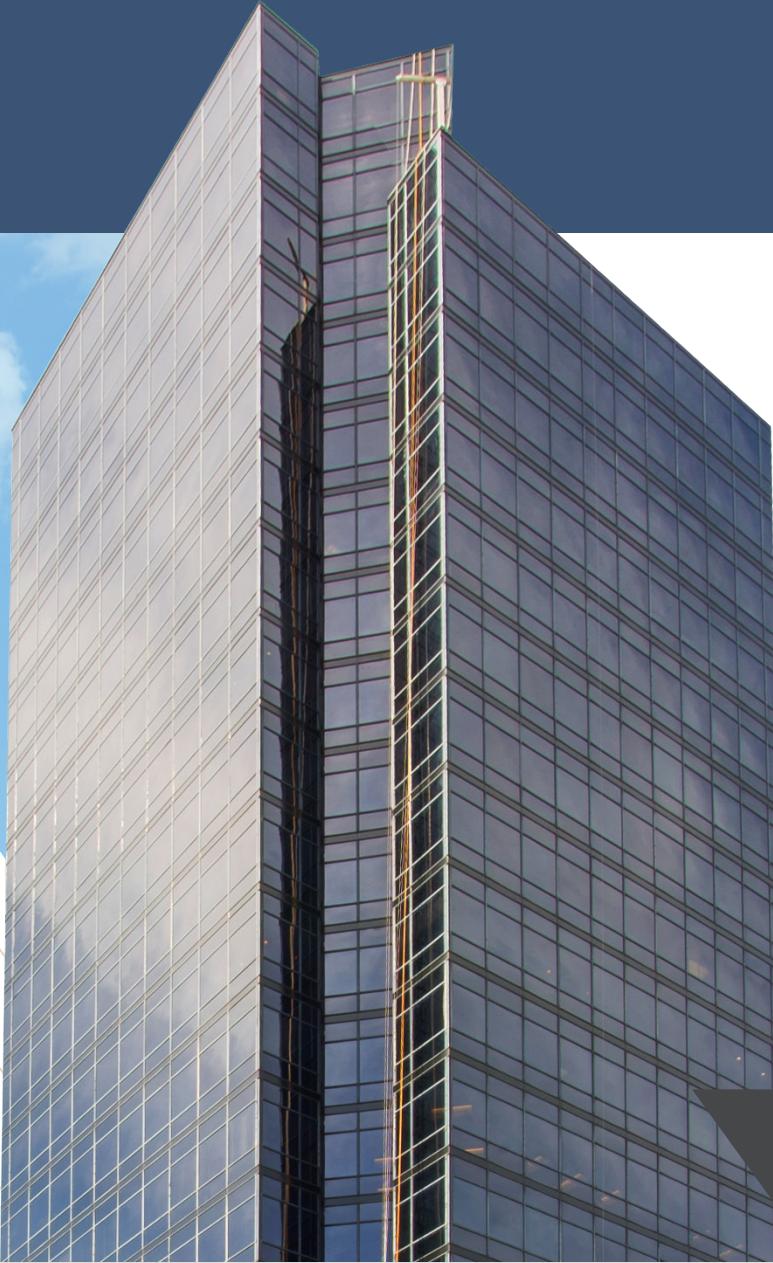




N O R T H B R I D G E

C E N T R E



Multi-Million Dollar Renovations
and Expansive Ocean Views

N O W L E A S I N G



515 NORTH FLAGLER DRIVE | WEST PALM BEACH, FL 33401

N

Welcome to Northbridge Centre.



PROPERTY HIGHLIGHTS

294,493 SF

TOTAL SPACE

21

FLOORS

13,135 SF

AVERAGE FLOOR SIZE

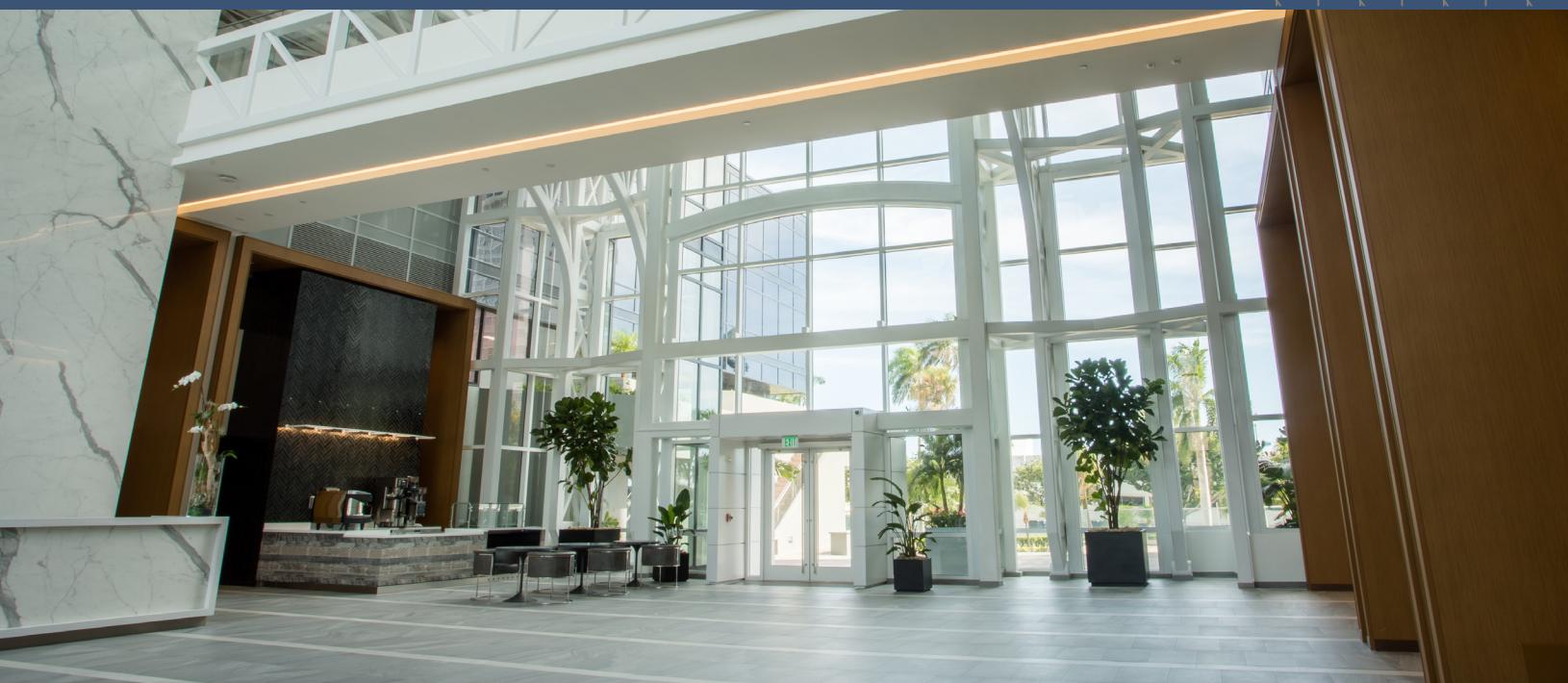
\$25.09

ESTIMATED OPEX (2025)

3/1,000 SF

PARKING RATIO

Incredible Features —



ICONIC

21-story, Class A iconic trophy tower centrally located in the Downtown West Palm Beach



OCEAN VIEWS

Unobstructed, beautiful views of the Atlantic Ocean, Intracoastal Waterway and Palm Beach Island to the north, south and east



LOCATION

The building's prime location at the base of the Flagler Memorial Bridge ("North Bridge"), provides quicker ingress and egress to Palm Beach Island, Interstate 95 & Okeechobee Blvd



PARKING

Attached parking garage with a climate controlled covered sky bridge allow tenants to travel between the Tower, Pavilion and Garage without exposure to the elements



EXECUTIVE ACCESS

Executive valet parking with direct access to tenant floors and the building lobby



AMENITIES

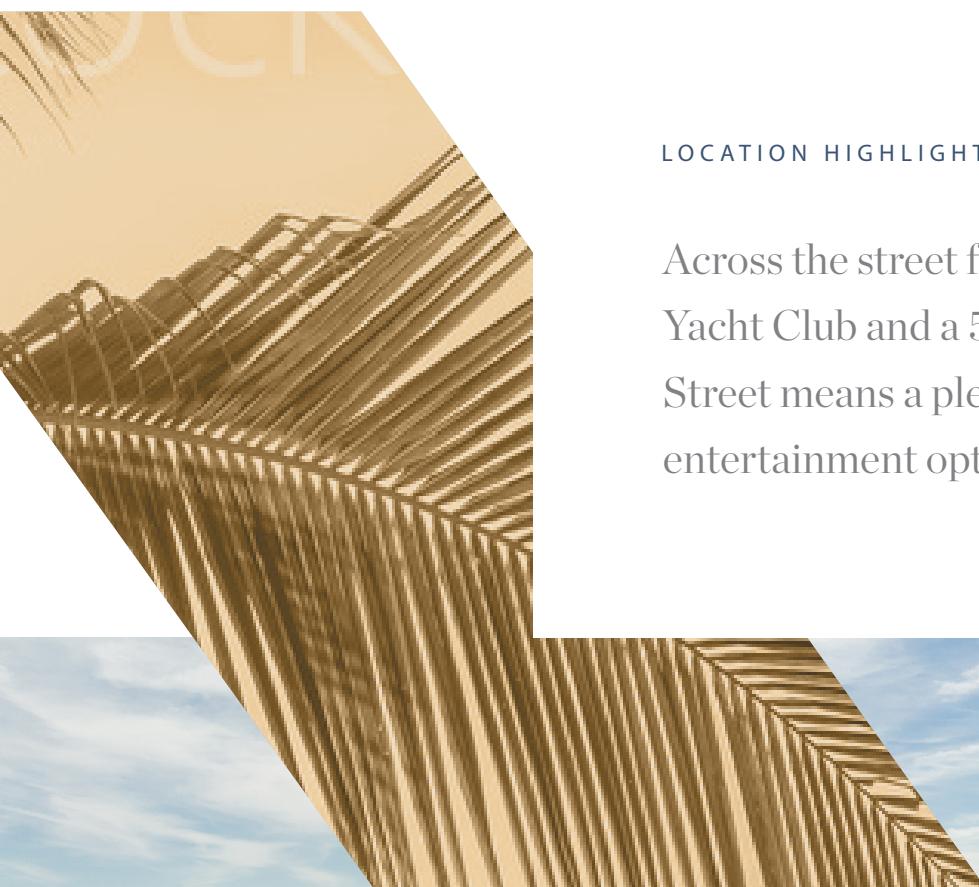
Amenities within the complex including dining options (Dolce Cafe' and Chopsticks), full service banking with ATM service, Paul James Salon and full service NB Fitness Center

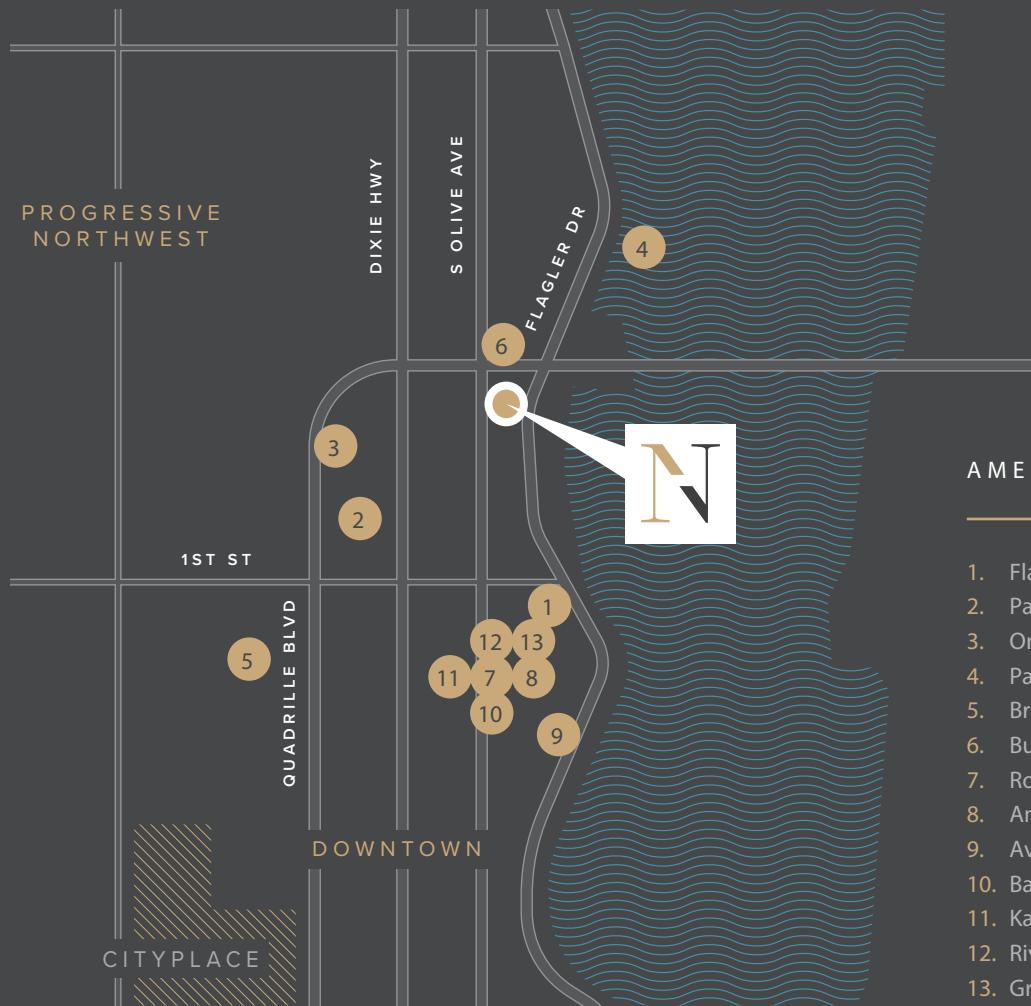


In the Middle of It All —

LOCATION HIGHLIGHTS

Across the street from the Palm Beach Yacht Club and a 5 minute walk to Clematis Street means a plethora of dining and entertainment options.





AMENITIES

1. Flagler Banyan Project
2. Palm Beach Court House
3. One West Palm
4. Palm Beach Yacht Club
5. Bright Line Station
6. Butcher Shop
7. Rocco's Tacos
8. American Craft Aleworks
9. Avocado Grill
10. Banko Cantina
11. Kabuki Sushi Thai Tapas
12. Rivales Taqueria & Craft Bar
13. Grease Burger Beer & Whiskey Bar

BRIGHT LINE STATION

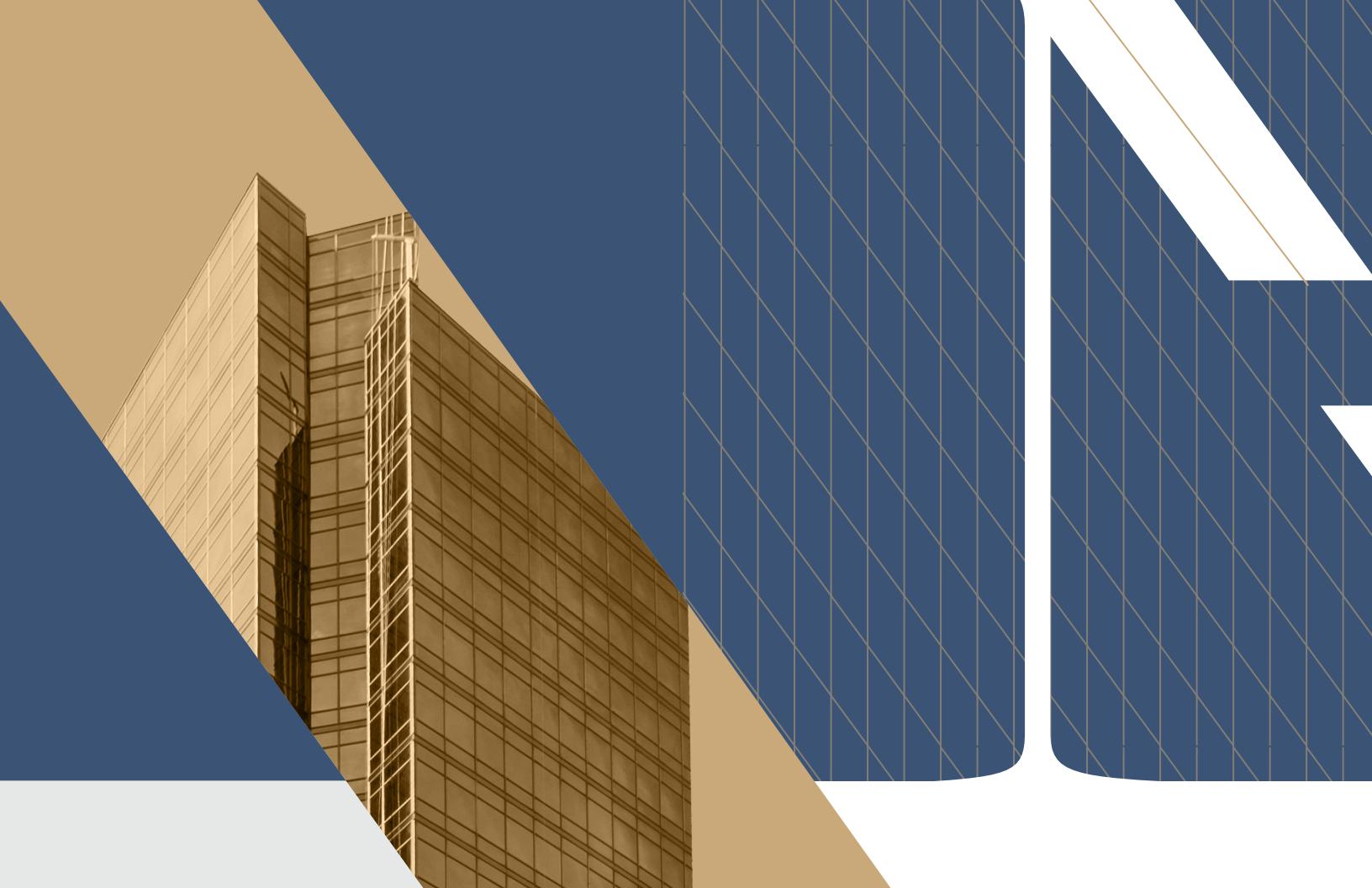
Minutes from the Bright Line Station, a high-speed rail line that provides express train service between West Palm Beach, Miami and ultimately Orlando:

- High-end large leather seats recline for your comfort alongside full windows.
- Large multi-task tray tables at each seat offer plenty of space for your laptop, tablet, food or drink.

FLAGLER BANYAN PROJECT

Located 2 blocks from Flagler Banyan Square; \$145M redevelopment project in downtown West Palm Beach:

- 208-room “grand hotel” facing the waterfront, 251 unit luxury apartment building
- 30,000 square feet of commercial space comprised of a waterfront destination restaurant and ground floor retail space facing Banyan and Olive



NORTHBRIDGE CENTRE

For More Information

Kevin Probel
Senior Managing Director
+1 561 676 2131
kevin.probel@jll.com

Kevin McCarthy
Senior Managing Director
+1 561 292 2668
kevin.mccarthy@jll.com

©2023 Jones Lang LaSalle Brokerage, Inc. All rights reserved. The information contained in this document is proprietary to Jones Lang LaSalle and shall be used solely for the purposes of evaluating this proposal. All such documentation and information remains the property of Jones Lang LaSalle and shall be kept confidential. Reproduction of any part of this document is authorized only to the extent necessary for its evaluation. It is not to be shown to any third party without the prior written authorization of Jones Lang LaSalle. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

