

# Phillips Point - East Tower

## 777 S Flagler Dr

FOR SUBLEASE -7,650 SF

WEST PALM BEACH | FL, 33401



CBRE



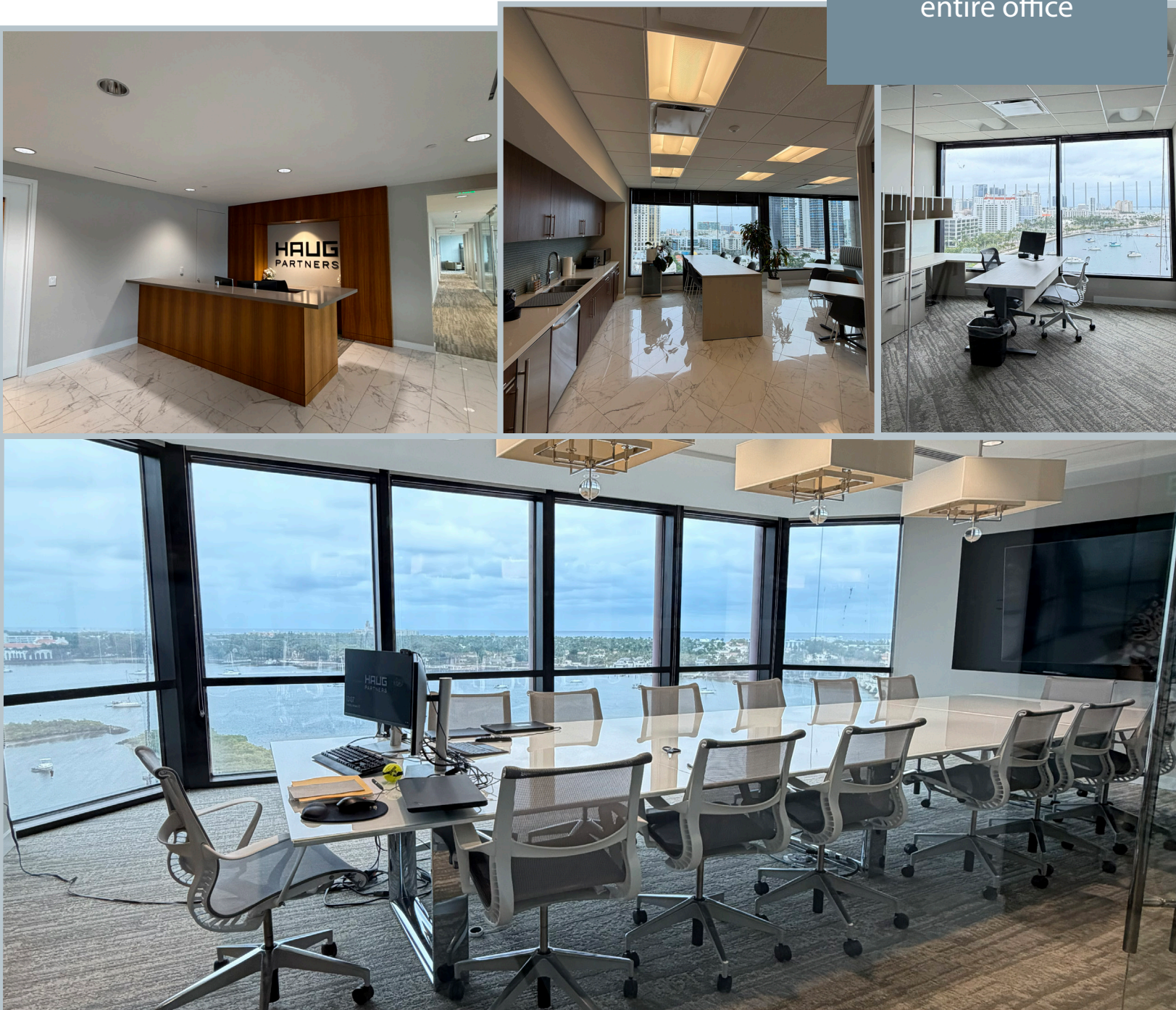
# Sublease Opportunity

## RARE SHORT TERM SUBLEASE OPPORTUNITY IN DOWNTOWN WEST PALM

Discover an opportunity to elevate your business in a rare move-in office space in Phillips Point. Enjoy proximity to a vibrant downtown, all while benefiting from an inspiring workspace that reflects your brand's excellence. Don't miss your chance to secure this office location and position your business at the heart of West Palm Beach.



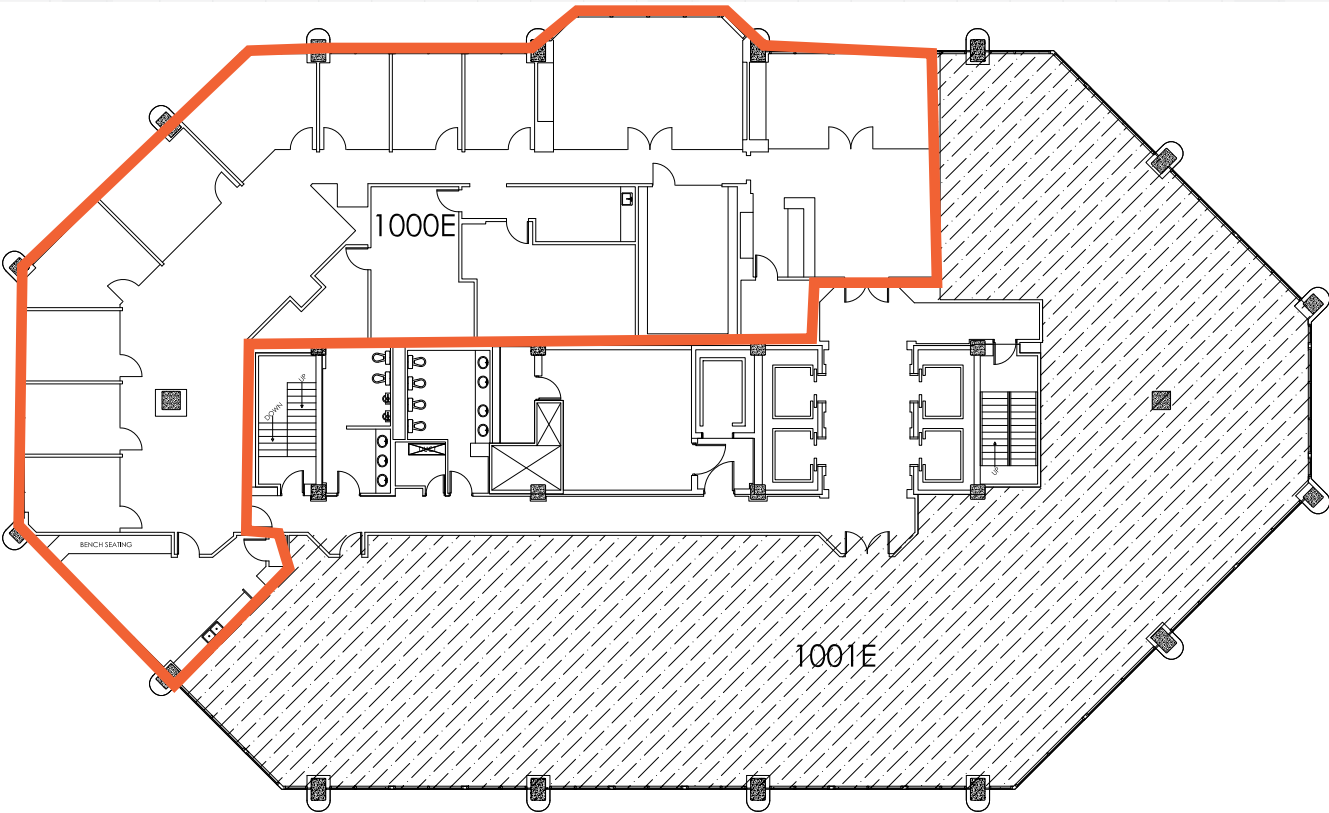
Direct  
Oceans Views  
throughout  
entire office



# Floor Plan

7,650 SF

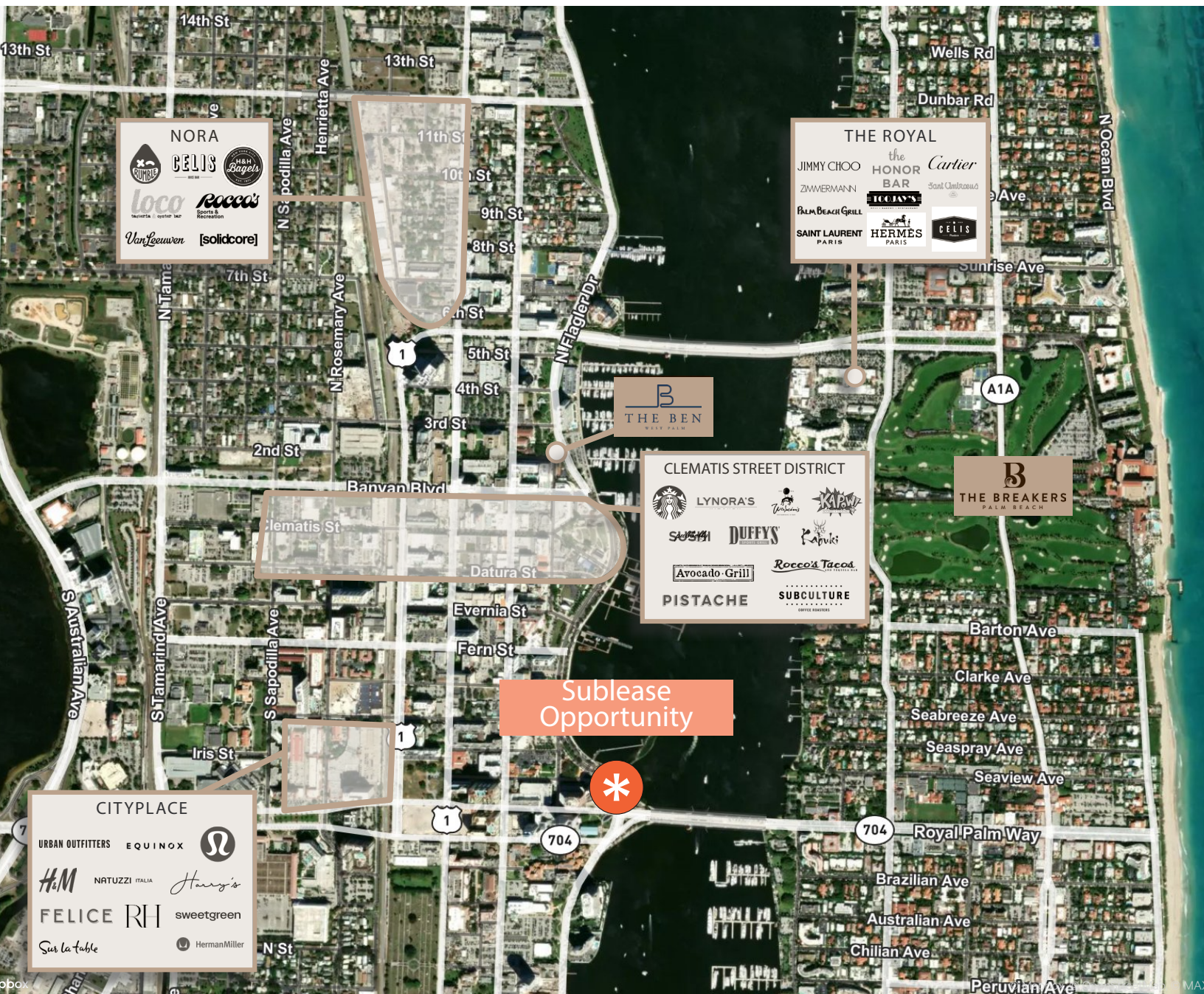
[Virtual Tour](#)



SUITE	SUBLEASE EXPIRATION	RATE PSF	OPEX	SF
1000	May 31, 2027	Contact Broker	\$33.59/SF + ELEC	7,650 SF



# Downtown West Palm Beach



## Demographics - 1 Mile

15,339

Population

8,985

Households

3,670

Businesses

3.18%

Population Growth  
2025-2030

\$221,710

Average Household Income

3.27%

Household Growth  
2025-2030



# 777 S Flagler Dr

FOR SUBLEASE | 7,650 SF

Will Portfolio  
Senior Vice President  
+1 561 393 1671  
will.portfolio@cbre.com

Sara Williams  
Associate  
+1 561 227 1806  
sara.williams@cbre.com

**CBRE**

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.