



DOCK MAARTEN
AT BATTERY POINT ★ SINT MAARTEN

Dock Maarten is a 5 acre waterfront entertainment development in the popular cruise destination of Philipsburg, Sint Maarten. The site lies next to the busy cruise ship port of Sint Maarten and on the pedestrian route into downtown Philipsburg. Up to 600 ships call on the port annually delivering over 2 million guests to the port of Sint Maarten every year.

Dock Maarten will offer a variety of guest experiences, retail and refreshments all on the water in an upscale 'yacht club' setting. The Strand will feature a dynamic mix of 'boutique and specialist retailers amongst spacious outdoor seating areas, lush landscaping and a park element that will differentiate the project from all other pier developments presently operating in the Caribbean. At night the area comes alive with a dynamic light show that becomes the beacon for Philipsburg and St Maarten. Dock Maarten will include small freestanding retail buildings offering treats such as ice cream and beverages for all ages, as well as the Port in a Boxx branded beach club overlooking a crescent of sheltered white sand beach. An additional Port in a Boxx Bar and Grill complete with its own pool sits dockside amongst the super yachts moored at the marina. With a cohesive design and experience second to none, Dock Maarten is sure to rank at the top in the guest experience ratings.

Dock Maarten is now entertaining offers for space in its retail component. For more information or a submittal package, please call +1 721 542 5705 or visit our Website at www.dockmaarten.com

Sint Maarten/Saint Martin is a small tropical island divided between two nations in the Northeastern Caribbean. The northern half of the island, Saint Martin, is part of the French overseas region and a department of France. The southern half of the island, known as Sint Maarten, is an autonomous Country within the Kingdom of the Netherlands. At thirty-seven square miles, the island is the largest of the three northern islands of the Dutch Caribbean and the smallest territory in the world shared by two sovereign countries.



Dock Maarten Facts

Acreage: 5.02 acres

Location: Pointe Blanche on Great Bay, short walk to downtown Philipsburg, capital city of Dutch Sint Maarten.

Adjacency to the North: Bobby's Marina, beyond that lies downtown Philipsburg's Front Street

Adjacency to the South: Royal Caribbean's anchor hotel/casino property, the Martin Quarter; Port of Sint Maarten located directly south of that.

Ownership: Family-owned and operated by the Decker family since 1978.

Primary use: Marina and ancillary facilities, offices, and Chesterfield's restaurant.

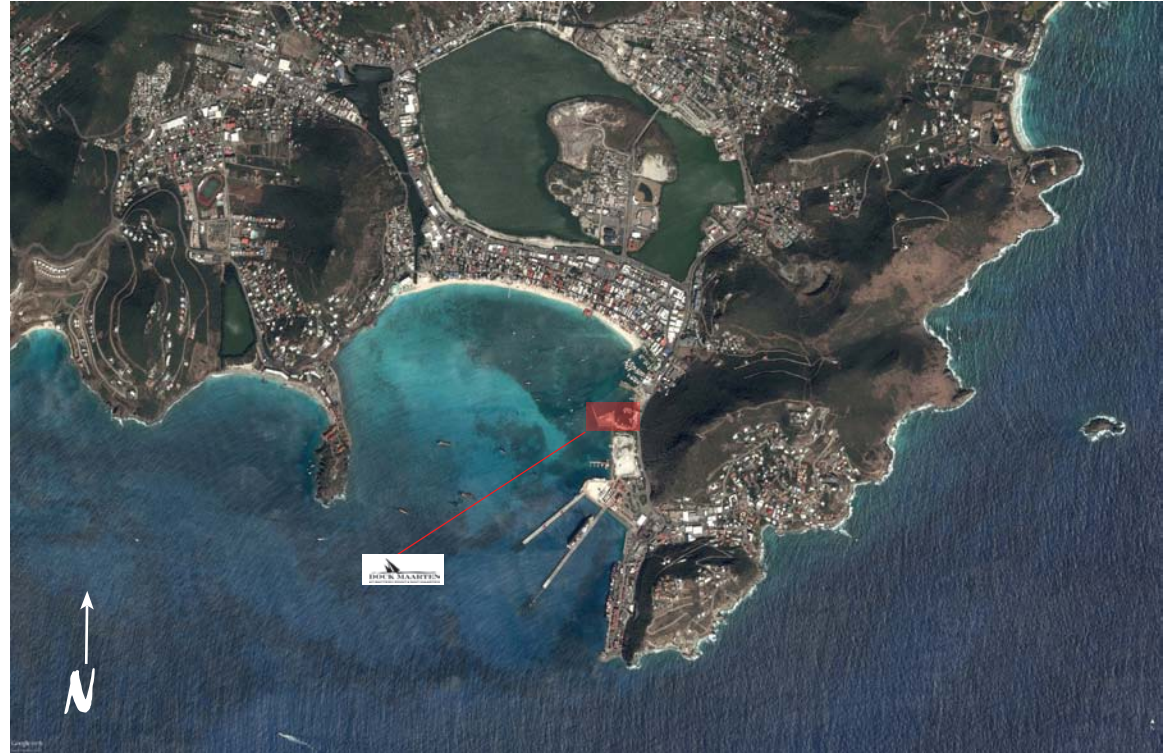
Dock Maarten "The Strand"

Dock Maarten is a waterfront entertainment district located on Great Bay in Phillipsburg Sint Maarten.

The district includes a full service marina and boardwalk known as The Strand. The boardwalk is designed to connect Dock Maarten to the Port of Sint Maarten as part of the city's waterfront promenade.

Dock Maarten as designed is to become an integral part of the city's long range plans in creating a continuous 2 mile long waterfront experience for its guests. Dock Maarten also raises the bar in delivering an up-scale yacht club inspired family entertainment complex.

A well-appointed wooden boardwalk leads to the sea and creates a promenade of activities and retail experiences. Surrounding a small pocket beach and full service marina the boardwalk includes retail kiosks, cafes and bars set in a European waterfront setting with stunning views of the city across Great Bay.



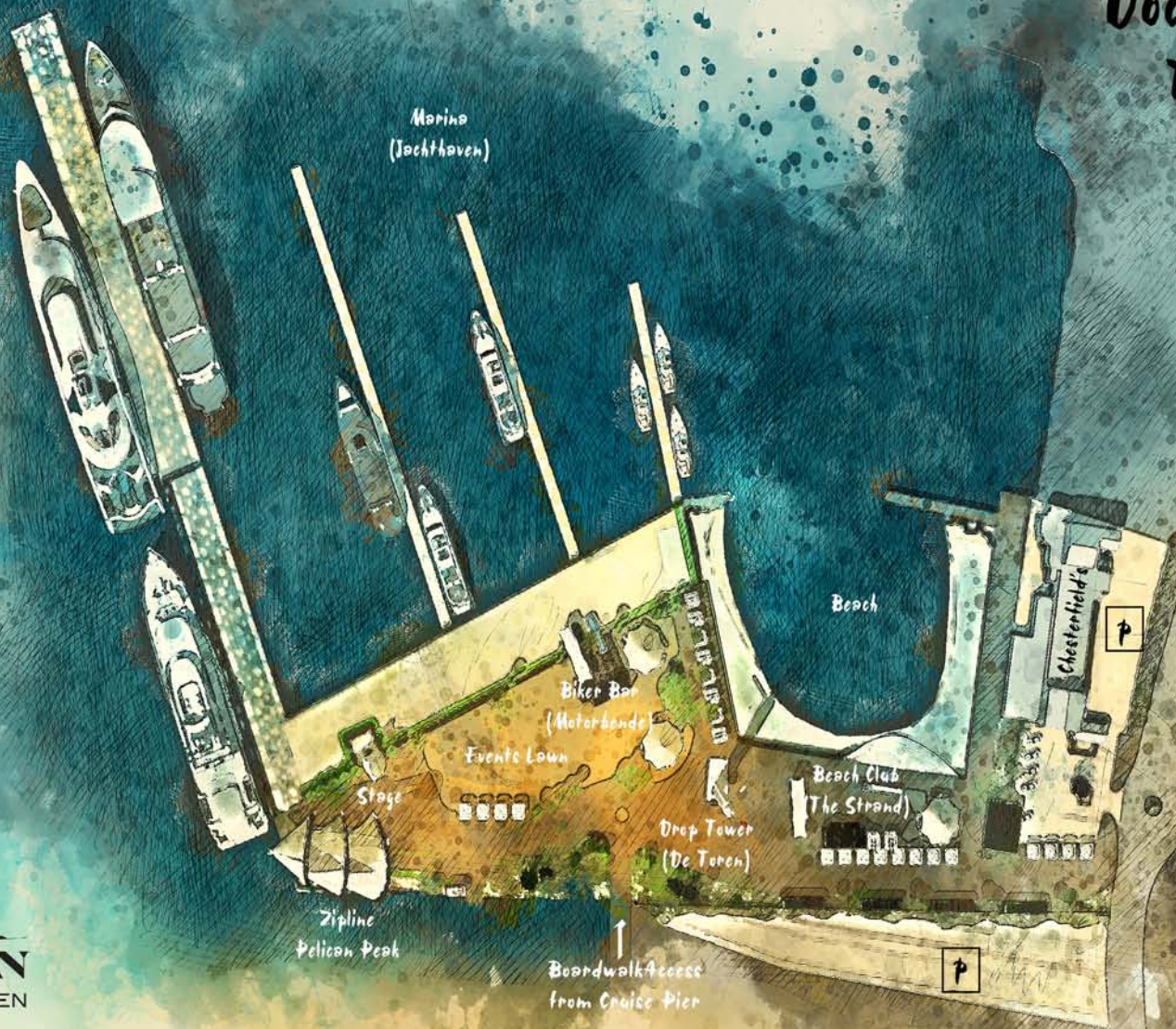


The Map

Dock Maarten

The Strand


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Program Summary

"The Strand" features a variety of entertainment attractions and venues; which offer tours and guest experiences as part of this waterfront entertainment venue. High above the Park the entertainment adventure starts with Mt. Blanche adventure tours. These tours begin at the peak with a Sky to Sea Zip Line over the Boardwalk into its iconic landing complex. Other Mountain tours include mountain hiking and biking as well as other exploration tours on Mt. Blanche. Future plans include accommodations in tree houses and villas with stunning views.

The Beach Club and Bar "The Strand" offers beach front drinks and light island meals. The Strand also offers Day Cabanas and Beach Chairs while playing music of the islands and acts as the featured yacht club pool and bar found in any up-scale yacht club.

Biker Bar "Motorbende" created out of converted shipping containers, is fully equipped for a good time and inspired by a culture of Global Motorcycle enthusiasts and the thrills of riding great motor bikes. A small collection of vintage bikes and bike parts play a decor role in this waterfront destination bar and grill.

"The Bay Stage" is an entertainment venue created to hold special events and host tour operations for a variety of offers including catamaran tours and dinner cruises. The Bay Stage will also feature a series of kiosks that will offer tours and adventures through out Sint Maarten and St. Martin.

Sky to Sea "Pelican Peak" is a 1,800 ft long zip line starting at the top of Mt. Blanche. The attraction will offer 6 high-speed Zip lines flying over the boardwalk to the sea. This attraction offers the most adventurous view of Great Bay and the Cruise Ships at berth.

Drop Tower "De Toren" is a 90' high power tower with two ride systems, a sling drop swing and seat drop for a zero gravity thrill ride experience on the boardwalk. With stunning views of Great Bay and the City of Philipsburg, this promises to be a heart stopping high thrill experience.

"Dock Maarten Marina" will feature numerous day slips with all the ancillary services for excursion tour operators and charters providing service to Anguilla, Saba and St. Barts. The outer docks will also feature mega yacht specific slips with 480 volt 60 hertz shore power,

high speed in-slip fueling and full service dock facilities.

Marina Boardwalk Retail will provide for (16) Kiosk locations made up with Yacht Club Sail Kiosks of 200 sq/ft each. These locations are temporary structures used to create a phase one retail program to take advantage of the high foot traffic passing through Dock Maarten. Additional temporary structures include (5) Container Conversion Units of 320 sq/ft per unit.

Chesterfield's Restaurant, established in 1979, will remain part of the Dock Maarten experience in phase one and then be rebuilt as a new part of the future structured parking deck and shore-side facilities buildings planned in phase two.

"The Strand Midway". Anchored by the two featured attractions, the Midway will offer traditional Island themed midway games, adding life and colour to the boardwalk.

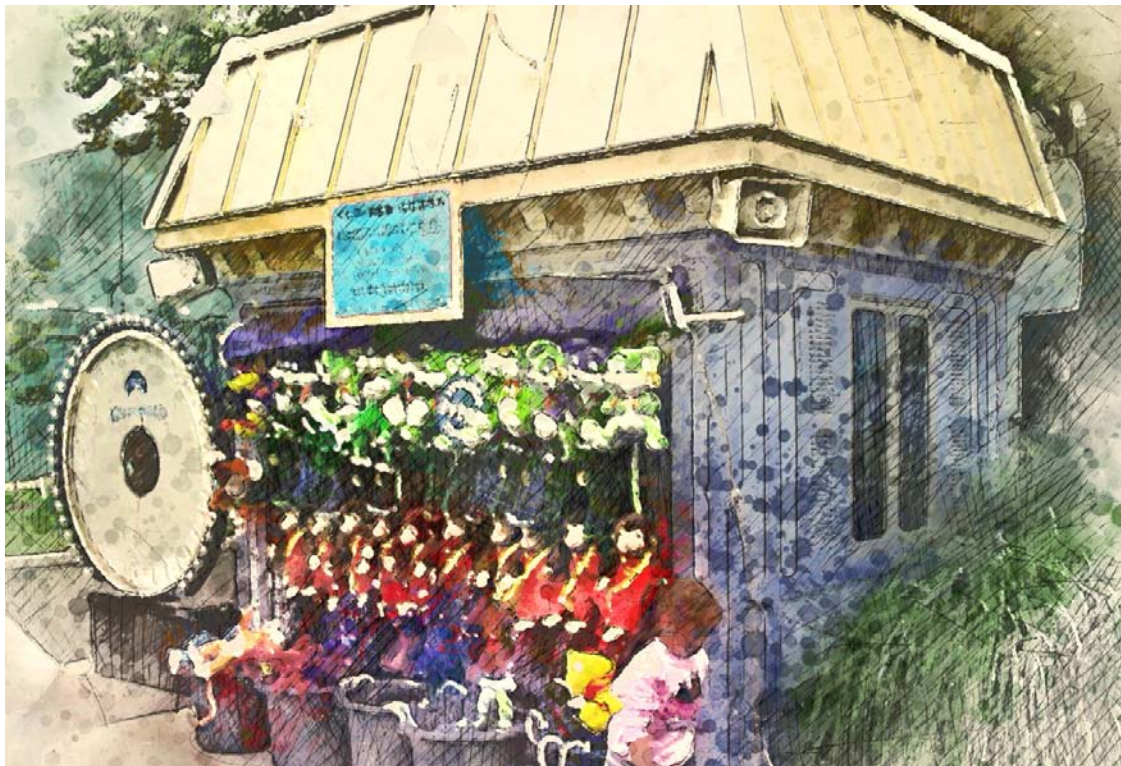


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The Strand Midway

Anchored by the two featured attractions the Midway will also provide traditional Island themed midway games. A series of fun games will include a High Striker, Skee Ball, Guess my weight, darts and pitch games themed for the islands.

The games can be part of the bundled wristband admissions program or can be purchased as pay-per-play with annual passes or wristbands available for local residents. The midway concept provided additional activities for guest at night and for families while attending special events.



Attraction -

Zip Sky to Sea "Pelican Peak"

Pelican Peak Flightline puts a unique twist on the classic zipline by combining both urban and natural settings at a location that offers the best of convenience and excitement in a very accessible adventure for all ages.

Your adventure begins at Dock Maarten, located just steps from the cruise ship terminal. After an initial safety orientation riders will hop into open air troop carrier and cruise through the lush hillside towards the summit of Mt. Blanche.

At the top visitors can explore various walking trails complete with local wildlife and lookout points to gain spectacular and unique perspectives of both the Caribbean Sea, Atlantic Ocean, and neighboring islands.

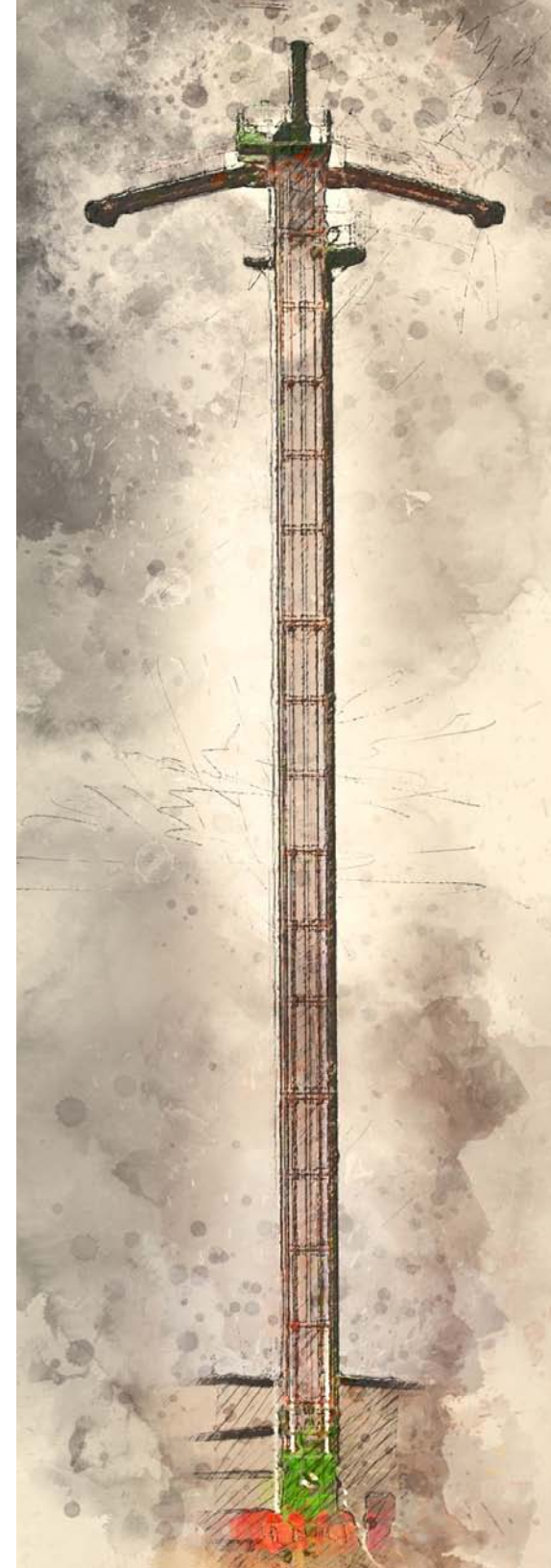
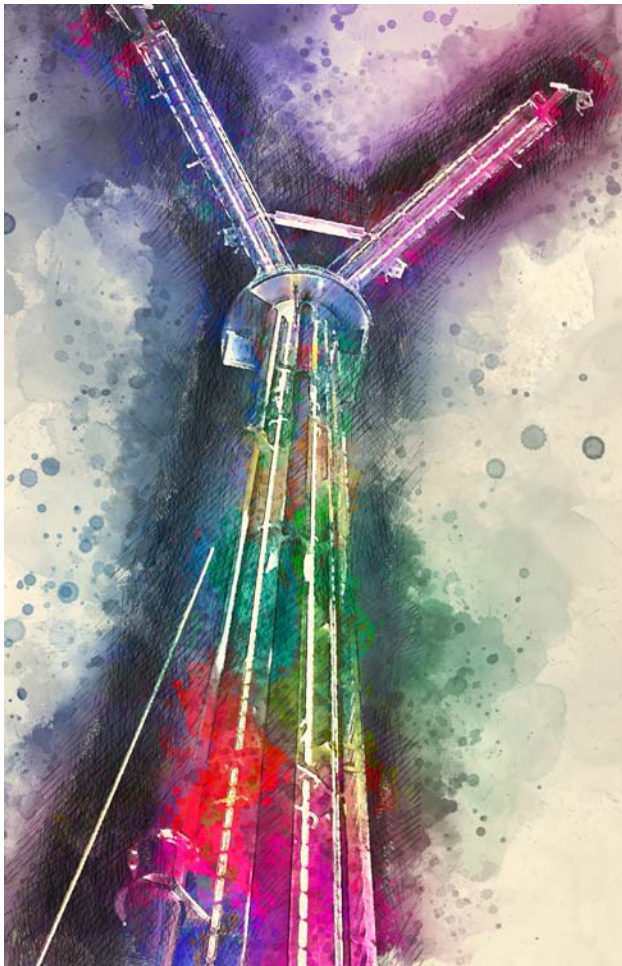
The flightline is positioned over 500 feet above sea level and runs 1800 feet long. Riders will take in the natural beauty of Sint Maarten at speeds of over 50mph as they soar towards Philipsburg's Great Bay, landing you right in the middle of all the action back at Dock Maarten.



De Toren

Drop Tower "De Toren" is a 90' high power tower with two ride systems, a sling drop and seat drop for a zero gravity thrill ride experience on the boardwalk.

With stunning views of Great Bay and the City of Phillipsburg it promises to be a heart stopping high thrill experience.



Bay Stage

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Strand Beach

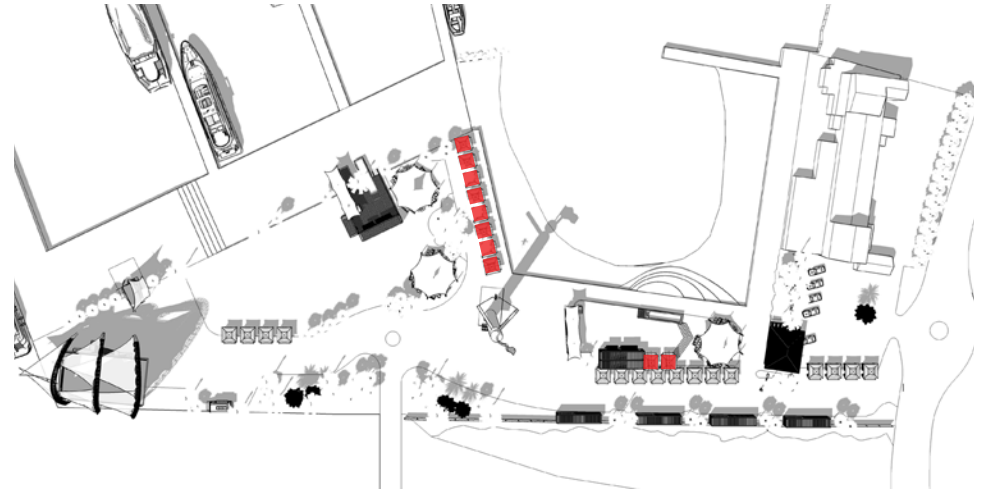
The Strand Beach is an intimate beach tucked into Dock Maarten for use by customers of the Marina Yacht Club, Beach Bar or Wrist Band Admission Guests. Water toys and limited water craft will be available for rental.



Mi Island Beach Cabanas

The Mi Island Cabanas will be provided for day guests seeking an intimate personal day bed as part of their stay in Dock Maarten. These full service cabanas will be serviced by the Beach Strand Beach Club Bar.

Complete with comfortable day bed, Wifi, mini fridge and beach towels. An enclave within The Strand will provide the ultimate yacht life-style experience.



Craig Cat Rental

Craig Cats are available to rent as your private boat tour within Grand Bay. A two and four person electric Craig Cat mini catamaran provides guests with their own boating experience while in Sint Maarten.

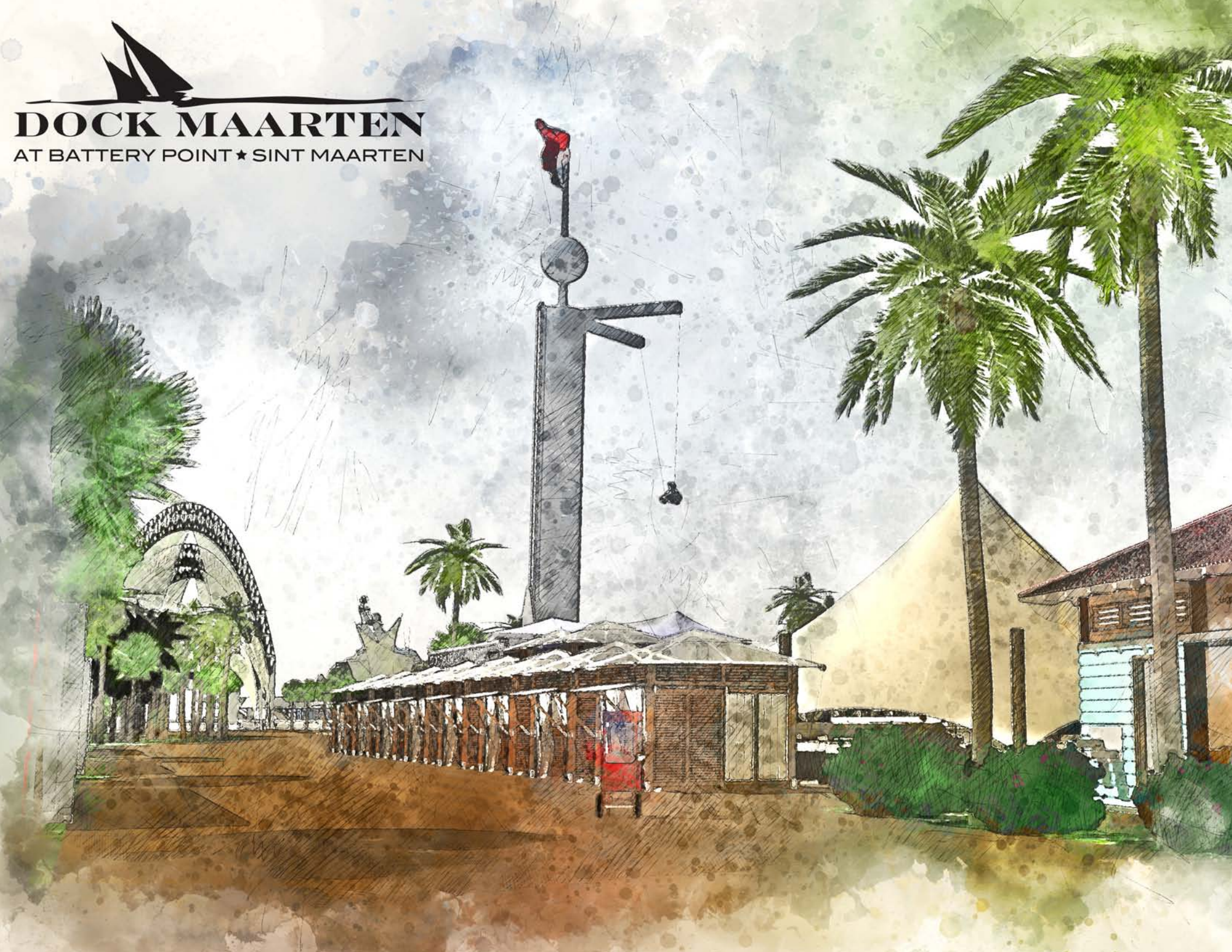
Guided tours of the bay will also be available for guest to enjoy.





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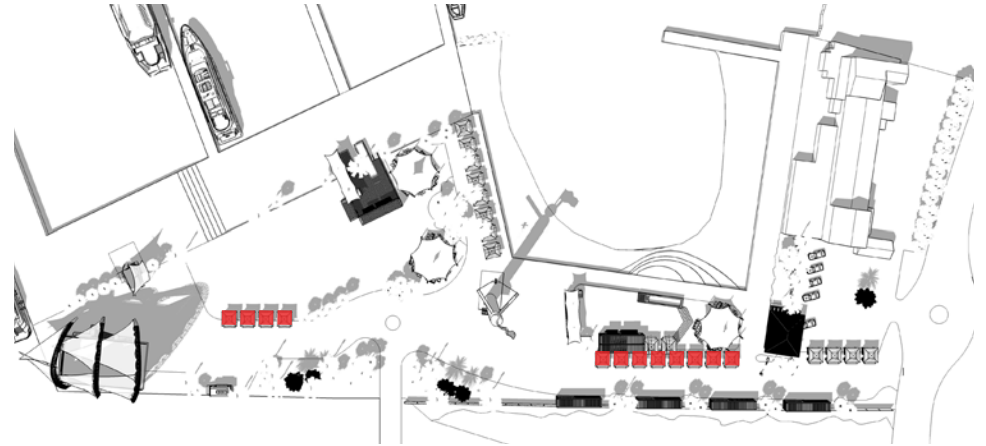
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Retail Program - Cabanas

Dock Maarten will offer 16 retail cabanas, each the size of 100' sq. under canvas and an additional 100 sq/ft for boardwalk display with additional canvas shade sail.

The retail cabanas have been constructed using marine quality hardwood and stainless steel structures with sail cloth roofs all to resemble yacht hardware and finishes.

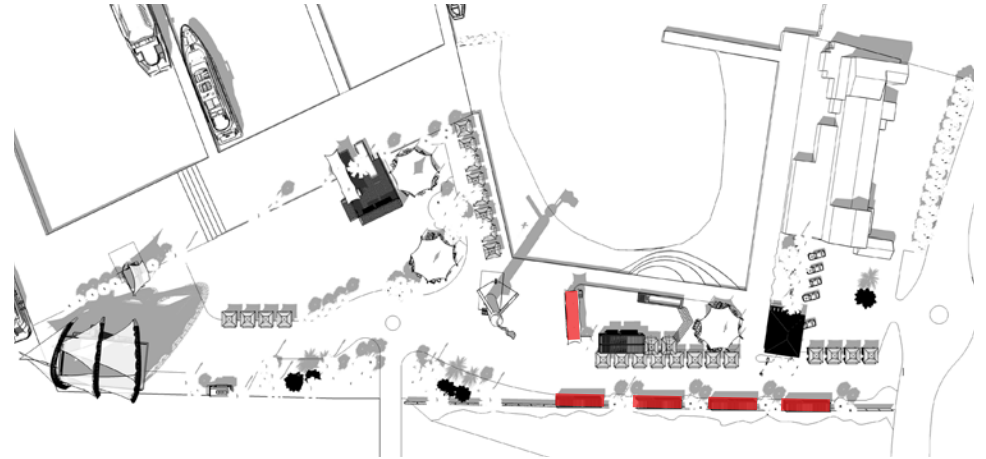


Retail Program - Containers

5 40' Upscale Converted Shipping Containers provide for eclectic retail units containing 360' sq of internal retail space

A front openings of 18' add 150' sq exterior deck when open.

Depending on lease requirements spaces can be expanded to include more footprint and even second level if desired by the tenant.





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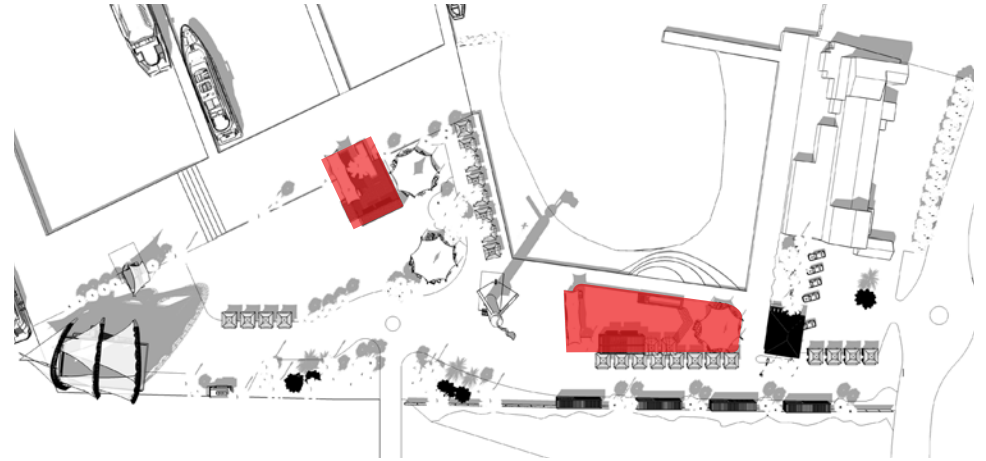
"inspiring others to dream"

Port in a Boxx

Port in a Boxx is designed as an instant attraction including, full F&B service, multi level decking and pool with approximately 2,500 sq ft of guest space.

An open Grill Kitchen and Bar is housed in a 40' container conversion, whilst another 40' container provides an integrated retail unit and above, and upper level an elevated sun deck.

A further 40' unit is cut down to create a fully self contained pool.



Strand Beach Club

The Strand Beach Club will be placed adjacent to the beach and provide full service to beach goers and for Beach Cabanas. Styled as a yacht club on a white sand beach with all finishes and furnishings utilized as if on board a mega yacht.

Guest can enjoy the Beach Club as they walk the boardwalk and watch the guests enjoying the zip line flying above, and the drop Tower thrilling riders high above the sand. Midway games and beach toys are also available.

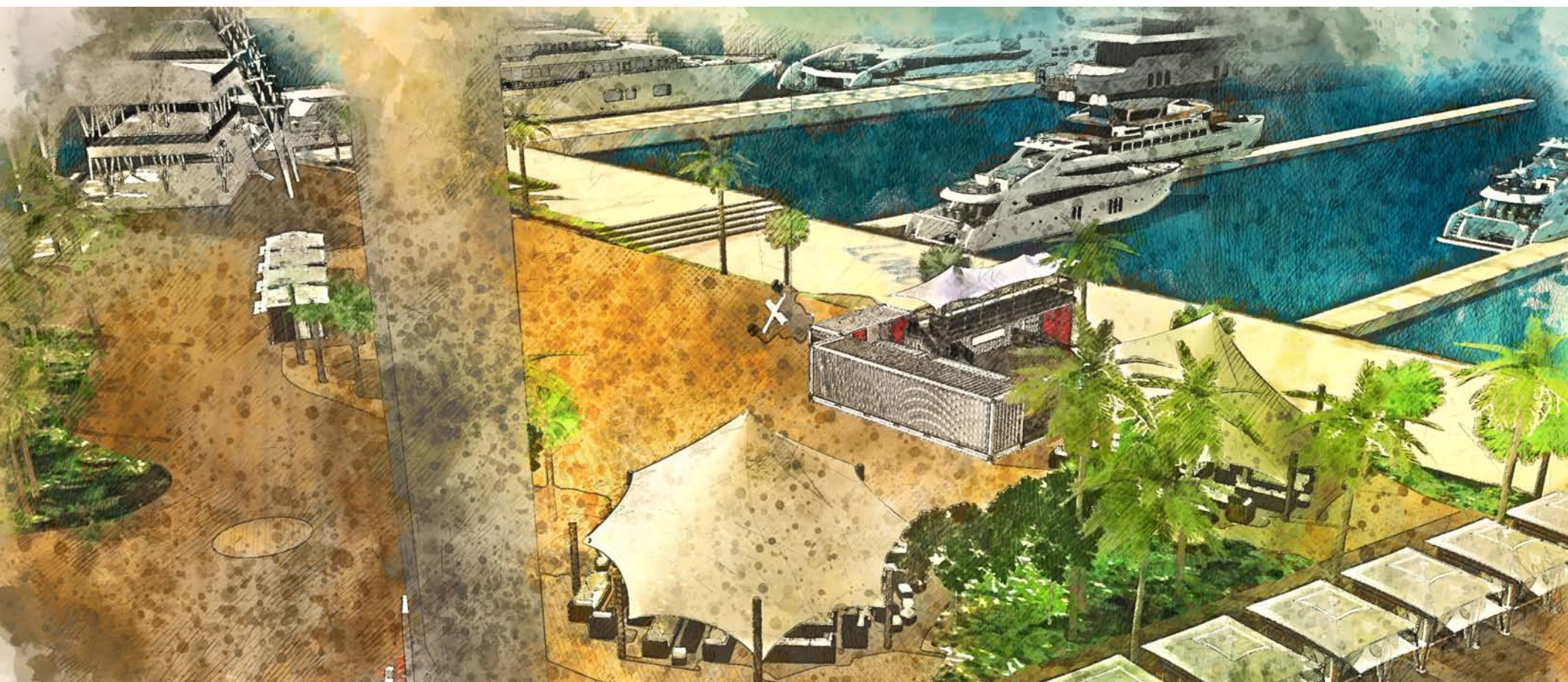
Other excursion offers and tours are associated with The Strand Beach club including beach chairs and umbrellas, water toys including paddle boards, kayaks and Craig Cat power catamarans.

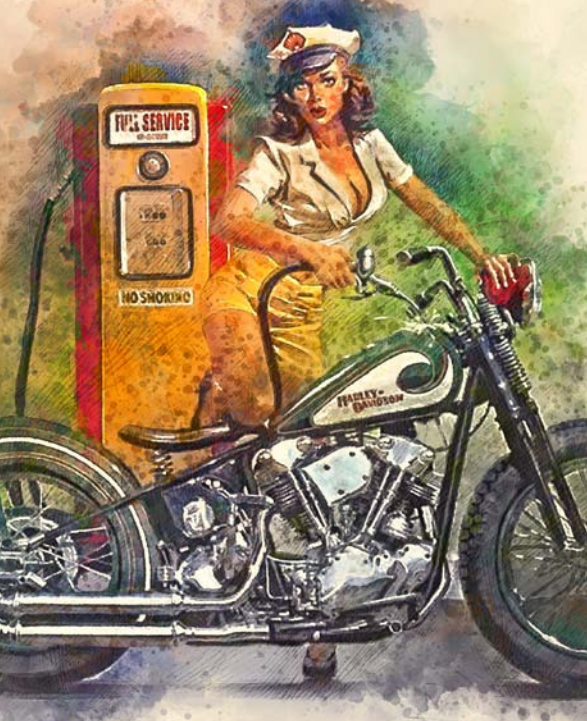




Motorbende

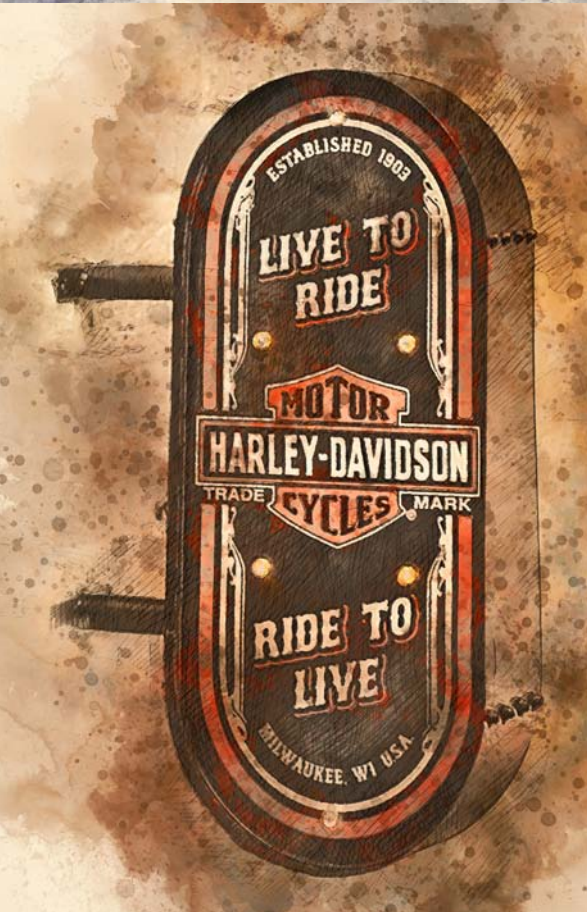
Biker Bar Motorbende is a highly themed biker bar for the serious bike collector. Assembled as a Port in the Boxx, this bar will feature motor head themes and bike memorabilia.





Food Truck Program

Food Trucks Dock Maarten is offering spaces to allow for third Party Food Trucks and kiosks. These spaces are offered for any vintage themed operator as part of the retail/Food and Beverage program. Spaces will be offered in footprint leases of 400 sq/ft for vendor vehicle and seating.



Prepared by:



International Design and Entertainment Associates Incorporated

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