

BEACHSIDE PROFESSIONAL OFFICE SUITES

433 Silver Beach Avenue, Daytona Beach, FL 32118



NEAR THE NEW HARD ROCK HOTEL AND CAFÉ

*High Visibility Location, Downtown Historical Area
Near Courthouses, Shopping and Tourist Areas*

*Plenty of Covered Parking - Monument Signage
Built in 1986 - RP Zoning*

Suite 203: 950 Sq Ft

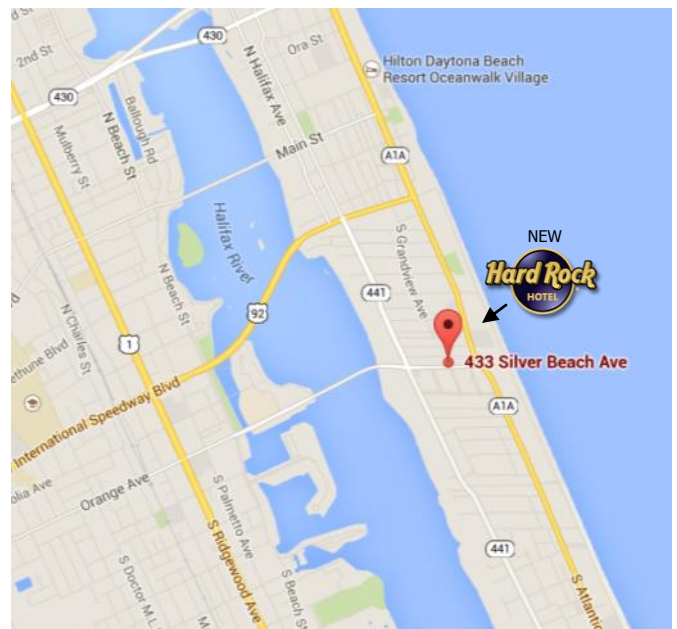
2 private offices and reception area

Suite 204: 1050 Sq Ft (Avail Dec 2015)

4 private offices, work area and reception area

Suites Can Be Combined

Lease Price: \$10.00 psf Annual Gross



Prudential

**Commercial
Real Estate FL**

Presented by:

**Buddy Budiansky, CCIM
Ron Frederick, PA**

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**Prudential Commercial Real Estate FL
120 S. Palmetto Ave., Daytona Beach, FL 32114**

ROCK SOLID IN COMMERCIAL REAL ESTATE

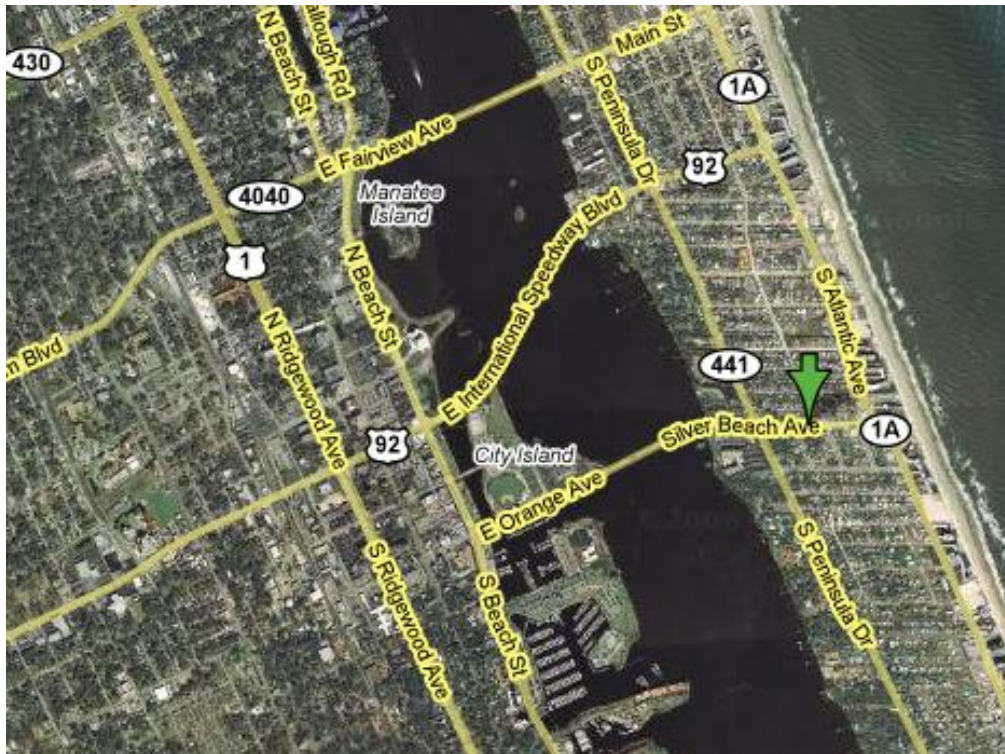
All information believed accurate but not warranted.



Location Map



Aerial Map



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Information is believed correct but not warranted. Prices subject to change without notice.

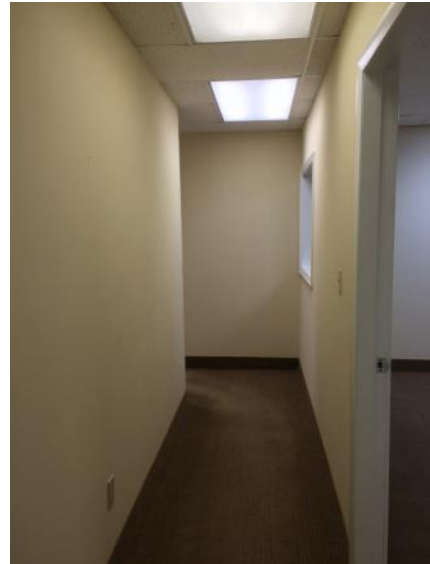
ROCK SOLID IN COMMERCIAL REAL ESTATE

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PRUDENTIAL COMMERCIAL REAL ESTATE FL

RP - Residential Professional - Schedule of uses.

Zoning District	Permitted Uses	Conditional Uses Refer to Section 3 or Article 17	Special Uses Refer to Section 4 or Article 17
Multifamily RR, R-2	Single-family dwellings Duplexes Multifamily dwellings	R-1a conditional uses Multifamily complex Off-street parking lots	R-1a special uses Duplex sub. Townhouse sub.
Multifamily R-2a, RA, R-2b	RR permitted uses	RR conditional uses Churches Day care centers Nursing/convalescent homes Schools	Carnivals and circuses Cemeteries Country clubs and golf courses Duplex subdivisions Townhouse subdivisions
Multifamily R-3	RR permitted uses Churches	R-2a conditional uses	R-2a special uses Fraternities & sororities Recovery homes treatment facilities
Res. Prof. RP	R-3 permitted uses Business & prof. services	R-3 conditional uses	R-3 special uses Clubs & lodges Height limit





DAYTONA BEACH AREA TOURISM 2010-2011

Number of Visitors

7 Million

Visitors stayed in area hotels, motels, rental condominiums, timeshare units and vacation homes or with friends and family.

Total Visitor Expenditures

\$3 Billion

Spent in restaurants, grocery stores, retail stores, lounges, gas stations, etc. The vast majority of this is spent on things other than accommodations

Lodging Industry Employment

2,500

Lodging Industry Payroll

\$46 Million

Tourism Industry Employment

37,000

Includes jobs in gift stores, 140 attractions, restaurants, food purveyors, etc.

Tourism Industry Payroll

\$430 Million



Ocean Center

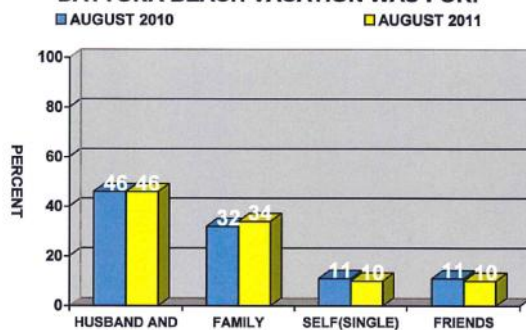
The CVB's Meetings & Conventions Department partners with the Ocean Center and area hotels to identify those larger conventions with the potential to utilize the Ocean Center.

A recent expansion has drawn more attention to the Ocean Center, a stunning mixeduse convention and entertainment complex. The result is great potential for booking larger conventions and hosting more varied types of groups. Add to that a strong base of quality hotels and ongoing property renovations, and now, more than ever, the Daytona Beach area has what it takes to attract more business.

For 2010-2011, the effort's total advertising budget was \$210,000.

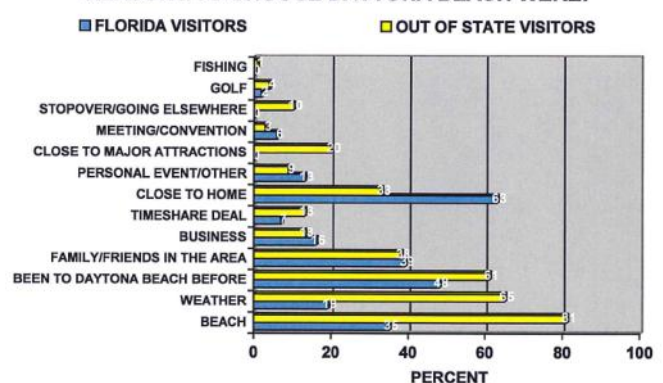
In 2010-2011, **42 definite future bookings** were confirmed, representing **39,400 room nights** and an **economic impact of \$22 million**.

DAYTONA BEACH VACATION WAS FOR:



Includes total group of visitors from Florida and out of state.

REASONS TO CHOOSE DAYTONA BEACH WERE:





Hard Rock Hotel and Hard Rock Café is coming to Daytona Beach

The oceanfront location is less than a mile south of the Daytona Beach Pier.

Expected Completion: Early 2016

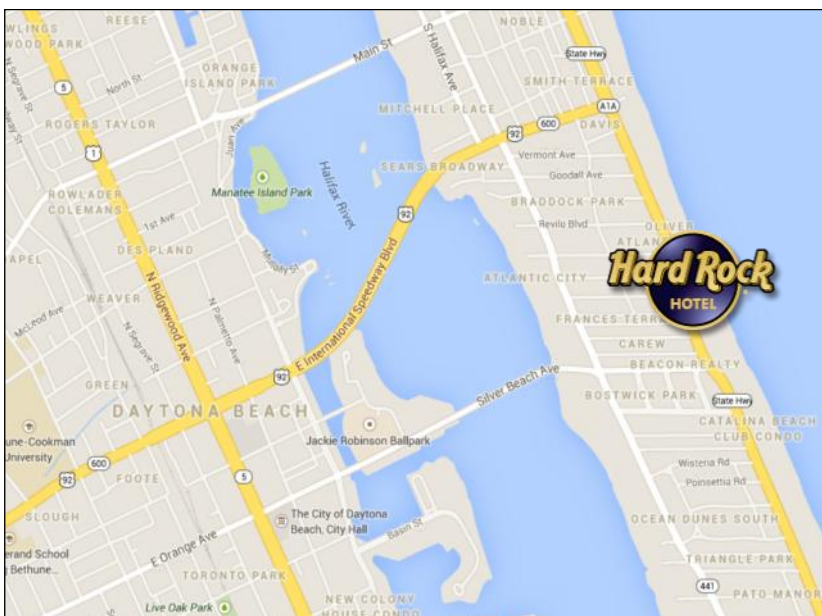
Cost: \$100 million +

Specifications: 375,000-Square-Foot Development
30- to 33-Story Tower
250 Hotel Rooms (Two Rock Star Suites)
120 Condos
28,000 Sq Ft of Ballroom and Banquet Space
Spa
Hard Rock Café Restaurant with 250 Seats
Hard Rock Merchandise Store
Six Story Parking Garage



Artist's Rendering

Adjoining the contemporary style tower, which will offer ocean views from all hotel rooms and condo units, will be a lounge and lobby area. The Hard Rock Café will be just north of the tower, and include a stage for live music and possibly a retractable wall that could open to the ocean.



About 450 parking spots will be provided, most of which will be in a six-story parking garage just north of the café. There will also be a new beach approach just north of the garage.

In about five to 10 years, the southern stretch of the site would possibly become phase two and would add more hotel and condo units as well as a restaurant.

When both phases one and two are complete, plans call for a total of about 950 hotel and condo units.

Information gathered from the Daytona Beach News Journal.



Buddy Budiansky CCIM



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Buddy Budiansky is the Vice President of the Commercial Services Division of Prudential Commercial Real Estate FL. He joined Prudential in 1992 and has been a commercial Realtor since 1989 and a Broker/Associate since 1993. Buddy specializes in office properties and general commercial sales, leasing, and development in the Greater Daytona Beach Area.

Buddy is a CCIM designee (Certified Commercial Investment Management, awarded by the National Association of Realtors). This designation is currently held by only 10,000 of the 150,000 commercial Realtors in the world.

In 2008 Buddy received the Transnational Referral Certification from the International Consortium of Real Estate Associations networking him with certified international property specialists worldwide.

Buddy also served as President of the Kiwanis of Daytona Beach and is a member of the Downtown Beach Street Partnership.

Ron Frederick, P.A.



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Ron Frederick, Senior Commercial Real Estate Specialist, has been with Prudential Commercial Real Estate FL since 1999. Active in real estate development for over 25 years, Ron has a vast knowledge of commercial real estate from the ground up.

Ron's background takes him far beyond real estate sales, to the hands on experience of planning, engineering, architecture, construction, and beyond.

Although specializing in warehouse and flex space, Ron has worked on all types of commercial projects with some of the largest national tenants in the area.

Before entering the commercial real estate field, Ron owned and operated a large manufacturing and distribution facility, employing as many as 70 people.

Awards and Memberships

Awards and Achievements

REALTOR of the Year Awards
Prudential Leading Edge Society Awards
Prudential President's Circle Awards
Prudential Chairman's Circle Diamond Awards
Prudential Chairman's Circle Gold Awards
Ranked 4th in the Country Prudential Sales Team
Top 1% in Sales in the Country Prudential

Professional Organization Memberships

Daytona Beach Area Association of Realtors
Florida Association of Realtors
National Association of Realtors
Central Florida Commercial Realtors
Volusia Economic Development
Daytona Beach Chamber of Commerce
Holly Hill Chamber of Commerce

Transactions Negotiated

State of Florida Department of Revenue
Century Clinical Research, Inc.
Small Business Administration
Eaton Hydraulic Supply
Florida Health Care
Suntrust Bank
Apria Health Care
Check Point

Carrier International Air Conditioning (United Technologies)
Tru Green Chemlawn (A Division of Servicemaster)
Florida Department of Child Services Enforcement
Trane (A Division of Ingersoll Rand)
Internal Revenue Service
Rand McNally, Inc.
Blockbuster, Inc.
Rentway