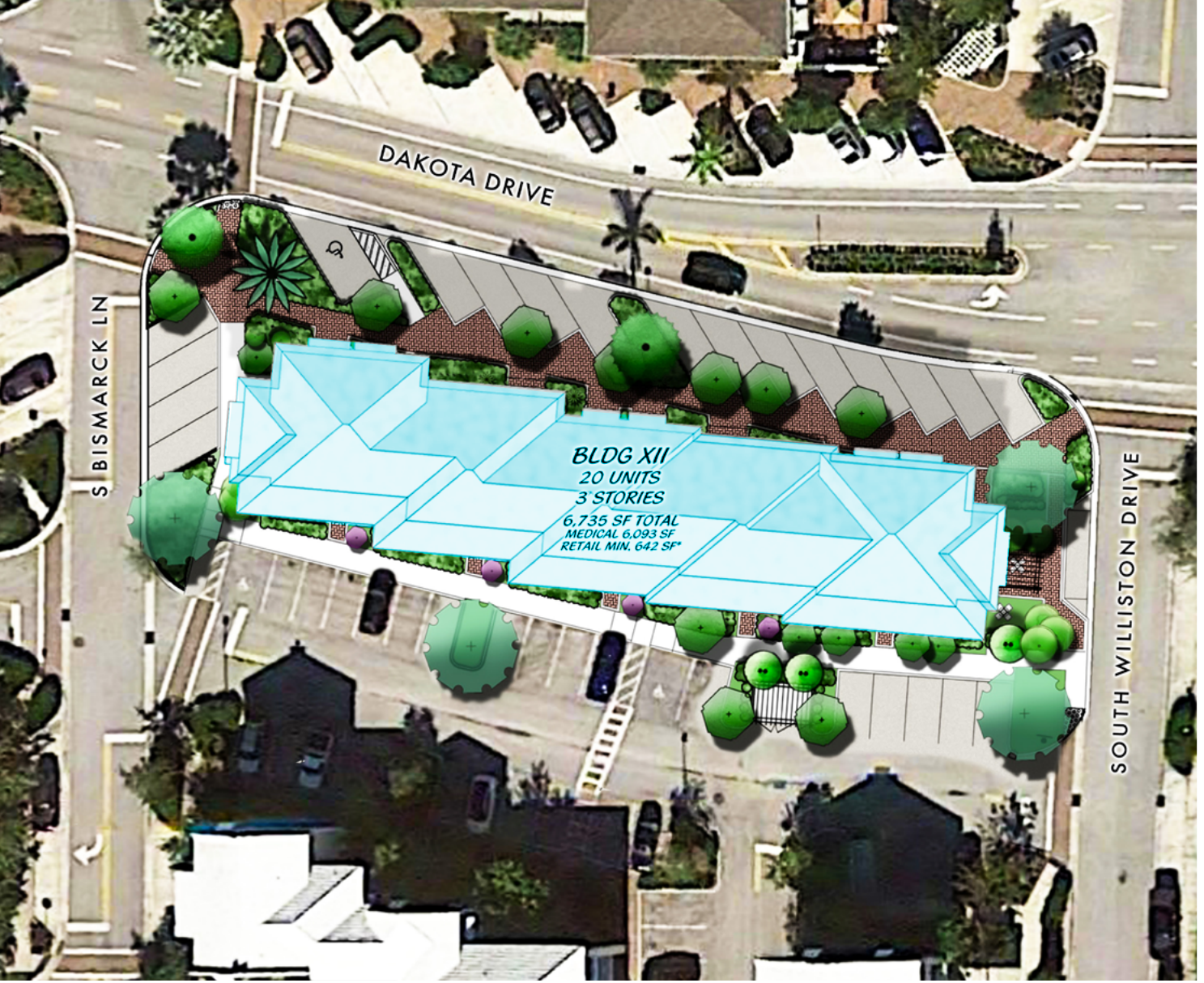
A1A

Frederick Small Rd

University Boulevard

Juno Dunes
Natural Area and
Expand Boundary





SITE PLAN

The Centre at Abacoa introduces 20 new 1-bedroom apartments and over 6,000 square feet of retail and medical office space to the highly desirable north end of Abacoa. The beautiful Anglo-Caribbean style building overlooks the Abacoa greenway. With easy access to quality schools, shopping, parks, entertainment, major employers and the Abacoa Greenway, as well as I-95 and Florida's Turnpike, The Centre at Abacoa is ideal for those seeking a modern and affordable new place to live or work in the Town of Jupiter.

FEATURES

KEY COMMUNITY FEATURES OF THE CENTRE AT ABACOA INCLUDE:

- Access controlled stairwells
- Ground floor medical office and retail that can serve and/or employ community residents.
- A private, covered, outdoor seating area for use residents, commercial tenants and guests
- Abundant surface and on-street parking adjacent to the building

LOCATION:

- Central Jupiter location
- Easy access to Central Boulevard, Indiantown Road, Military Trail, Donald Ross Road, Alternate A1A, I-95 and Florida's Turnpike
- Walk to Top Rated Schools and Employment
- Walk or bike the Abacoa Greenways
- Bike to Downtown Abacoa, Roger Dean Stadium and Florida Atlantic University's MacArthur Campus



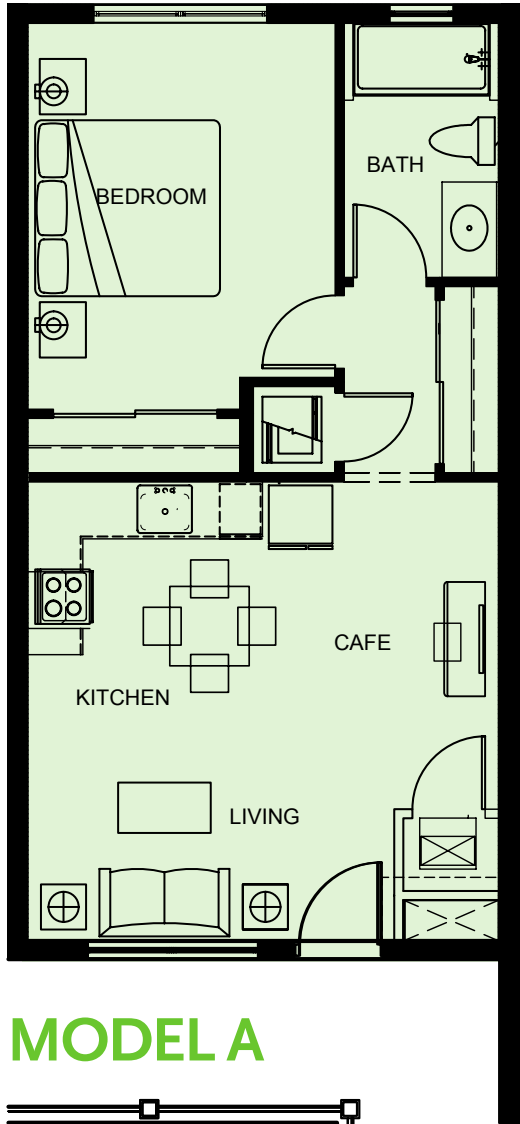
INTERIOR FEATURES:

- Open living areas
- Washer and dryer
- Access controlled stairwells to residences
- Concrete subfloors with vinyl plank flooring
- Concrete walls separating residences
- Multiple cable/data outlets in living area to provide furniture layout options
- Window treatments

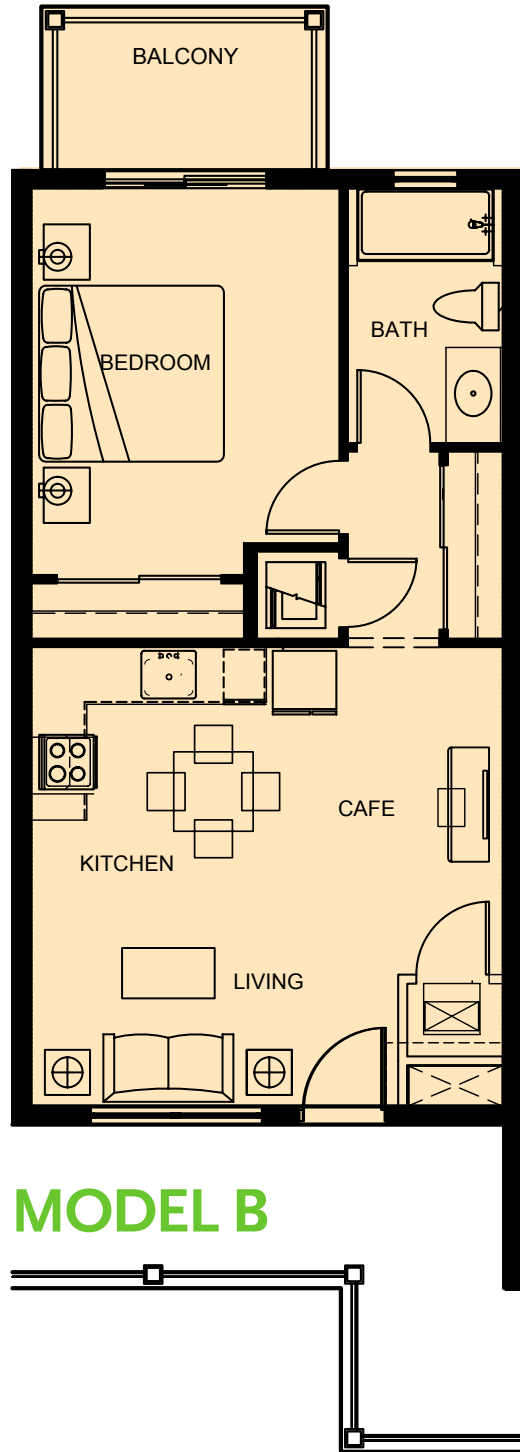
EXTERIOR FEATURES:

- Stylish, classic Anglo-Caribbean design
- Covered balconies (per plan)
- Lush landscaping
- Private outdoor amenity area with trellis
- Low e impact glass for energy efficiency, hurricane protections and sound proofing
- Exterior storage (limited availability)

TYPICAL APARTMENT UNIT



MODEL A



MODEL B

FLOOR PLAN

642 A/C SF

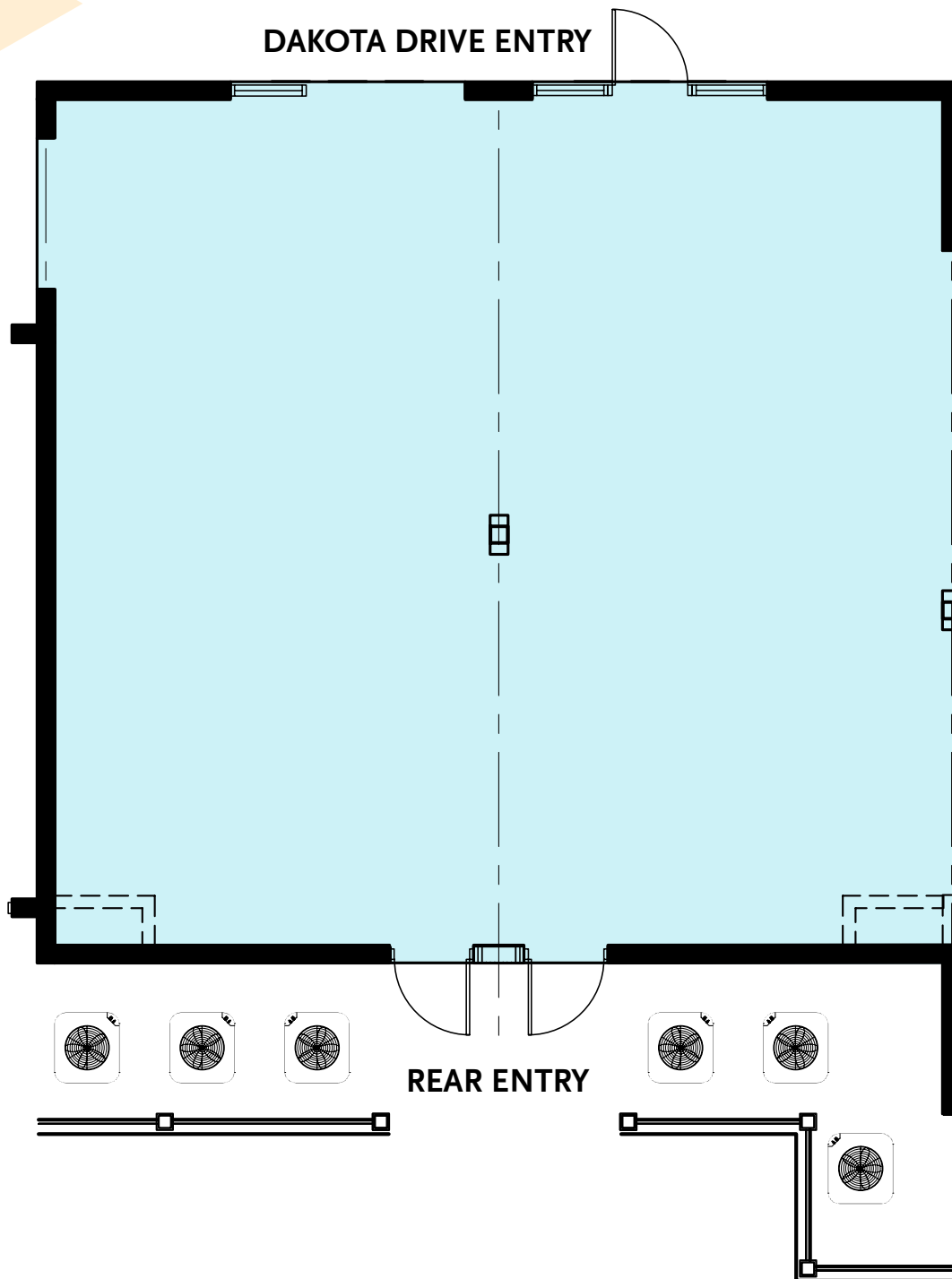
FLOOR PLAN

642 A/C SF

45 SF BALCONY

GROSS AREA 687

TYPICAL RETAIL UNIT

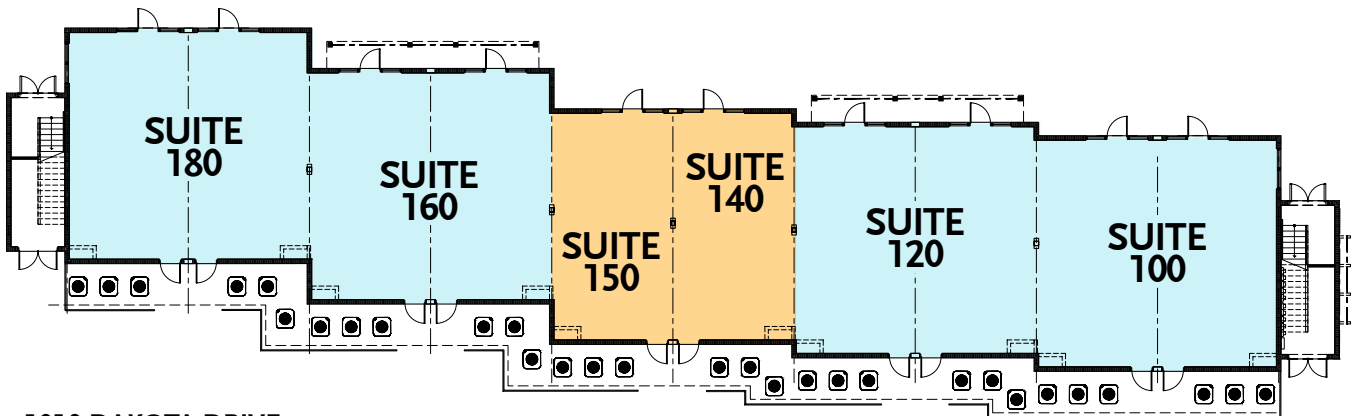


TOTAL GROUND FLOOR RETAIL SQUARE FT: 6,735

Each commercial tenant will have the ability to custom design their suite, select from a palette of materials and colors, and construct their improvements. Alternatively, the landlord can assist tenants with the design and construction of their custom designed space. In either case, the landlord will provide each commercial tenant with a tenant improvement allowance of up to \$30 per square foot.

GROUND FLOOR

COMMERCIAL/ MEDICAL/ RETAIL SPACE



1010 DAKOTA DRIVE
JUPITER, FL 33458

GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

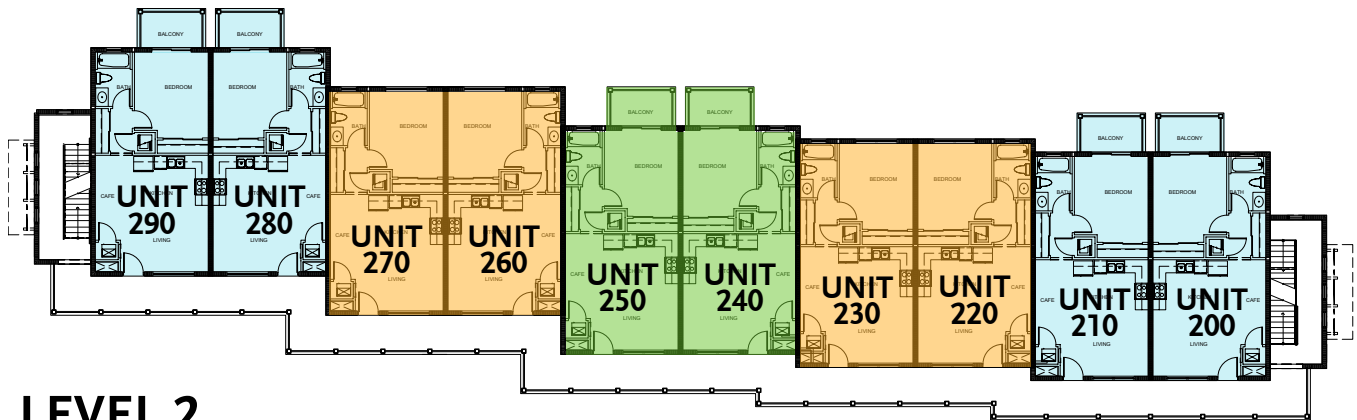
The Centre at Abacoa offers businesses, service providers and retailers an unsurpassed location for servicing the more than 80,000 residents and 35,000 households within a ten minute drive of the Centre that have a median household income of more than \$100,000 and spend more than \$1.7 billion annually on goods and services, including:

- More than \$340 million on insurances
- More than \$100 million on healthcare services
- More than \$180 million on food away from home
- More than \$100 million on apparel and jewelry

Suites are available ranging in size from 600 square feet to 6,735 square feet on a first come, first served basis and will be custom designed and constructed for each tenant's unique requirements.

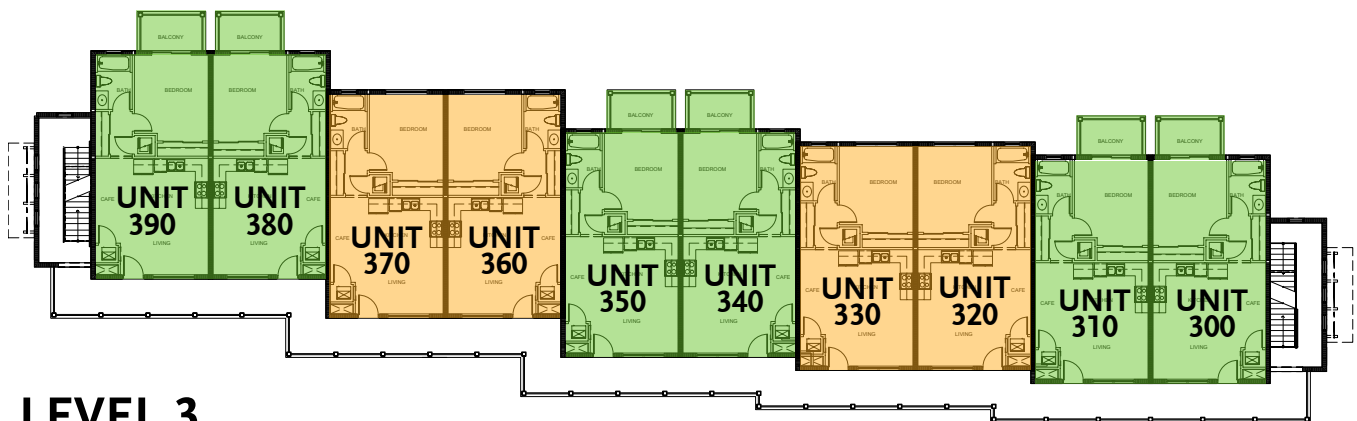
LEVEL 2 & 3

APARTMENT SPACE



LEVEL 2

SECOND/THIRD FLOOR PLAN COMPOSITE
SCALE: 1/8" = 1'-0"



LEVEL 3

SECOND/THIRD FLOOR PLAN COMPOSITE
SCALE: 1/8" = 1'-0"

 MODEL A

 MODEL B

The residences at the Centre at Abacoa feature bright airy floor plans with high ceilings and balconies per plan in a great location in the heart of Abacoa. These thoughtfully designed homes make the most of every square foot. Quality finishes allow carefree, low maintenance living.

An exciting opportunity within a vibrant community

The Centre at Abacoa provides a unique opportunity in the heart of Abacoa for businesses and residents alike, to be part of a highly desirable and walkable community with significant amenities such as Roger Dean Stadium, Abacoa Amphitheater and nearby restaurants, shopping, beaches, bike trails, tennis courts and others.



About New Urban

New Urban Communities was founded in 1998 with an emphasis on community and architectural design. New Urban specializes in urban infill and redevelopment. New Urban has designed, entitled, and developed a diverse portfolio of quality properties across South Florida with the goal of creating timeless, sustainable communities.

Commercial Leasing Inquiries: (561) 252-2478 | Residential Leasing Inquiries: (561) 279-8706 x 202

newurbancommunities.com/our-communities/the-centre-at-abacoa