

13th Floor, Key International break ground on Delray Beach project with \$102M loan



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An apartment complex is rising on the former campus of Office Depot in Delray Beach after 13th Floor Investments and Key International obtained a \$102 million construction loan.

CIBC Bank USA provided the mortgage to Centerpointe Delray Holdings, a partnership between Miami-based 13th Floor Investments, Miami-based Key International, Boca Raton-based CDS International Holdings, and Greenwich, Connecticut-based Wexford Capital. It covers the 25.1-acre site at 2400 Palm Drive, near the intersection of Congress Avenue and Old Germantown Road.

[Arnaud Karsenti](#), 13th Floor's CEO, said the loan covers the first phase of the project, consisting of 420 apartments and townhouses. The Parks at Delray will include a 1.5-acre park and a host of amenities, including a clubhouse, a gym, a pool, a social room, and pickleball courts.

Davie-based ANF Group is the general contractor. Karsenti said the project should be completed in 18 months.

“The whole West Palm Beach-area apartment market has been on fire with very strong rents and absorption,” Karsenti said. “There’s a lot of employment growth in the area and migration from the Northeast.”

The former Office Depot headquarters was demolished several years ago. The developers bought the property for \$20 million in 2018.

The full site plan approved by the city allows for 1,009 multifamily units, 70,000 square feet of office, 250,000 square feet of retail and 80,000 square feet of restaurants. The office component includes the existing Arbors building, which will remain.

Karsenti noted CDS International Holdings owns the retail portion of the development along Congress Avenue, so the retail would be developed separately.