







PROPERTY HIGHLIGHTS

294,493 SF

TOTAL SPACE

21

FLOORS

13,135 SF

AVERAGE FLOOR SIZE

\$23.69

E S T I M A T E D O P E X ( 2 0 2 5 )

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 Blyd



#### PARKING

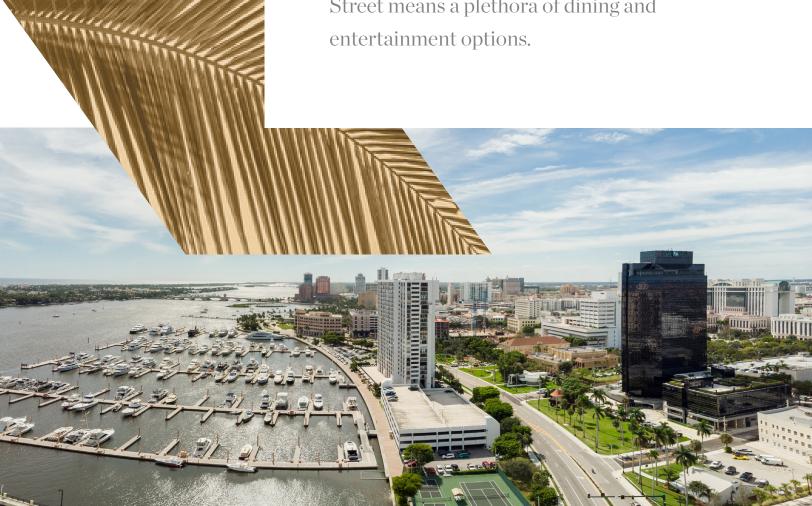
Attached parking garage with a climate controlled covered sky bridge allow tenants to travel between the Tower, Pavilion and Garage without exposure to the elements



# In the Middle of It All—



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.





#### BRIGHT LINE STATION

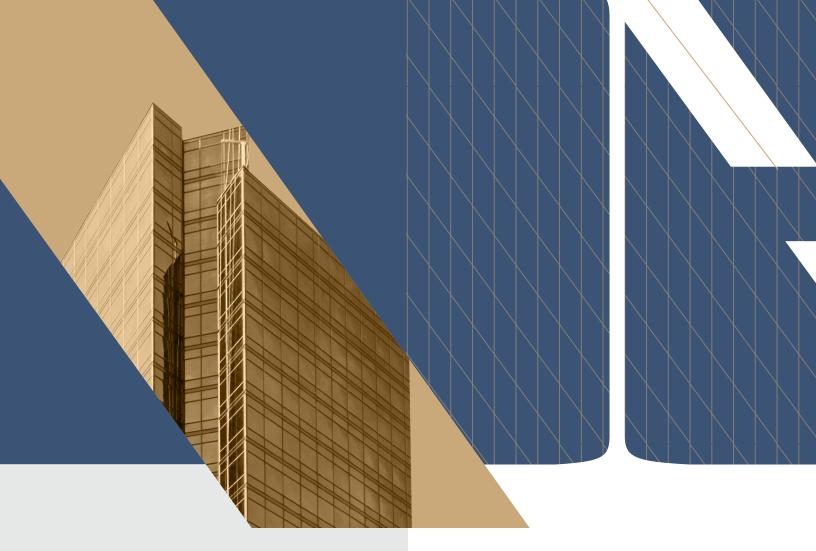
Minutes from the Bright Line Station, a high-speed rail line that provides express train service between West Palm Beach, Miami and ultimately Orlando:

- 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





CENTRE

### For More Information

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