

RETAIL FOR LEASE



464 FERN STREET WEST PALM BEACH, FL

EXCLUSIVE RETAIL LEASING:

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PROPERTY OVERVIEW

HIGHLIGHTS

- 18,671 sqft of ground floor retail space
- Located at the lighted intersection of Fern & Quadrille
- Exceptional Street Frontage
- Class A 300+ unit luxury apartment building
- Conveniently located in the heart of Downtown with dense surrounding office and residential
- Delivery TBD



DOWNTOWN WPB HIGHLIGHTS



5.3 million sqft of office



3.8 million sqft of office under construction



1,488 Class A Multi Units under construction



37.5 median aae

DEMOGRAPHICS (3 mi)



Population 79,763



Daytime Population 91,147



Average HH Income \$118,878

NEARBY RETAILERS

Publix_®





TRUE FOOD KITCHEN





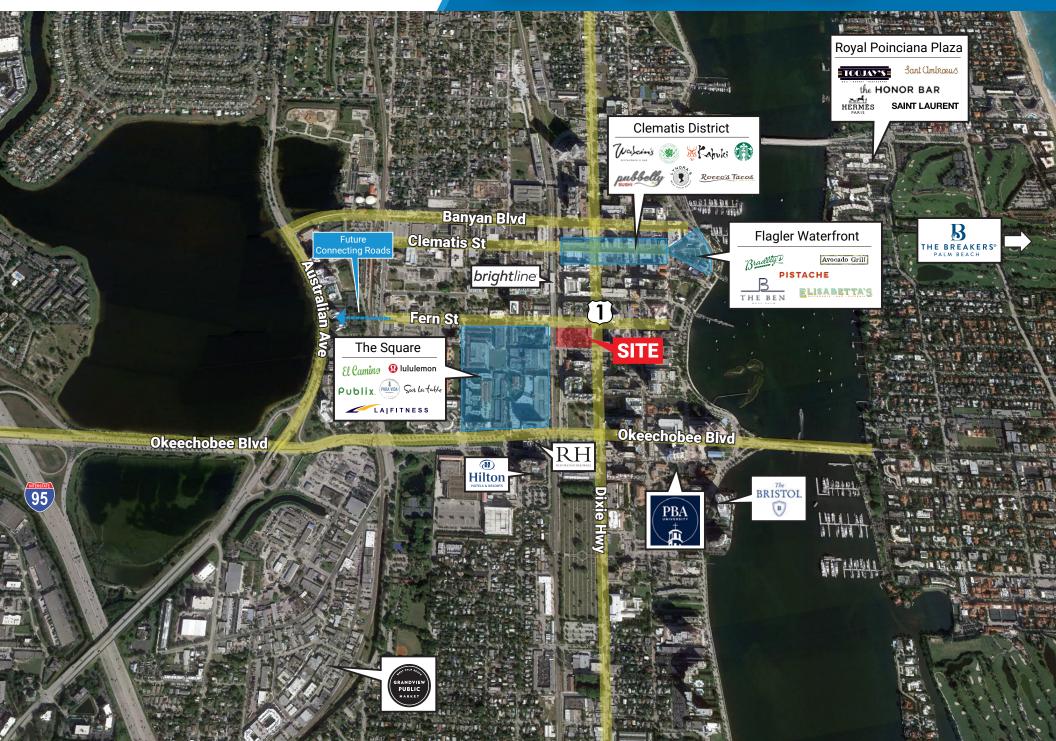


AERIAL | 464 FERN STREET





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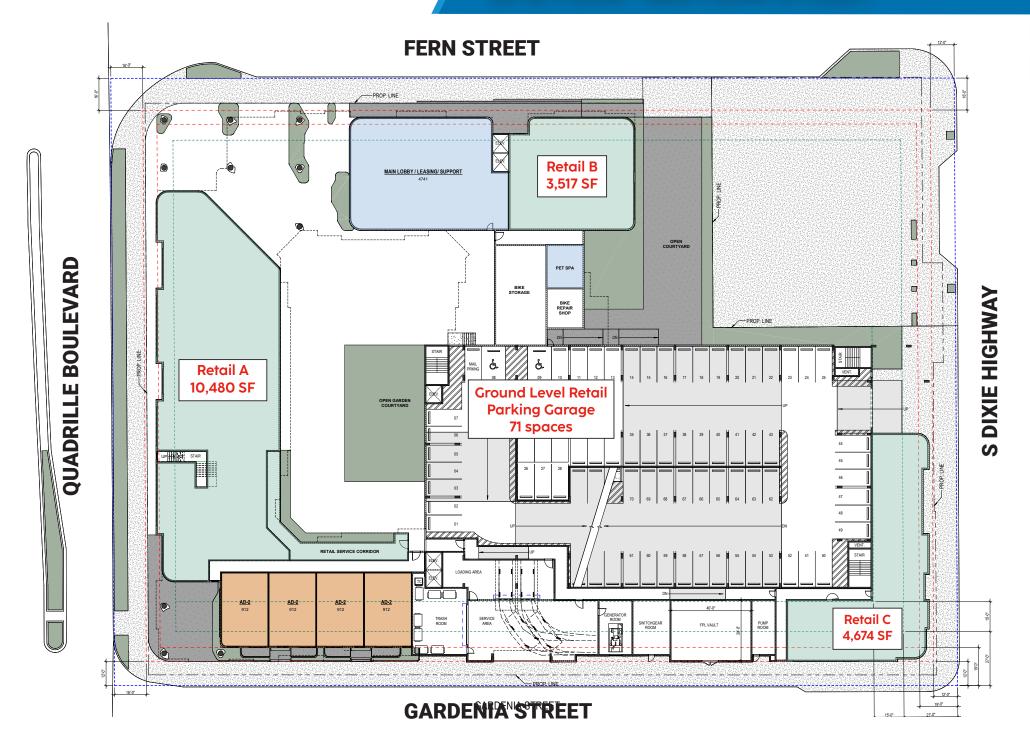


AERIAL | 464 FERN STREET





SITE PLAN | 464 FERN STREET





LANDSCAPE CONCEPT | 464 FERN STREET















MEANDERING PATHS THROUGH LANDSCAF



LOOKING SOUTH ON FERN STREET





INTERIOR COURTYARD VIEW





Downtown West Palm Beach Current Development Activity

IN REVIEW

Total # of residential units: 1,463 Total restaurant/retail SF: 134,716 Total office SF: 1.19 million

1 Transit Village - 132 Clearwater Dr Four 25-story towers - 820 residential units - 49,395 SF retail, 182,720 SF office 2,000 parking spaces



120 S Dixie Hwy - 153 residential units - 6,650 SF of retail 174 parking spaces



315 S Dixie Hwy • 190 multifamily units 9,411 SF of office



464 Fern St - 18,671 SF of ground floor retail 300 Tuxury residential units



Square 1 - 550 S Rosemary Ave
East Tower - 22 Ata : West Tower - 21 stories Class A Office Buildings, 1 million square feet of office, 60,000 sf ground level retail



APPROVED

Total # of residential units: 1,309 Total restaurant/retail SF: 44.651 Total office SF: 1.1 million Total hotel units: 384





Banyan Place -550 Banyan Blvd

• Planned for 12-story building with 348 "micro" apartments • 450 parking spaces



512 Clematis St 5-story mixed use residential building - 88 residential units



Datura Hotel & Residences -506-524 Datura St • 19-story hotel & residential building

- 132 hotel units, 180 residential units 2,200 SF ground floor retail 265 parking spaces



Viana Hotel & Spa 609 Evernia St • 142 hotel units 8,514 SF retail (restaurant)



Solana -992 Datura St

• 88 total units. 74 microunits 36 parking spaces



515 Fern St

 25-story building 425,236 SF of office space - 9,369 SF of ground floor retail 765 parking spaces



West Palm Point -**801 S Dixie Hwy** • 430,132 SF of office

• 19.889 SF retail 1,200 parking spaces



320 Lakeview Ave 25-story mixed use building - 210 multifamily units - 110 room hotel 4,679 SF ground floor retail



15) 1001 Okeechobee Blvd

- 23-story building - 685,970 total SF - 305,863 SF office - 1,054 parking spaces



UNDER CONSTRUCTION

Total # of residential units: 1,302 Total restaurant/retail SF: 78,727 Total office SF: 611,333 Total hotel units: 200

One Flagler 134-180 Lakeview Ave

25-story building

- 276,000 sf office

- 6,274 SF restaurant

Forte -1309 S Flagler

24-story building

42 residential units

• 1.38 acres

Hibiscus Tower -

575 Rosemary Ave

Mixed Use Building

322 rental units, 26,906 sf retail

and 37,427 sf office

Cielo / Tortoise One -370 Eucalyptus St

- 8-story building - 255,331 total SF, 264 residential units - 3,401 SF of retail



One West Palm -550 Quadrille Blvd

30-story building200 room hotel200,000 SF of office 218 residential units
7,348 SF of retail & 6,863 SF restaurant



300 Banyan & 301 Clematis St

 12-story building - 97,906 SF of office 18,000 SF of retail/retaurant



Banyan Tower -350 Ś Australian 22-story building 456 multifamily units - 9,935 SF ground floor retail



RECENTLY COMPLETED

Total # of residential units: 557 Total restaurant/retail SF: 3,637





Flagler Station -951 Banyan Blvd

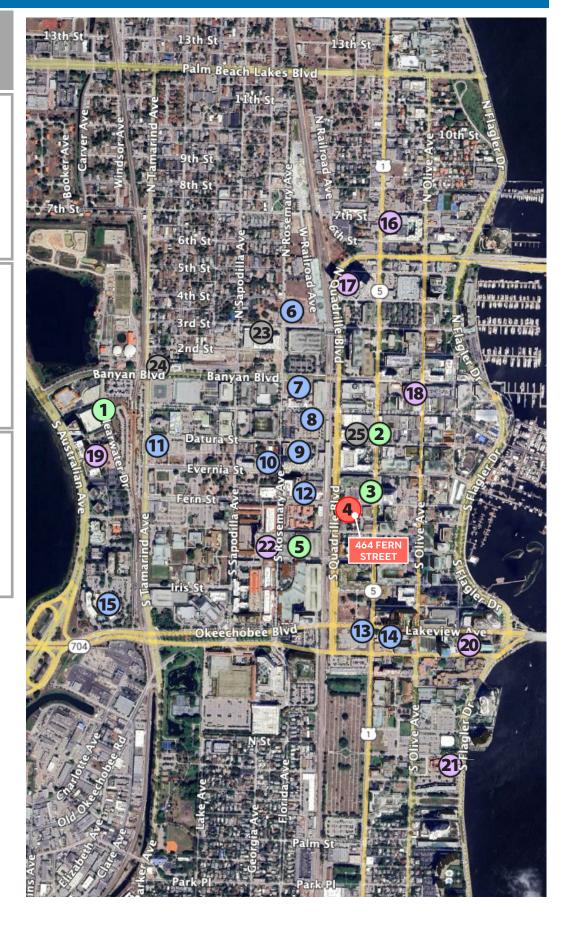
 8-story building • 94 affordable housing residential units



Watermark -401 Datura

8-story building • 154 units High end senior living residential building







464 FERN STREET

THE WALL STREET JOURNAL. PROPERTY REPORT New York Developer Related Cos. Bets Big on West Palm Beach More builders eye growing region as an alternative to more crowded Miami or the increasingly bustling city of Miami Beach.

How West Palm

Beach was transformed into 'Wall Street South'

By Beth Landman February 17, 2023 | 10:48am | Updated



Hines and Frisbie Group Announce the Launch of Sales for South Flagler House in West Palm Beach

in Florida Designed by World Renowned Architecture Firm Robert A.M. Stern



The Palm Beach Post

WEST PALM BEACH

Unanimous decision: Palm Beach County, city approve plans for UF campus near downtown





Wall Streeters fleeing NYC pack elite Palm Beach private schools to capacity

By Selim Algar

September 7, 2022 | 7:05pm |



Palm Beach County has around 44 billionaires. The super-rich are flocking there for business opportunities, convenient transport links, and a chance to live in 'paradise.'

INSIDER

Related Planning Major Expansion in West Pa Beach With Two New Office Towers

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Pair of 15-Story Towers Measuring Just Over 1 Million Square Feet Plan of the Square Mixed-Use Complex



Rendering showing the proposed West Tower, center and East Tower, right, in The Related Compo