

# BANYAN & OLIVE

WEST PALM

**BA**  
BRAND ATLANTIC  
REAL ESTATE PARTNERS

 WHEELOCK  
STREET CAPITAL

**300 Banyan & 111 Olive** epitomizes the future of office, boasting panoramic water views and expansive private terraces, it prioritizes seamless functionality and unrivaled hospitality in equal measure.

Flawlessly designed, with a premier address on the most dynamic corner of the West Palm Waterfront District, Banyan & Olive promises an unsurpassed quality of life—personally and professionally, inside and out. It is a place for leaders, tastemakers, and visionaries. An experience-driven ecosystem that vertically integrates office, retail, and the most extensive, wellness-minded amenities.



DEVELOPER



JOINT VENTURE PARTNER



DESIGN ARCHITECT



EXECUTIVE ARCHITECT



CONSTRUCTION MANAGER



OFFICE LEASING



RETAIL LEASING





CLEMATIS & OLIVE

TRATTORIA

TRATTORIA

TRATTORIA

TRATTORIA

TRATTORIA

# HISTORIC & MODERN

The unique architectural dichotomy between these two buildings makes this project a symbol of all that is exceptional about West Palm.

A state-of-the-art, modern workplace, the buildings are connected by an activated passageway, shared access, and more importantly, by a fresh perspective on work, life, and life at work.



111 Olive Lobby Entrance



300 Banyan Panoramic Water Views

**111 Olive** is a respectful exterior preservation of the historic Art Moderne building designed by acclaimed Architect John Volk. Anchoring the popular corner of Clematis Street and Olive Avenue, it celebrates the city's vibrant past from one of its most significant locations.

**300 Banyan** propels West Palm towards the future as its first boutique, ground-up Class-A office building. Water views, private terraces, and hospitality-focused amenities are anchored by a curated selection of food & beverage offerings in this premier addition to the Clematis Waterfront.

# PARADISE & PRODUCTIVITY

Incomparable sun, sand, and scenery make West Palm Beach a paradise destination and the perfect environment for productivity. With 160 more hours of sunshine per year than in New York (that's nearly a month's worth of daylight!), there's ample time for everything you want to experience and achieve.





## A NEW FOCAL POINT

West Palm is experiencing unprecedented growth and investment. No longer limited to snowbirds and retirees, it is attracting families, digital nomads, and executives looking for a better quality of life. Palm Beach is Florida's top county for population and income growth by a wide margin.

AVERAGE TEMPERATURE

75.5°F

POPULATION GROWTH  
OVER THE LAST DECADE

14%

INCREASE IN SALES OF  
MILLION-DOLLAR-PLUS  
HOMES IN 2021 VS. 2020

140%

MILES OF ATLANTIC BEACHES

47

PERSONAL INCOME TAX

\$0

# CENTRAL & CONNECTED

300 Banyan & 111 Olive sits on the most iconic corner of the most notable streets in West Palm (Clematis and Olive). Considered the heart and soul of the city, Clematis Street has stood as the center of dining, shopping, and culture for 13 decades and counting. The lively promenade is an easy walk to the waterfront and other nearby attractions.







# EASY TO GET TO, HARD TO LEAVE

## JUST STEPS AWAY

Brightline Train Station

Flagler Park

Waterfront Promenade

The Ben Hotel

Palm Harbour Marina

WPB GreenMarket

Over 30+ Restaurants and Cafes

## A SHORT DRIVE

Palm Beach International  
10min.

Worth Avenue Shopping  
7min.

The Breakers Hotel  
5min.

I-95 Access  
5min.

## AN EASY WALK

The Square  
14min.

Palm Beach Yacht Club  
14min.

The Royal Poinciana Plaza  
17min.

## ABOARD THE BRIGHTLINE

Fort Lauderdale  
35min.

Miami  
1hr 12min.

Orlando (2023)  
2hrs.



Palm Harbor Marina



Palm Beach Int'l Airport

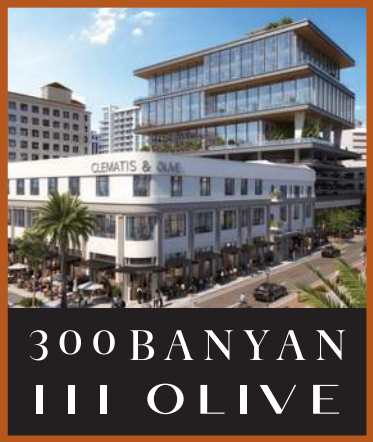


Royal Poinciana Plaza

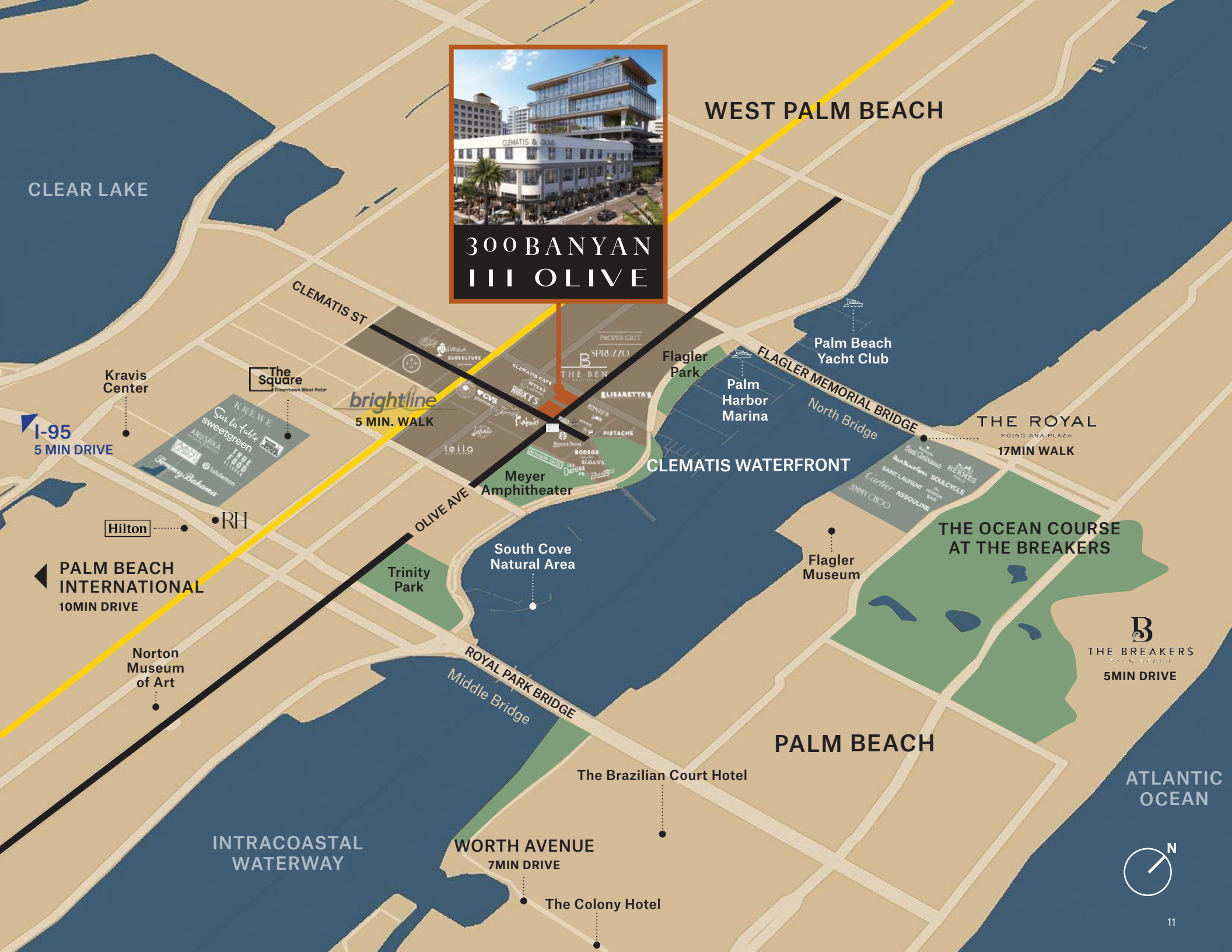


COURTESY OF BRIGHTLINE

Brightline High-Speed Rail



# 300 BANYAN III OLIVE



WEST PALM BEACH

CLEAR LAKE

I-95  
5 MIN DRIVE

Kravis Center

The Square  
Downtown West Palm

brightline  
5 MIN. WALK

Meyer Amphitheater

South Cove Natural Area

Trinity Park

PALM BEACH INTERNATIONAL  
10MIN DRIVE

Hilton

RH

Norton Museum of Art

INTRACOASTAL WATERWAY

WORTH AVENUE  
7MIN DRIVE

The Colony Hotel

The Brazilian Court Hotel

CLEMATIS WATERFRONT

Flagler Park

Palm Harbor Marina

Palm Beach Yacht Club

FLAGLER MEMORIAL BRIDGE  
North Bridge

THE ROYAL  
POINCIANA PLAZA  
17MIN WALK

Flagler Museum

THE OCEAN COURSE AT THE BREAKERS

PALM BEACH

THE BREAKERS  
PALM BEACH  
5MIN DRIVE

ATLANTIC OCEAN



CLEMATIS WATERFRONT - WEST

300 BANYAN

III OLIVE

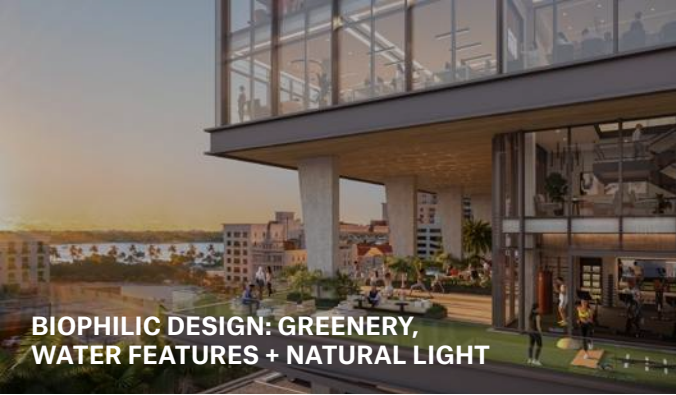


CLEMATIS WATERFRONT - EAST

300 BANYAN

111 OLIVE





**BIOPHILIC DESIGN: GREENERY,  
WATER FEATURES + NATURAL LIGHT**



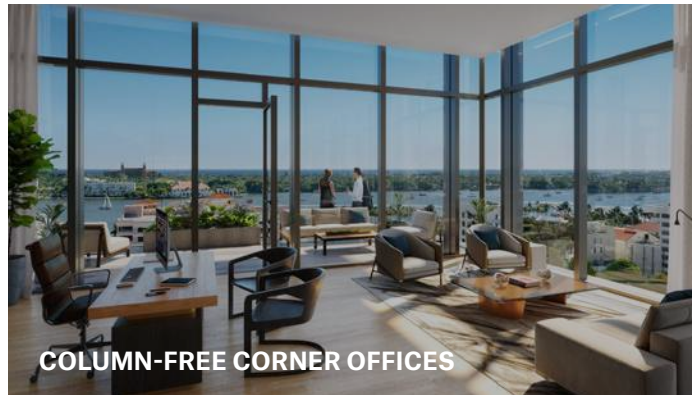
**ON-SITE LUXURY CONCIERGE**



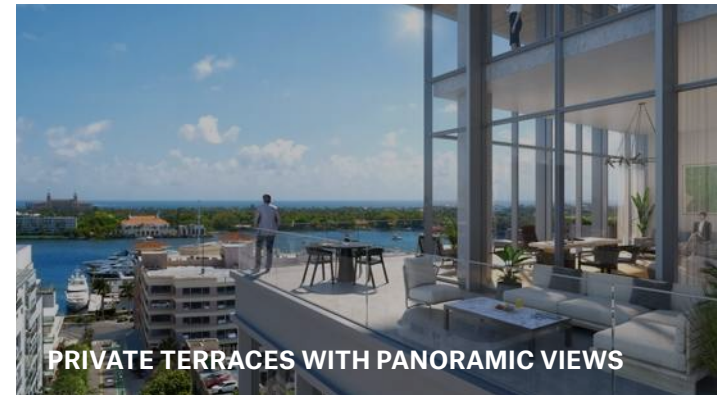
**EXCLUSIVE TERRACE AMENITIES**



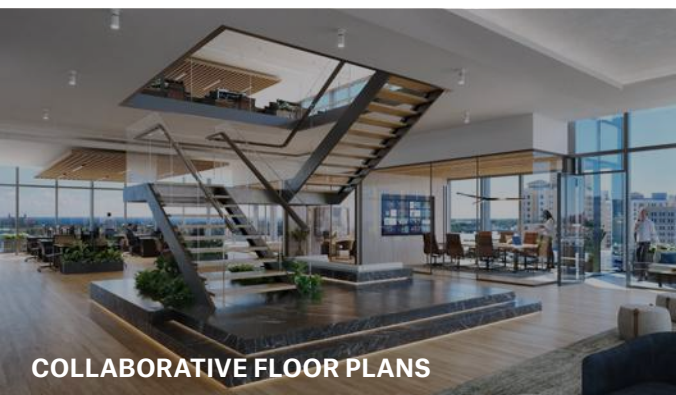
**INDOOR/OUTDOOR FITNESS CLUB  
+ SHOWER CABANAS**



**COLUMN-FREE CORNER OFFICES**



**PRIVATE TERRACES WITH PANORAMIC VIEWS**



**COLLABORATIVE FLOOR PLANS**



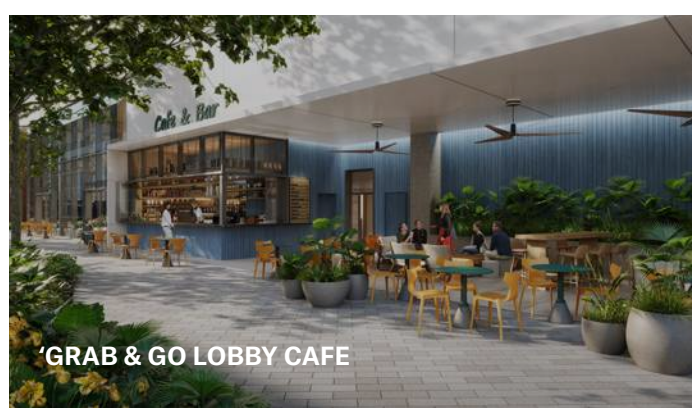
**SEAMLESS INDOOR + OUTDOOR SPACES**



**WORLD-CLASS ART + SCULPTURE**



**SIGNATURE RESTAURANT**



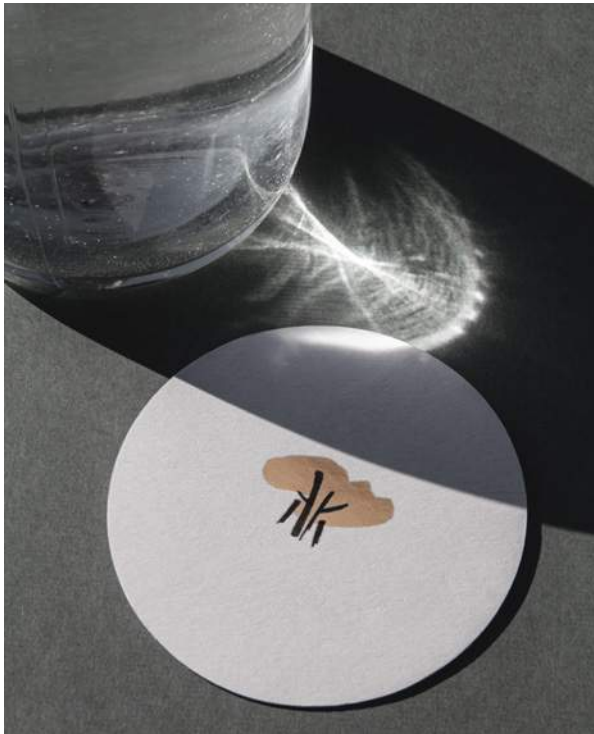
**'GRAB & GO' LOBBY CAFE**



**ON-SITE PARKING, VALET, EV + CAR WASH**

# HOSPITALITY & HOME

A differentiated approach to work, 300 Banyan & 111 Olive is the next-generation office. With its fully serviced, meticulously crafted design, it offers the comforts of a private residence with the resources and conveniences of a best-in-class workplace.



A walkable home base in the center of it all, Banyan & Olive realizes the value of proximity to leisure amenities like restaurants and shops.



The Banyan Club, a private tenant amenity, serves as a foundation for wellness, culture, culinary innovation, and connection for a like-minded community.



# DEVELOPMENT OVERVIEW





# III OLIVE

- 27,000 SF of Boutique Office in a fully renovated historic building
- 10,000 SF of Ground Floor Retail
- Tenant Turnover 3Q22
- Delivering 4Q22

# 300 BANYAN

- 115,000 RSF of Class-A Office
- 8,000 RSF of Ground Floor F&B
- Construction Start 2Q22
- Tenant Turnover 2Q23



## CLEMATIS ST. CORRIDOR

Street-level access to West Palm's best restaurants, shops, and nightlife.

## HISTORIC FACADE

A renovated interior with an upgraded Art-Moderne exterior including new lighting, windows, marble, awnings, and signage.

## OFFICE LOBBY

A discrete attended lobby off of Olive Ave.

## CURATED PASSAGEWAY

An F&B-activated promenade bridging the function and identify of both buildings.

## SIGNATURE RESTAURANT

A landmark restaurant with expansive indoor/outdoor covered dining and valet.

## OFFICE LOBBY & CAFE

A graciously sized, hotel-inspired lobby featuring original works by celebrated contemporary artists and an adjacent Cafe on Banyan Blvd.



# 300 BANYAN

115,000 SF OF CLASS-A OFFICE IN THE HEART OF WEST PALM



AMENITY TERRACE



# BUILDING HIGHLIGHTS

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On the most iconic corner of the most notable street in West Palm Beach, Clematis Street and Olive Avenue is the cultural, social, and historic heart of the city. Period architecture, cobblestone streets, local restaurants spilling onto the sidewalk, and a grand waterfront park all create a setting which is uniquely West Palm.

## BUILDING AMENITIES

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<b>Club (Level 7)</b>	Signature Loggia featuring a 2,500 SF Indoor/Outdoor Fitness Center curated with industry-leading equipment and programming, a 1,500 SF open-air lounge set amongst reflecting pools and greenery, perched at the building's edge to see and be seen by the city below.
<b>PH Roof Terrace</b>	Exclusive to the 12th Floor Penthouse, a 3,200 SF roof terrace offering panoramic ocean views from its 2,030 SF covered outdoor room, and 1,170 SF open air garden.
<b>Restaurant &amp; Bar</b>	A space like no other, featuring a 3,500 SF Bistro and 4,200 SF Dining Terrace and Wine Garden.
<b>Lobby Cafe</b>	Ground Level Grab & Go with outdoor seating, serving coffee, light bites, and more.
<b>Public Art</b>	World-class art installations will be featured both outdoors and indoors.
<b>Parking</b>	6-Story Garage with 2.5 Spaces per 1,000 SF, Valet Service, Executive Parking, EV Charging, and Car Wash Services.

## DESIGN FEATURES

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- + Floor-to-Ceiling glass with panoramic water views
- + 20,000 RSF floor plates with 3,000+ RSF of Private Terraces on every other floor
- + 12'-6" Clear Ceiling Heights
- + 30'+ Column-free spans
- + Insulated Glass Windows for optimal energy efficiency
- + 100% Generator Backup for building systems, plus additional generator capacity to meet tenant needs
- + Facial + Hand Scanning Building Access Technologies
- + High-Speed Elevators with Destination Dispatch technology

AMENITY TERRACE & WATER FEATURE



INDOOR & OUTDOOR FITNESS AMENITY



PENTHOUSE INTERNAL STAIR





PENTHOUSE ROOF TERRACE



CONFERENCE ROOM









# LEVELS 7, 8

## LEVEL 7

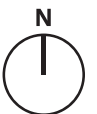
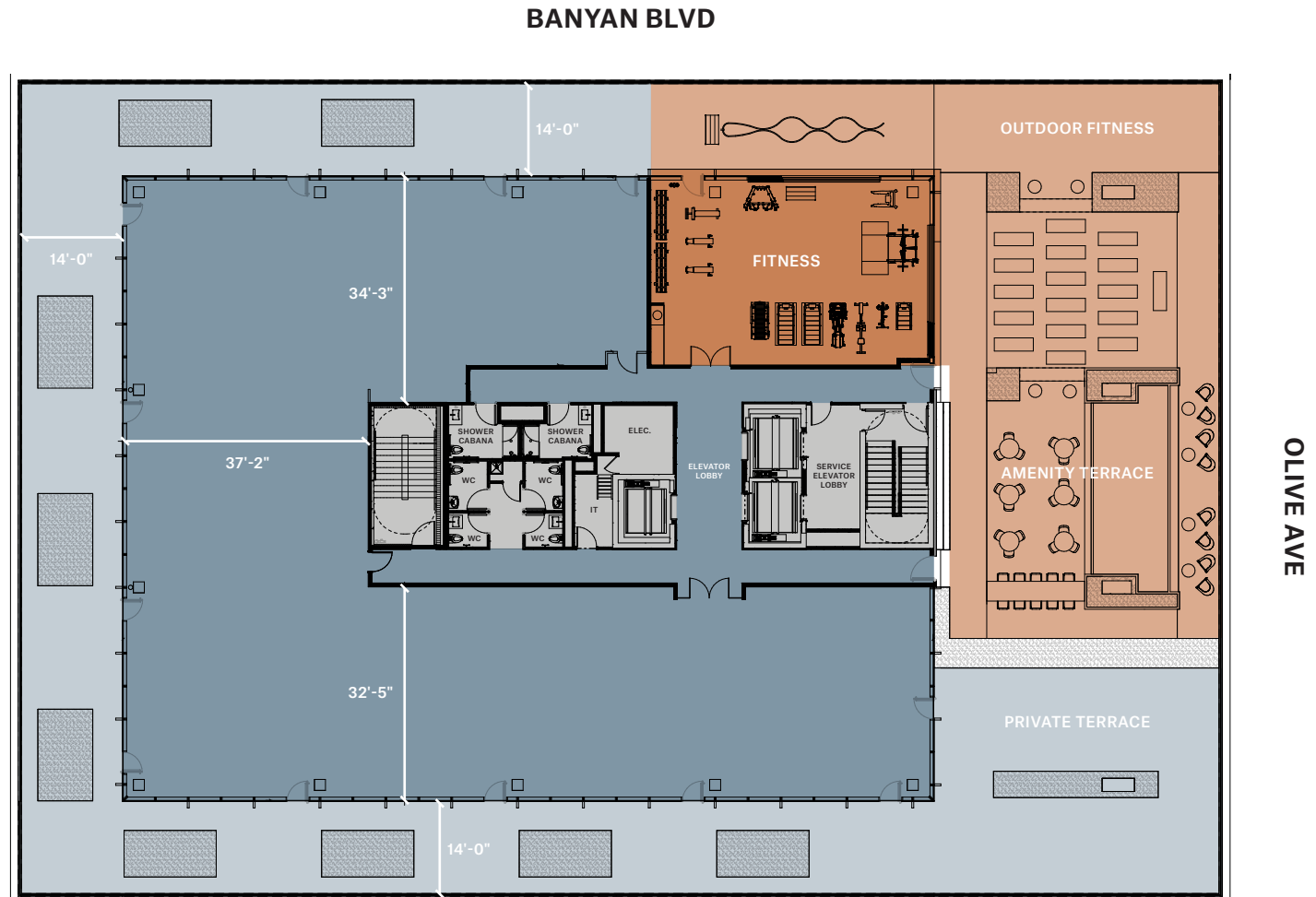
4,798 RSF Fitness & Terrace Amenity

5,383 RSF Private Terrace

11,188 RSF Private Office

## LEVEL 8

13,053 RSF Private Office



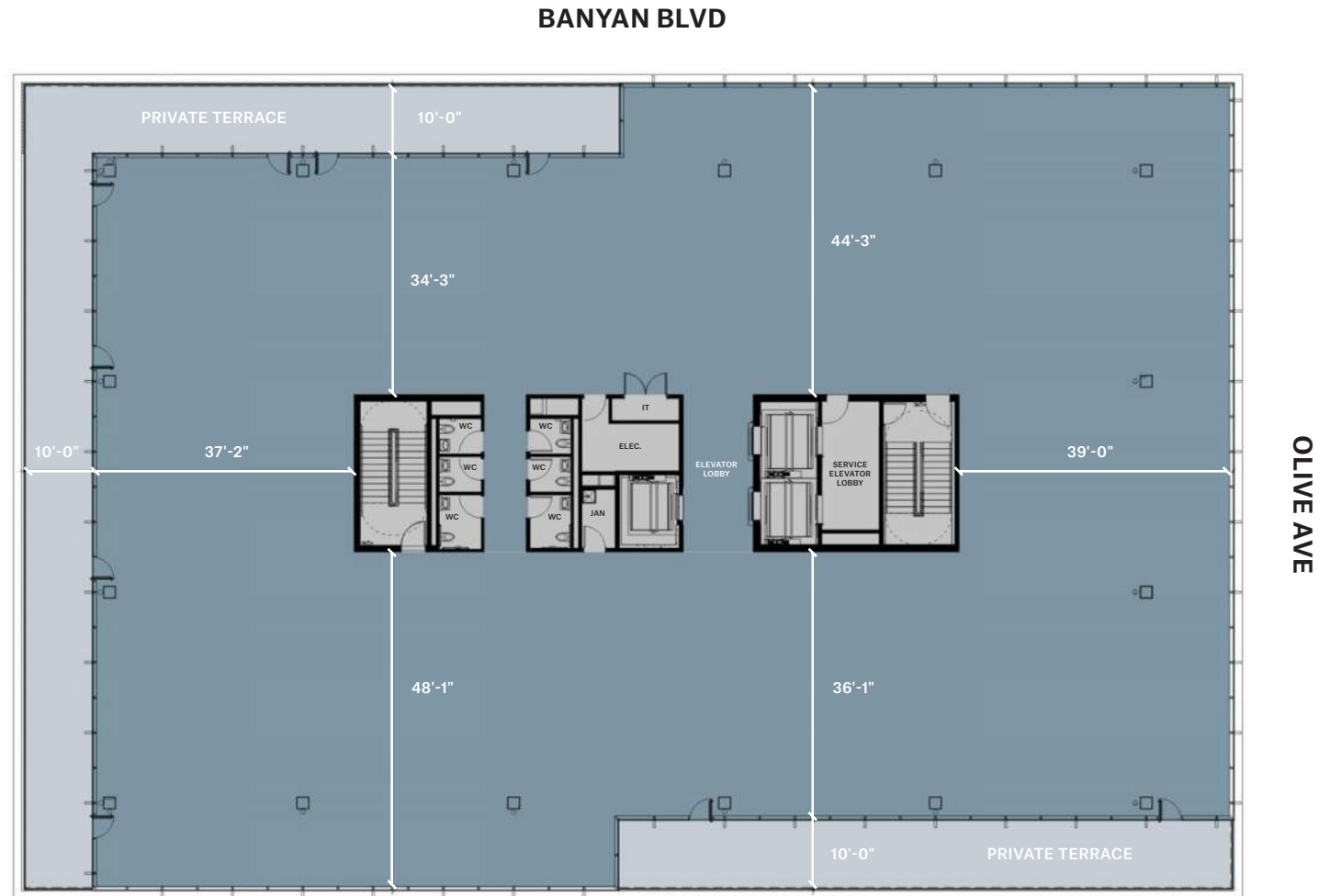
# LEVELS 9, 10

## LEVEL 9

- 19,575 RSF Office
- 2,799 RSF Terrace

## LEVEL 10

- 19,575 RSF Office



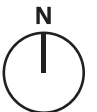
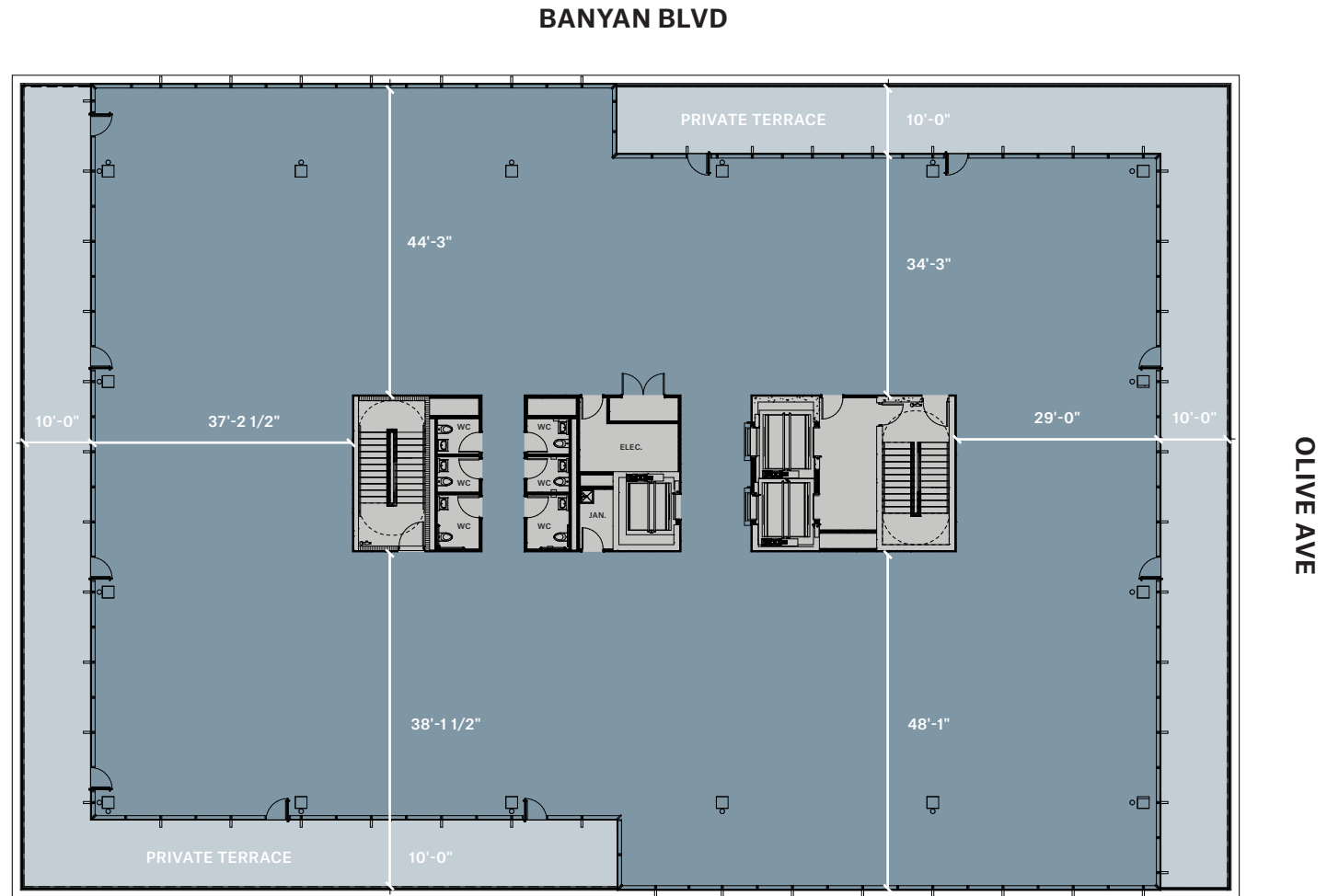
# LEVELS 11, 12 (PENTHOUSE)

## LEVEL 11

- 18,308 RSF Office
- 3,853 RSF Terrace

## LEVEL 12

- 18,308 RSF Office



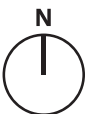
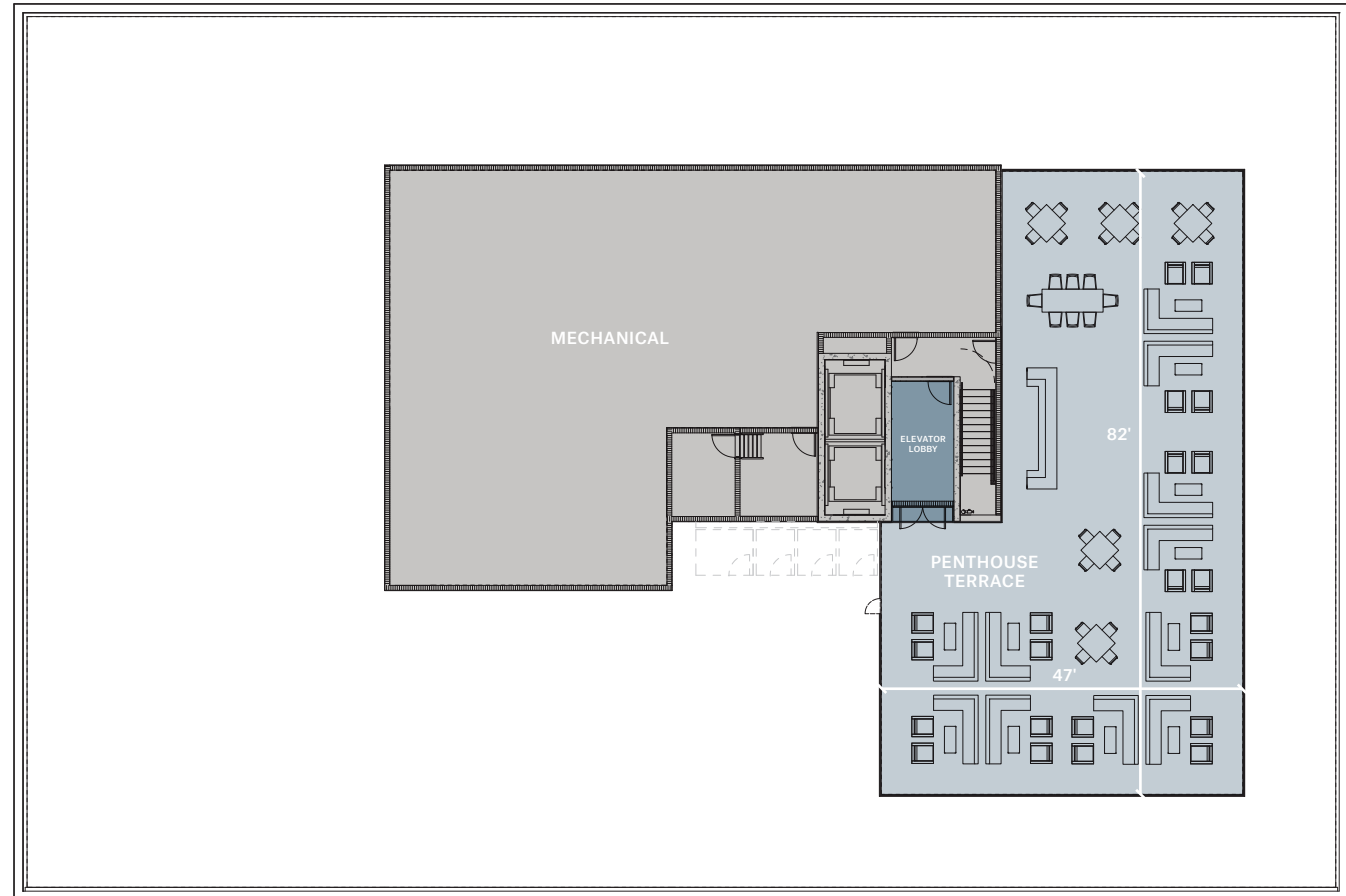


# ROOF (PENTHOUSE)

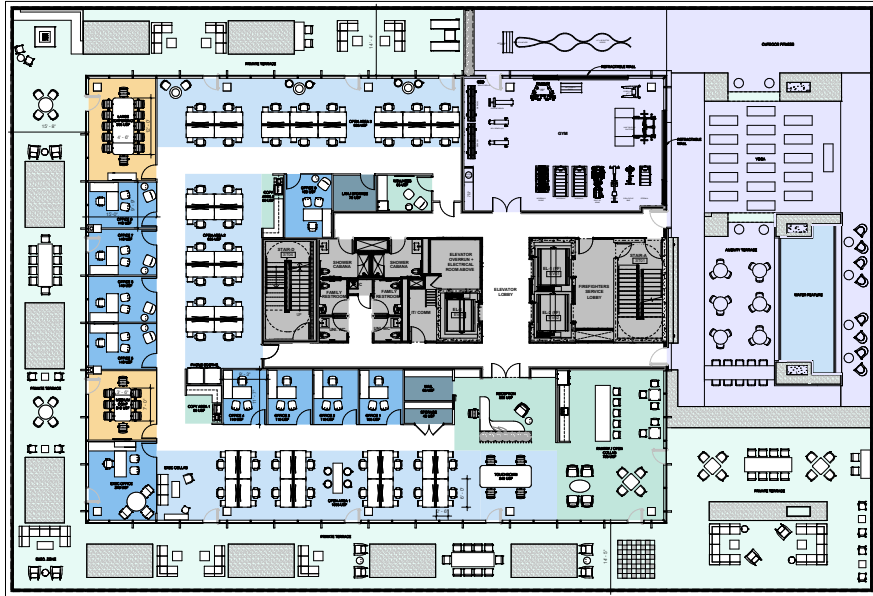
BANYAN BLVD

## ROOF

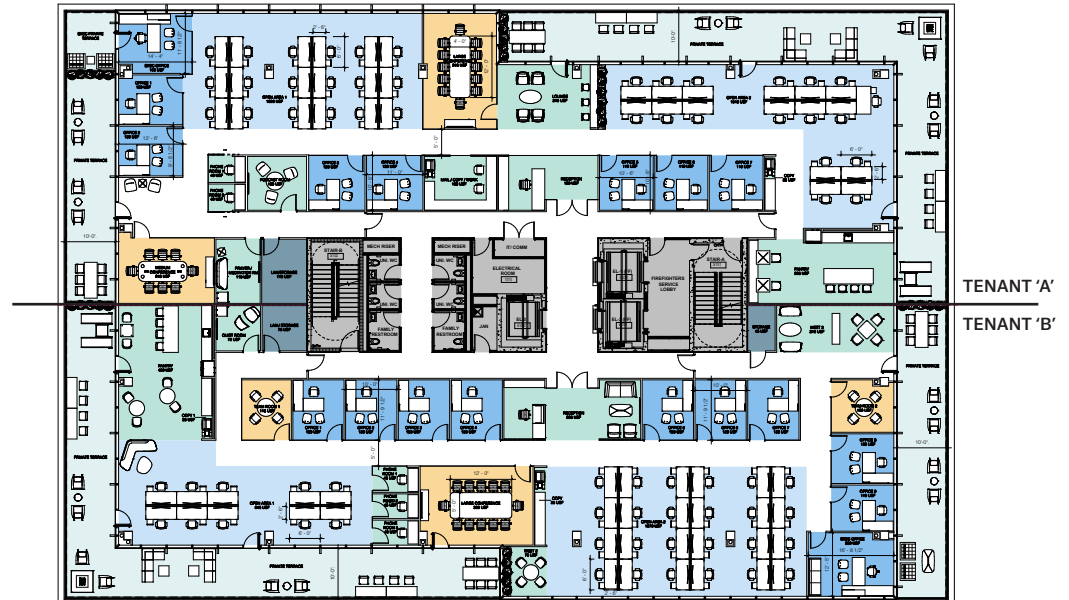
■ 3,204 RSF Terrace



# TEST FITS

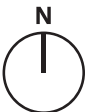


**SINGLE TENANT**  
AMENITY LEVEL 7



**DOUBLE TENANT**  
TYPICAL FLOOR

- Conference Room
- Office
- Private Terrace
- Building Amenity
- Storage
- Support & Pantry
- Workstations



SOUTHWEST

WEST

NORTHWEST



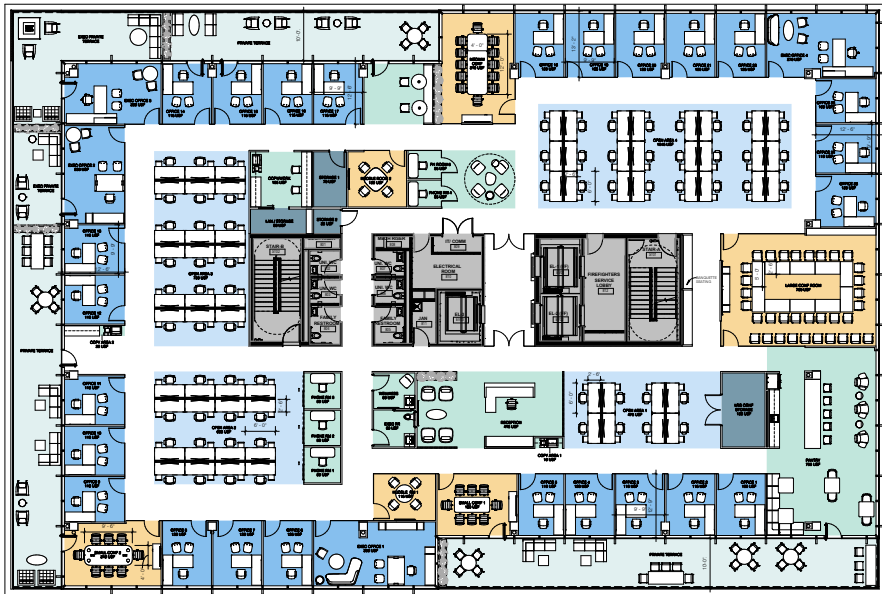
NORTHEAST

EAST

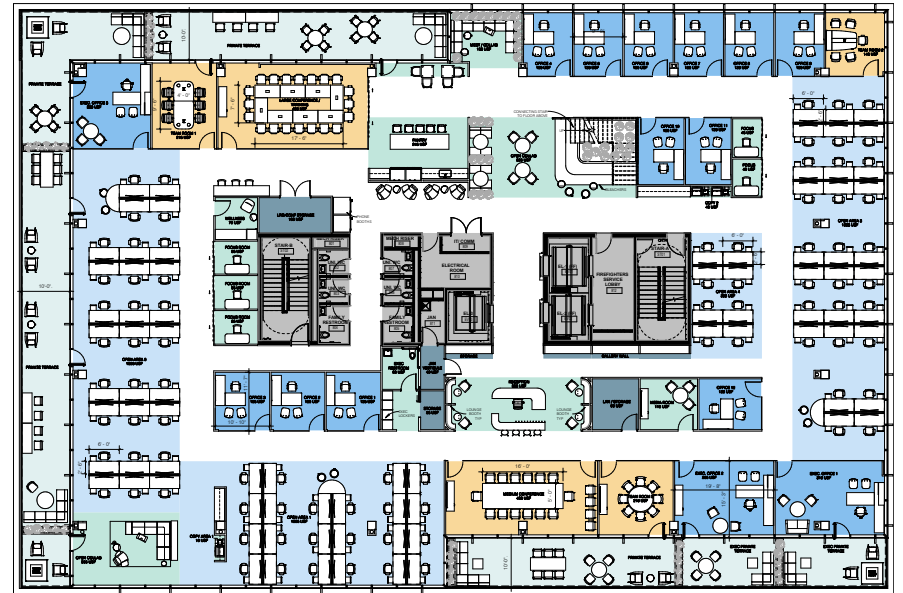
SOUTHEAST



# TEST FITS

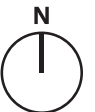


**SINGLE TENANT**  
PROFESSIONAL SERVICES



**SINGLE TENANT**  
FINANCIAL MANAGEMENT

- Conference Room
- Storage
- Office
- Support & Pantry
- Private Terrace
- Workstations



PRIVATE OFFICE TERRACES





# III OLIVE

27,000 SF OF BOUTIQUE OFFICE IN A LANDMARK RENOVATION



CLEMATIS & OLIVE

CAFE

GENCAE

OLIVE





ELEVATOR LOUNGES



ELEVATOR LOBBY



TRACKMAN GOLF™ SIMULATOR SUITE



PRIVATE LOCKERS & SHOWER CABANAS



OFFICE LOUNGE

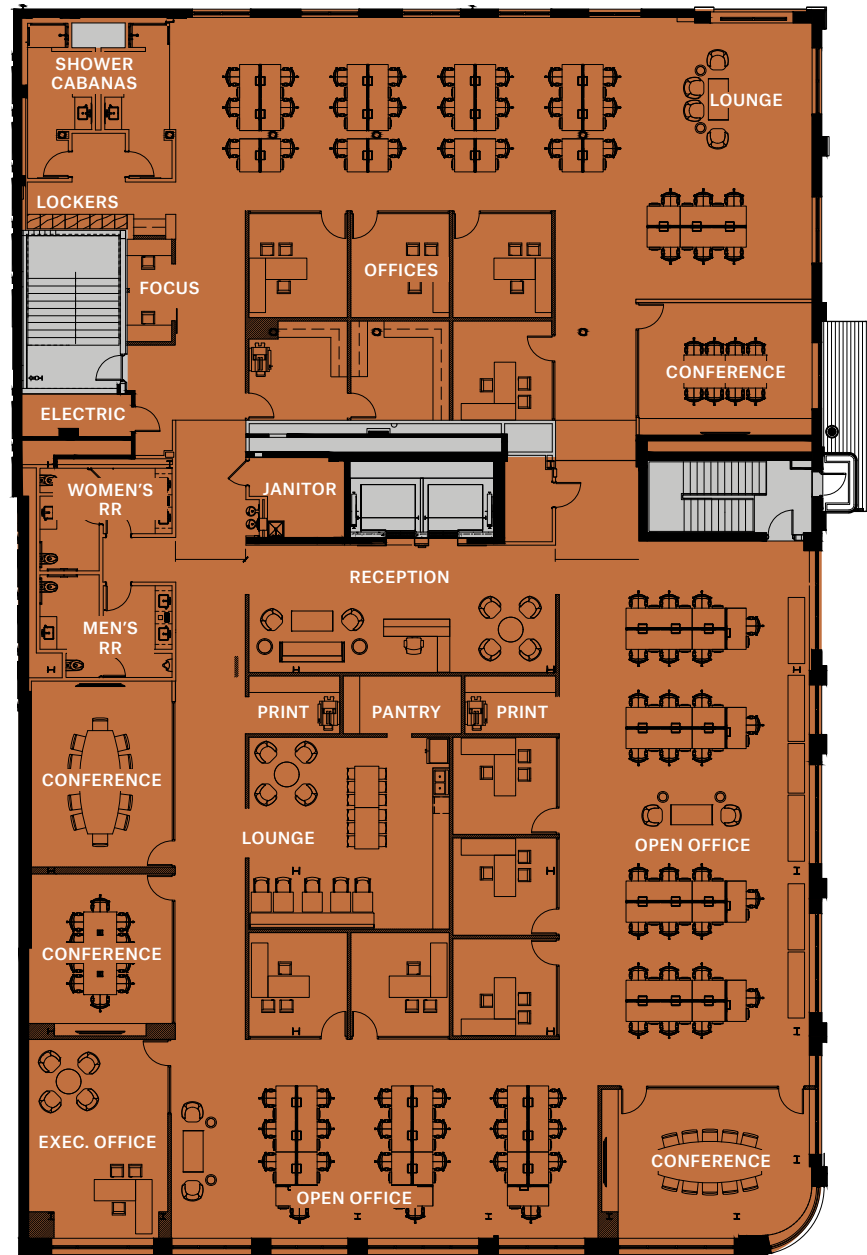


# TYPICAL FLOOR

## SINGLE TENANT

### FULL FLOOR

- 15,570 RSF
- 11 offices
- 4 conference rooms
- 79 work stations
- 1 kitchenette/lounge



OLIVE AVE

CLEMATIS ST



PRIVATE OFFICE



# TYPICAL FLOOR

## TWO TENANTS

### SUITE A

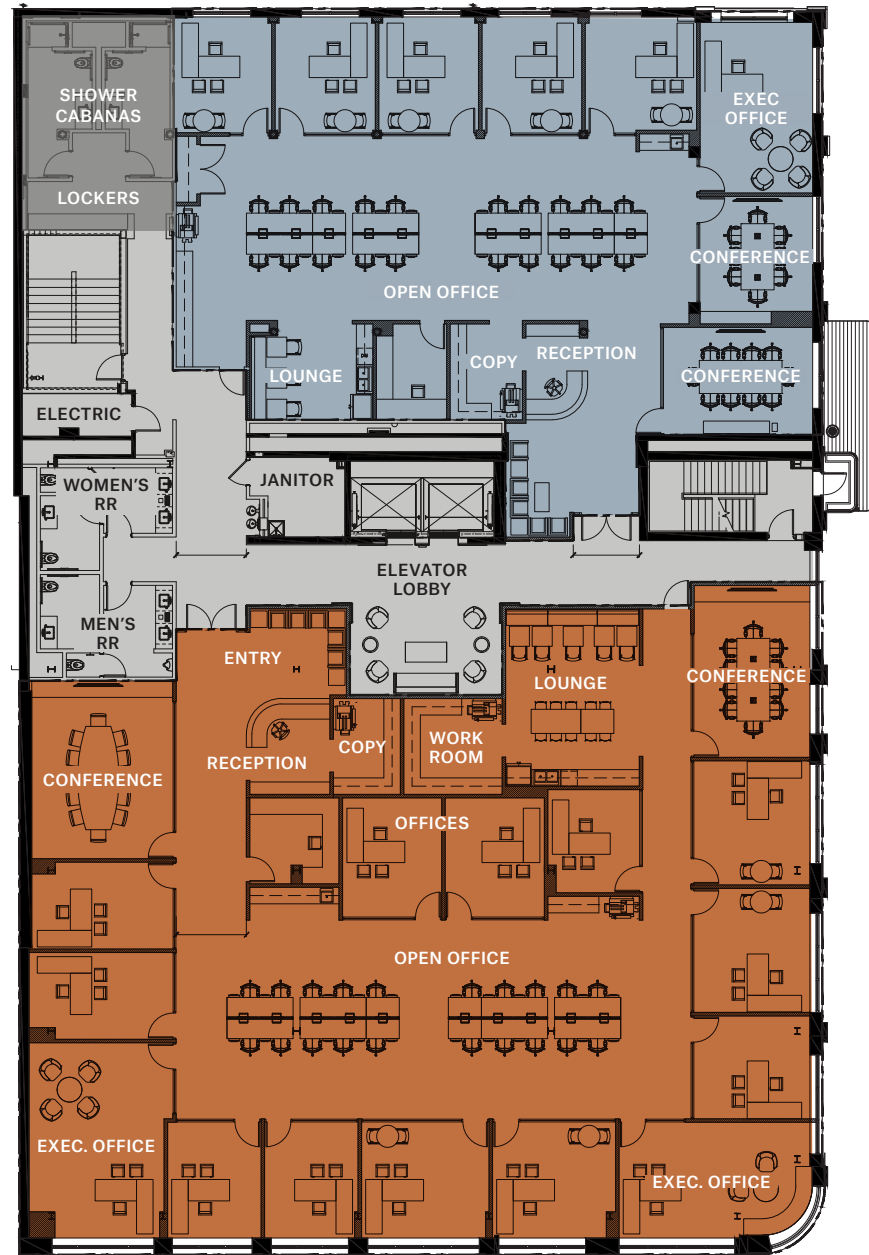
- 9,295 RSF
- 15 offices
- 2 conference room
- 20 work stations
- 1 kitchenette/lounge

### SUITE B

- 5,239 RSF
- 7 offices
- 2 conference rooms
- 20 work stations
- 1 kitchenette/lounge

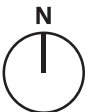
### CABANA AMENITY - 2ND FLOOR

- 2 private showers & changing rooms
- Full-size lockers for day-to-day use
- Complimentary Towel service



OLIVE AVE

CLEMATIS ST



OPEN WORK STATIONS



# TYPICAL FLOOR

## THREE TENANTS

### SUITE A

- 4,393 RSF
- 6 offices
- 1 conference room
- 14 work stations

### SUITE B

- 5,239 RSF
- 7 offices
- 2 conference rooms
- 20 work stations

### SUITE C

- 4,874 RSF
- 7 offices
- 1 conference room
- 14 work stations

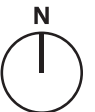
### GOLF SUITE AMENITY - 3RD FLOOR

- TrackMan Golf™ Professional Simulator
- 15' W x 9' H Screen with Theater functionality
- Lounge area with seating & beverage fridge



OLIVE AVE

CLEMATIS ST





# FOOD & BEVERAGE RETAIL

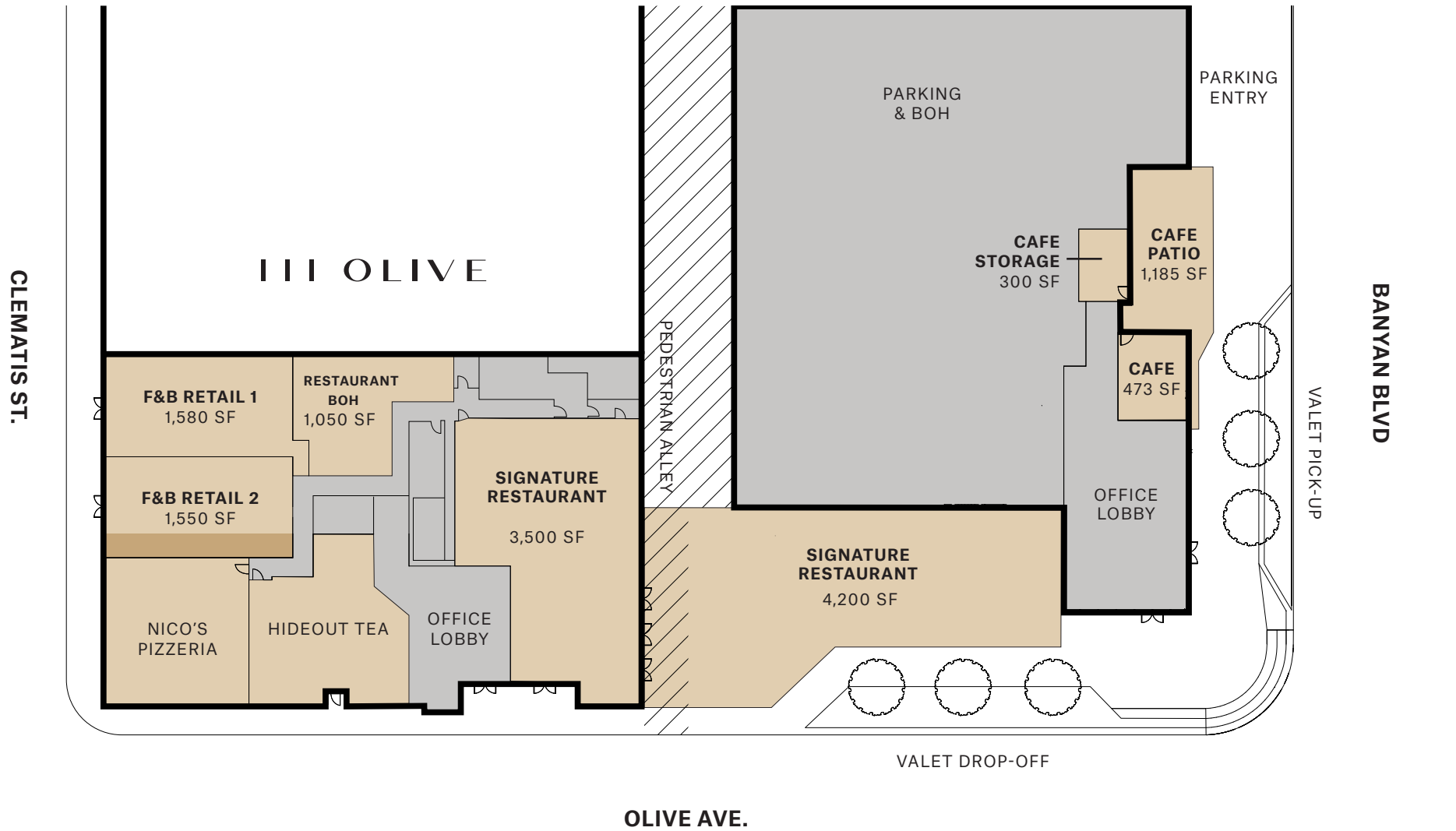
SIGNATURE RESTAURANT & 10,000 SF OF F&B FOCUSED RETAIL OFFERINGS





# GROUND LEVEL RETAIL

## 300 BANYAN



OLIVE AVE. RETAIL



SIGNATURE RESTAURANT







**CUSHMAN &  
WAKEFIELD**

OFFICE LEASING

**Colliers**  
INTERNATIONAL

RETAIL LEASING

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