

An aerial night view of a cityscape. The central focus is a tall, cylindrical glass skyscraper with a grid-like facade, illuminated from within, showing multiple floors with people. It stands on a small island or peninsula. Surrounding the central building are other city buildings, some with lights on, and a body of water in the background. The foreground shows a road with cars and palm trees. The sky is dark with some clouds.

# WEST PALM POINT

GATEWAY TO THE PALM BEACHES









## **COHEN BROTHERS REALTY CORPORATION**

Cohen Brothers Realty Corporation of Florida (CBRC) is one of the foremost private office real estate development and management corporations in the United States. Led by award winning developer Charles S. Cohen. CBRC owns and manages over 12 million square feet of prime office, design showroom, and retail properties in Manhattan and Westchester County, New York; West Hollywood, California; Houston, Texas and Dania Beach, Florida.

# ICONIC DESIGN

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# STRATEGIC LOCATION

West Palm Point is to be clad in a state of the art, high-performance, energy efficient clear glass curtain wall articulated with vertical mullions and fins shaped to reflect light and create a shimmering iridescence. Designed by world renowned architect Pelli Clarke & Partners.

[VIEW VIRTUAL ANIMATION TOUR](#)







# AREA MAP



● WEST PALM POINT





RESTAURANTS WITHIN 5 MINUTES ON CLEMATIS ST

The  
Square

Downtown West Palm

HARRY'S  
BAR AND RESTAURANT

FELICE



ADRIENNE'S  
pizzabar

BARRIO

sweetgreen

Avocado Grill

PISTACHE  
FRENCH RESTAURANT

BIG BRO  
PIZZERIA

BODEGA  
*Taqueria y Tequila*

pubbelly  
SUSHI



Rocco's  
Tacos  
AND TEQUILA BAR



Bradley's  
SALOON



INTERSTATE  
95

PALM BEACH

N

# STACKING PLAN



FLOOR	RSF	COMMENTS
25	15,952	LEASED
24	16,177	RESERVED
23	16,402	
22	16,637	LOI
21	16,872	
20	17,102	
19	17,337	
18	17,577	
17	17,802	
16	18,052	LOI
15	18,302	LOI
14	18,552	LOI
12	18,777	LOI
11	19,017	LOI
10	13,628	AMENITY DECK / SKYBRIDGE
9	19,552	
8	19,772	
7	20,022	
6	20,302	
5	20,522	
4	20,772	LOI
3	16,612	
1	5,582   5,632	LOI / RETAIL



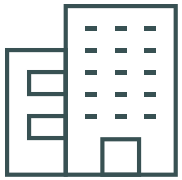
VIEW 3D STACK



- FLOOR 25
- FLOOR 24
- FLOOR 23
- FLOOR 22
- FLOOR 21
- FLOOR 20
- FLOOR 19
- FLOOR 18
- FLOOR 17
- FLOOR 16
- FLOOR 15
- FLOOR 14
- FLOOR 12
- FLOOR 11
- FLOOR 10
- FLOOR 9
- FLOOR 8
- FLOOR 7
- FLOOR 6
- FLOOR 5
- FLOOR 4
- FLOOR 3
- FLOOR 1

# BUILDING HIGHLIGHTS

West Palm Point is a landmark office tower centrally located in West Palm Beach within walking distance of the Palm Beach Convention Center, The Kravis Center for the Performing Arts, The Hilton Hotel and The Square—restaurant and shopping district. West Palm Point is in close proximity to Palm Beach Island and Palm Beach International Airport with accessibility from Interstate 95 and the Brightline. West Palm Point is a transformative project for the future of the city of West Palm Beach



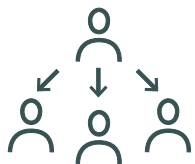
**CLASS AA+** OFFICE TOWER

**400,000 SF** OFFERING OFFICE & GROUND FLOOR RETAIL SPACE

**25** STORY BUILDING

**30** FOOT HIGH OFFICE LOBBIES

**13** FOOT HIGH CEILING TO ACCOMMODATE **10** FOOT FINISHED CEILINGS



GOLD LEED CERTIFICATE

EV CHARGING STATIONS

FLOOR-TO-CEILING ENERGY EFFICIENT HIGH PERFORMANCE WINDOWS

ELECTRIC CAPACITY OF UP TO 12 WATTS PER SF

3 MINUTE WALKING DISTANCE TO 27 CASUAL AND UPSCALE RESTAURANTS



WALKING DISTANCE TO THE HILTON HOTEL,  
THE CANOPY HOTEL, THE HYATT PLACE AND THE AKA WEST PALM





# WORLD-CLASS FEATURES

The 26-story Class AA+ Office Tower will occupy the most strategic location covering an entire city block in Downtown West Palm Beach offering tenants a one-of-kind private landscaped rooftop park, fitness, conferencing, fast casual restaurants and unobstructed intracoastal waterway and Atlantic Ocean views.

Fully redundant **24/7 generator**

Stand alone parking structure containing over **1,250 parking spaces with valet, retail and creative office space.**

Fitness Center with **locker rooms and showers.**

Private 1 acre **lushly landscaped rooftop park with water feature, dog park, putting green, cafe' and performance space.** Lookouts over downtown West Palm Beach, the intracoastal waterway and the Atlantic Ocean.

**Conference Center**

Ground Floor **Paseo featuring multiple dining options.** Retail on entire perimeter of both buildings.

FITWEL: the world's largest certification system committed to implementing a vision for **a healthier future where all buildings and communities are enhanced to strengthen health and well-being.**

24 hour **lobby concierge and valet service** on S. Quadrille Blvd.



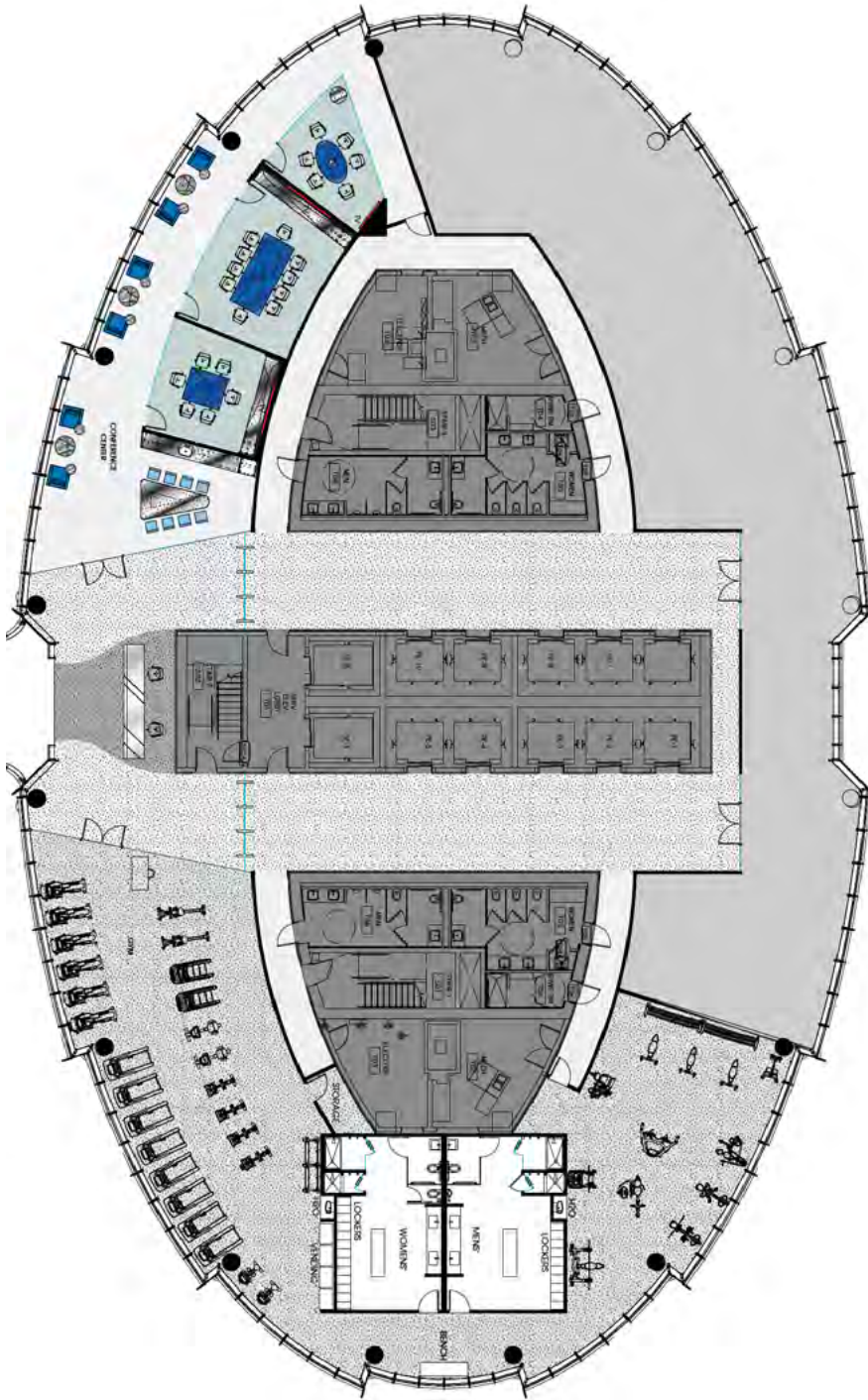
# ROOFTOP AMENITY PARK



ONE ACRE PRIVATE ROOFTOP AMENITY PARK ON THE 11TH FLOOR OF THE PARKING GARAGE, FULLY LANDSCAPED WITH A CAFE, SHADED SEATING, A REFLECTIVE POOL AND LOTS OF GREEN SPACES.



# AMENITY LEVEL



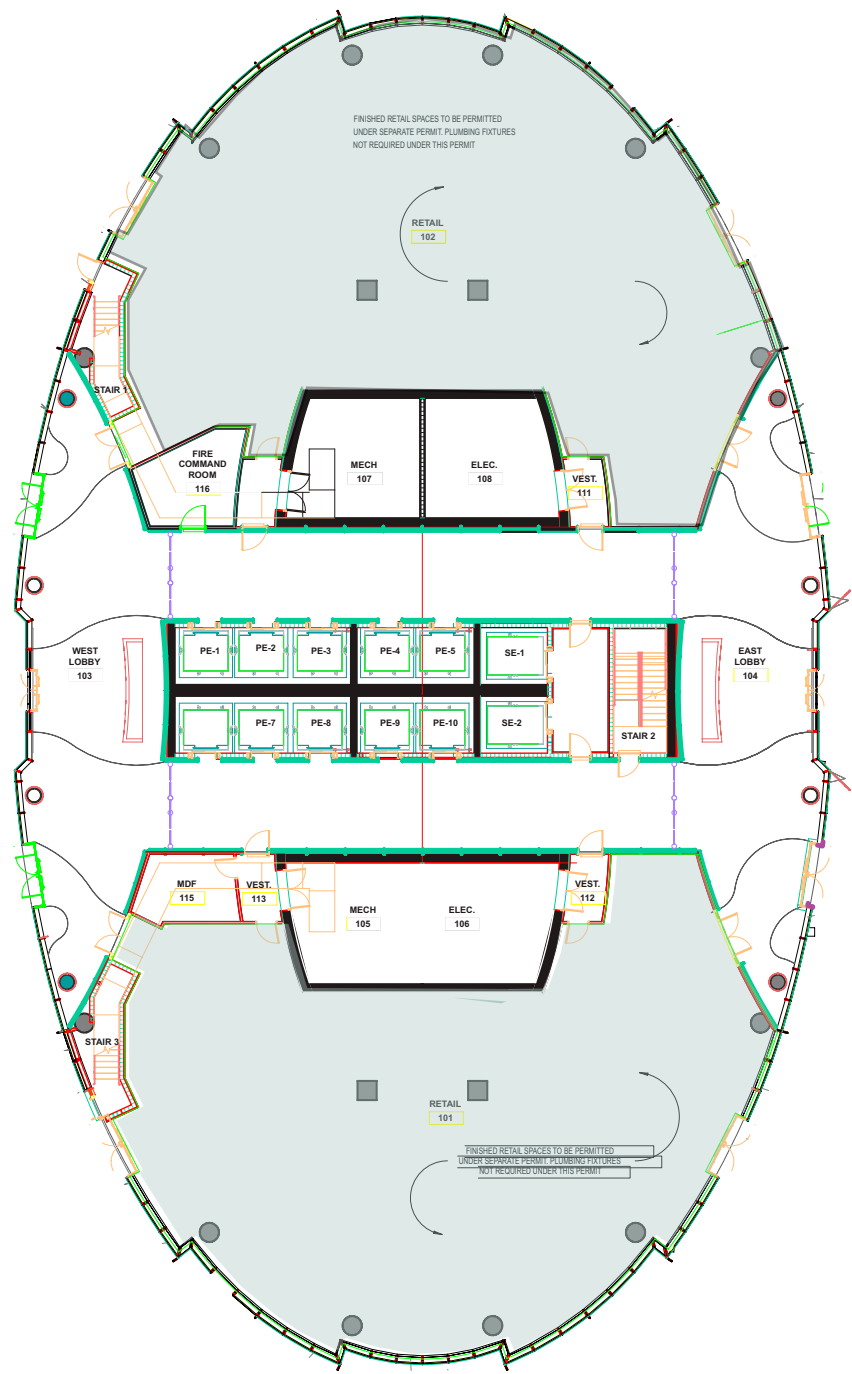
THE 10TH FLOOR OFFERS HIGH-END AMENITIES, INCLUDING A DESIGNER FITNESS CENTER WITH LOCKER ROOMS AND SHOWERS, AS WELL AS CONFERENCE SPACE WITH DIRECT ACCESS TO THE BUILDING'S LUSH OUTDOOR PRIVATE AMENITY PARK.





# GROUND LEVEL RETAIL

LAKEVIEW BLVD.



OKEECHOBEE BLVD.





RETAIL ON ENTIRE PERIMETER OF BOTH BUILDINGS; BRIGHT AND WELCOMING LOBBY AND SKY LOBBY FLOORS WITH ART ACCENT LIGHTING FOR SCULPTURAL EXHIBITION.

# PARKING FACILITY



CREATIVE  
OFFICE SPACE  
WITH PATIO

CREATIVE  
OFFICE SPACE  
WITH PATIO

10

STORY PARKING DECK



±14,000 SF

CREATIVE OFFICE SPACE



1,250

CAR SPACES



9

EV CHARGING STATIONS



120

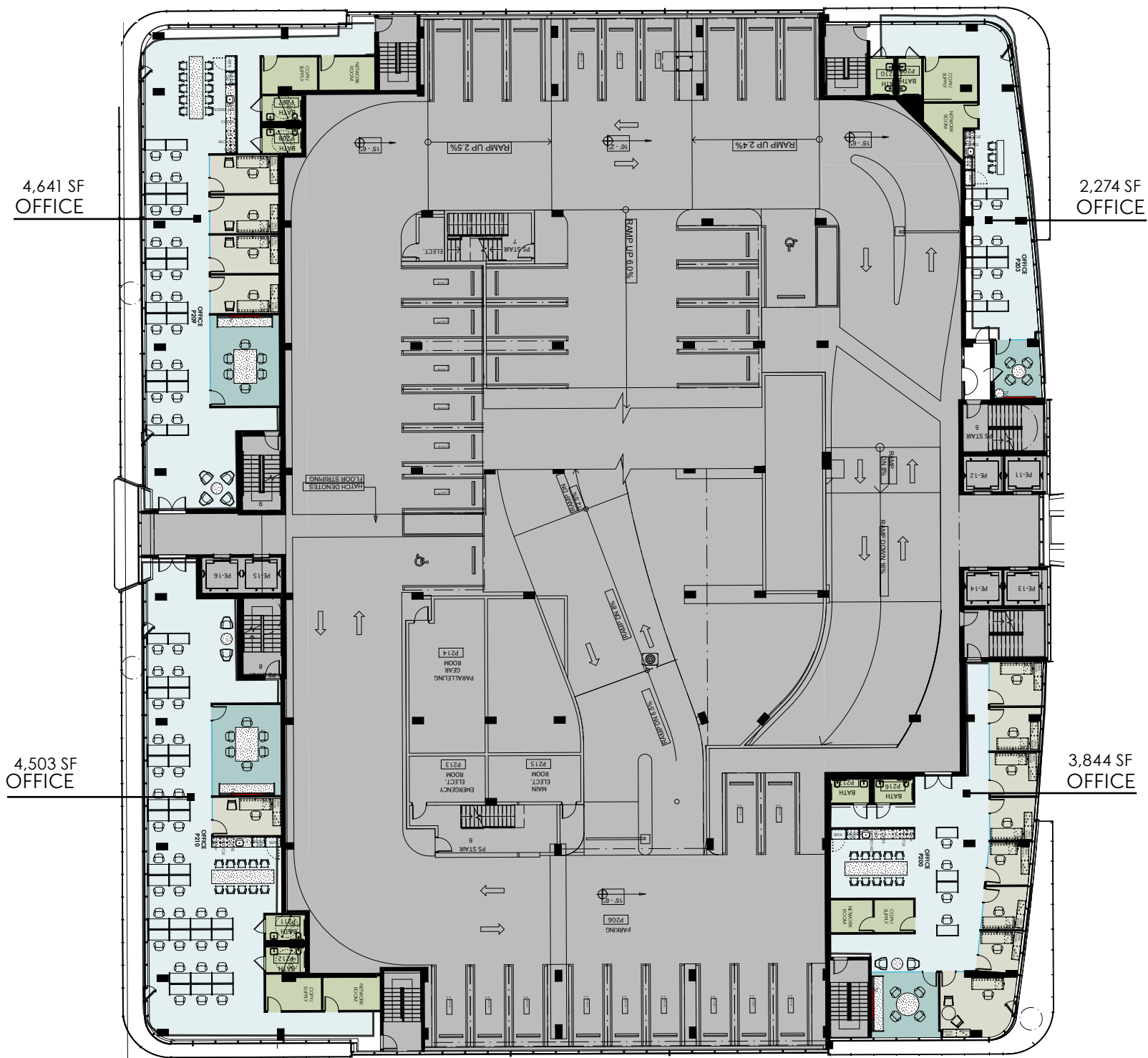
BIKE SPACES





# DOUBLE HIGH LOFT OFFICE SPACES ON 2ND FLOOR OF PARKING STRUCTURE

OKEECHOBEE BLVD.



LAKEVIEW BLVD.

# PASEO



THE PASEO IS LOCATED BETWEEN THE OFFICE BUILDING AND ADJACENT PARKING. IT WILL FEATURE MULTIPLE FAST CASUAL DINING OPTIONS AS WELL AS FINE DINING SUSHI/BAR - ALL WITH PLENTY OF OUTDOOR SEATING.



# SKYBRIDGE



THE SKYBRIDGE IS LOCATED ON THE 10TH FLOOR AND CONNECTS THE AMENITY DECK TO THE CONFERENCE ROOM AND THE FITNESS CENTER.



# ROOFTOP AMENITY PARK



PRIVATE ROOFTOP CAFE. RICH ROOFSCAPE VEGETATION LIGHTING FOR TEXTURE AND DEPTH WITH LAYERS OF ACCENT ON (THE WATER FEATURE), BAR, AND PERFORMANCE AREAS, CREATING A PLACE TO LINGER AND ENJOY THE CITY VIEWS.





PRIVATE ROOFTOP PERFORMANCE SPACE.







# FLOOR STACK



Column-free floors measuring approximately  
**15,000 to 22,000** SF



**2** individually controlled 24/7 air conditioning  
systems on each floor with no overtime changes.



Direct electric for full and half floor tenants



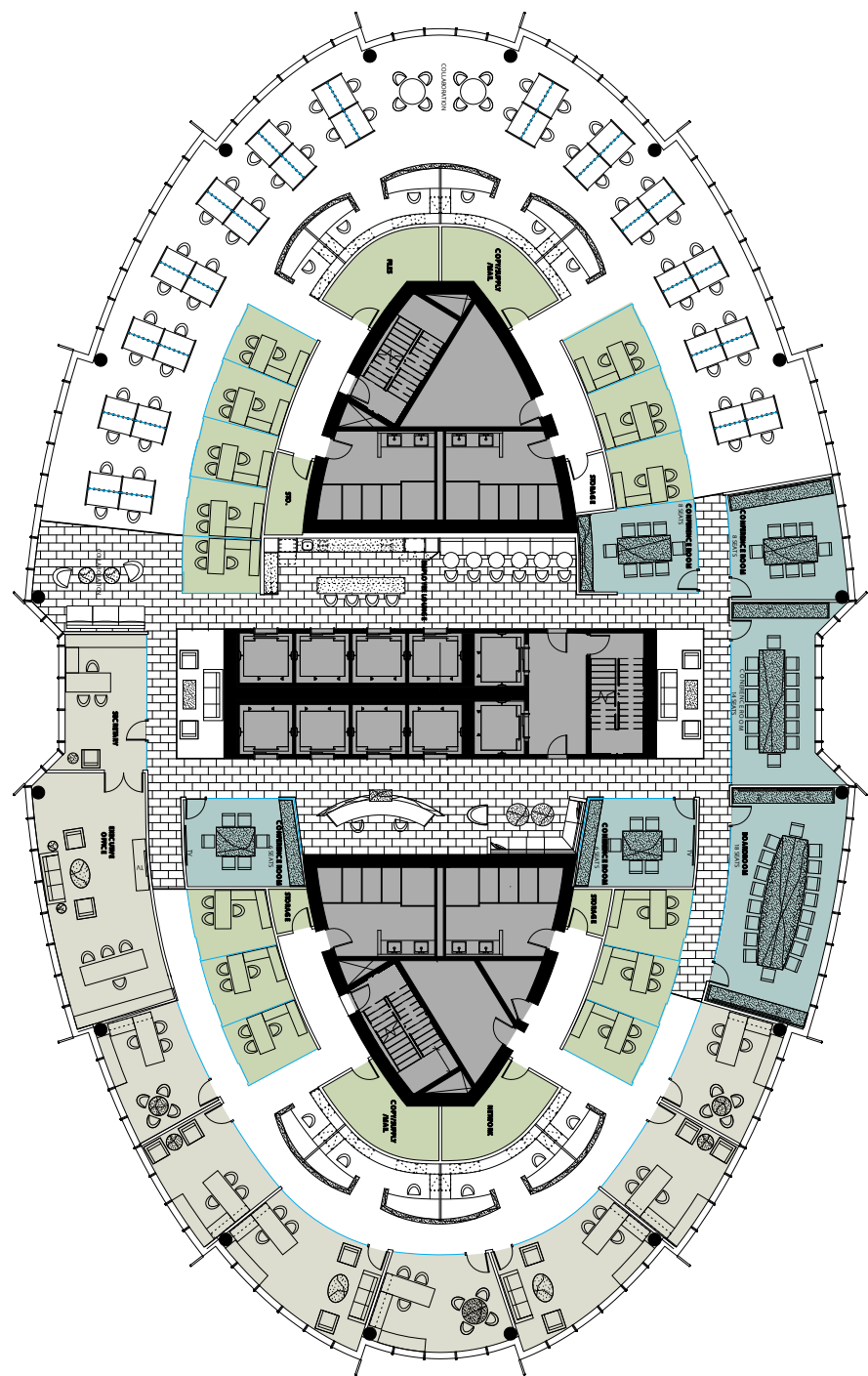
**4** restrooms on each floor with showers



**10** high speed passenger elevators and two  
dedicated freight elevators serving all office floors.

# TEST-FIT FINANCIAL SERVICES

4th Floor: 20,722 SF



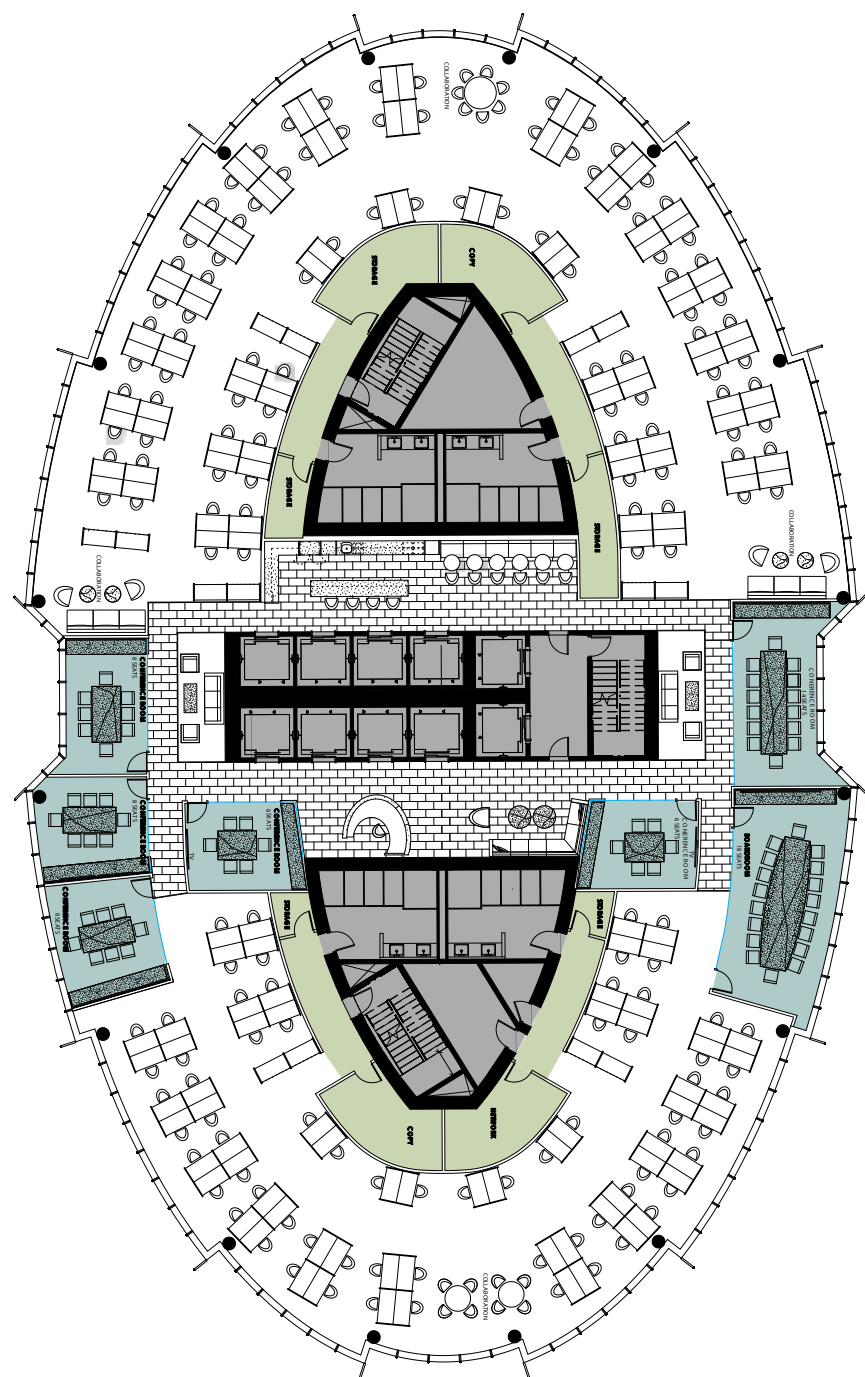
- 64  
TOTAL WORKSTATIONS
- 7  
EXTERIOR OFFICES
- 14  
INTERIOR OFFICES
- 1  
EXECUTIVE OFFICE + SECRETARY
- 6  
CONFERENCE ROOMS





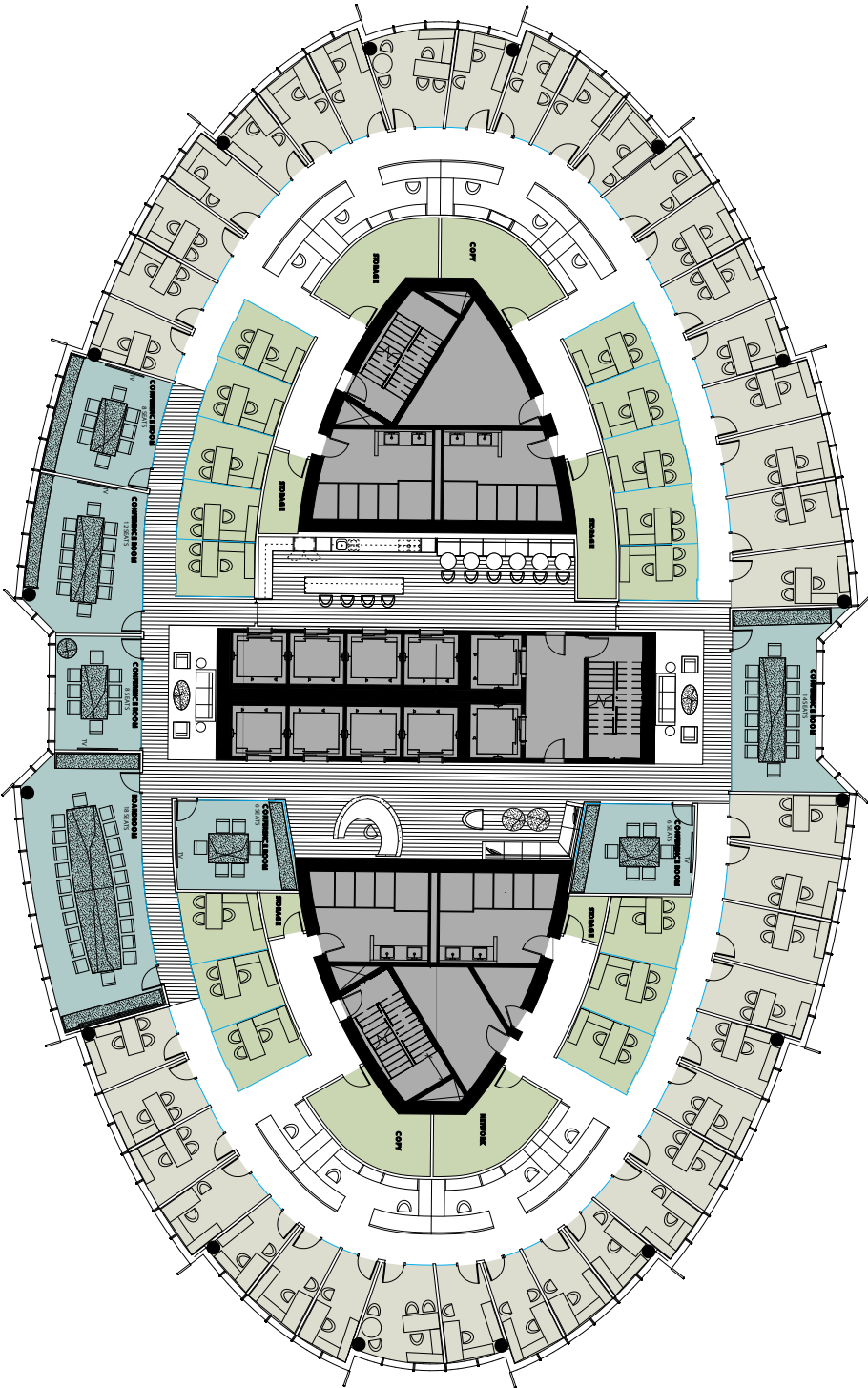
# TEST-FIT FINANCIAL-TECH

4th Floor: 20,722 SF



# TEST-FIT LEGAL

4th Floor: 20,722 SF



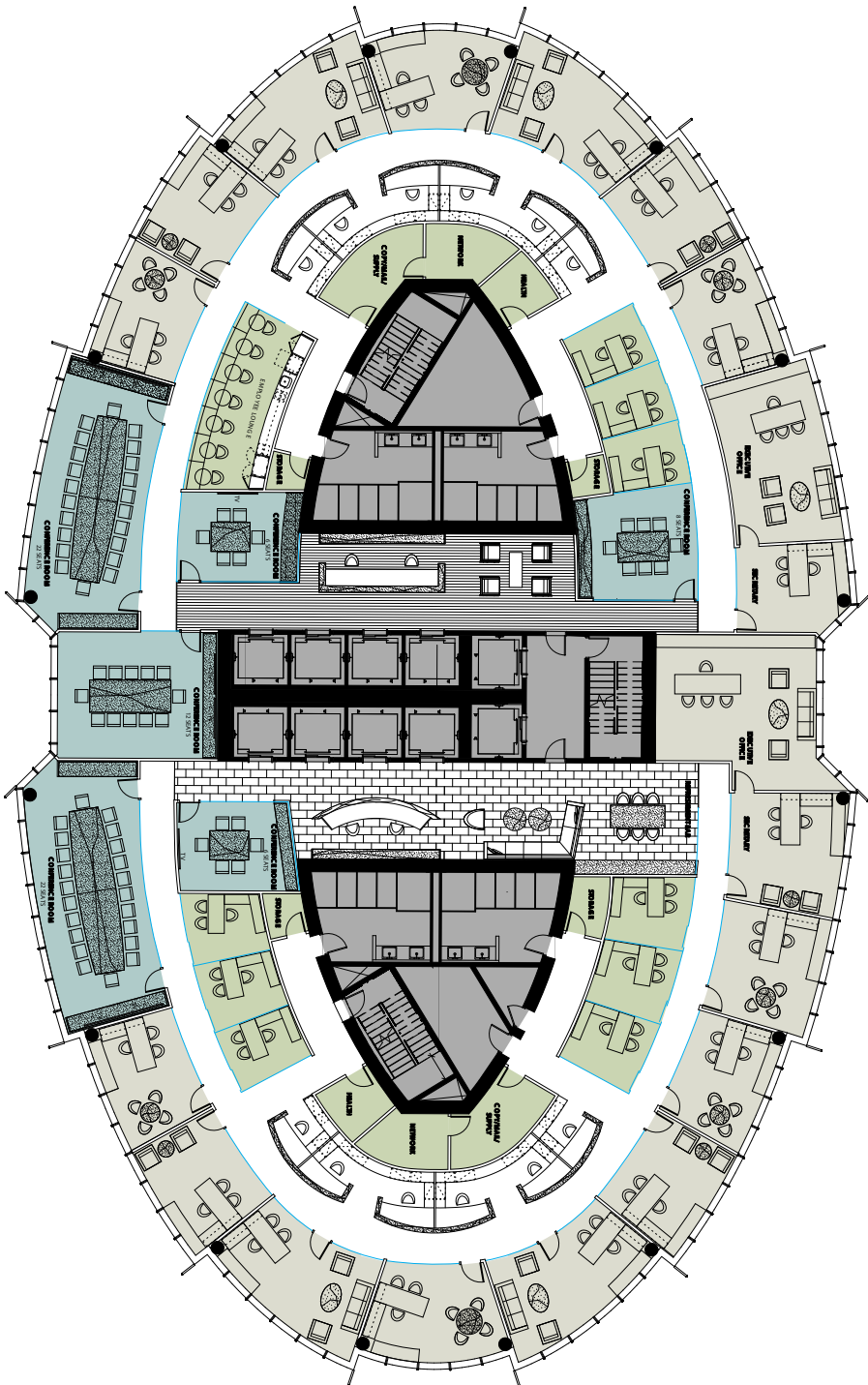
- 12  
TOTAL WORKSTATIONS
- 56  
TOTAL OFFICES
- 7  
CONFERENCE ROOMS





# TEST-FIT MULTI-TENANT FAMILY TRUST

4th Floor: 20,722 SF



- 6  
TOTAL WORKSTATIONS
- 7  
EXTERIOR OFFICES
- 3  
INTERIOR OFFICES
- 1  
EXECUTIVE OFFICE + SECRETARY
- 3  
CONFERENCE ROOMS

- 6  
TOTAL WORKSTATIONS
- 8  
EXTERIOR OFFICES
- 6  
INTERIOR OFFICES
- 1  
EXECUTIVE OFFICE + SECRETARY
- 2  
CONFERENCE ROOMS



# CITY OF WEST PALM BEACH

West Palm Beach offers extraordinary new restaurants and cultural destinations - Downtown is rich in inspiring arts, experimental retail, flexible greenspaces and engaging programming and activities. Year-round outdoor festivals and live music, rotating murals and galleries with a backdrop of palm trees and waterfront views all within walking distance from West Palm Point.

## NOTABLE WEST PALM ANNUAL EVENTS INCLUDE:

The Square Annual Holiday Festival

Sunfest Waterfront Music Festival

Palm Beach International Boat Show

Fourth on Flagler

West Palm Beach Green Market





# TRANSPORTATION

Easy Access via air, train or highway

West Palm Point offers unparalleled access to all of Downtown West Palm and directly connected to South Florida's other major urban centers via public transportation and existing highways.



- 4 miles from Palm Beach International Airport
- 5 minute walk to Brightline Station
- 2 minute walk to The Square
- 5 minute walk to Clematis Street

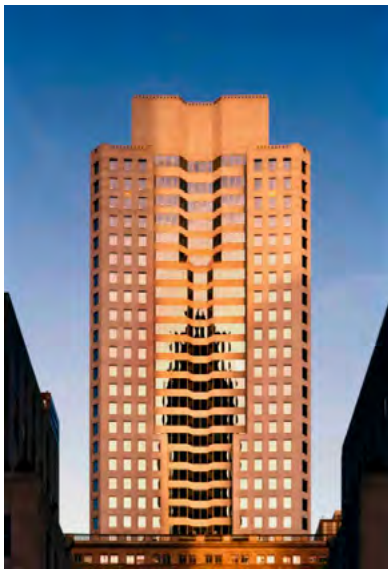
Brightline Station currently has stops in West Palm Beach, Boca Raton, Fort Lauderdale, Aventura and Miami. Additional stop in Orlando starting in September 2023.



# COHEN BROTHERS REALTY CORPORATION

Cohen Brothers Realty Corporation is a private real estate development and management firm with more than 50 years of success in New York and across the country. The firm has built a national reputation for developing and redeveloping premier properties in prime locations. CBRC approaches each project with a long term view focusing on developing and maintaining properties that will shape skylines as landmarks for years to come. Cohen Brothers Realty collaborates with the most celebrated architects and designers to ensure that each project is distinctive.

## NEW YORK



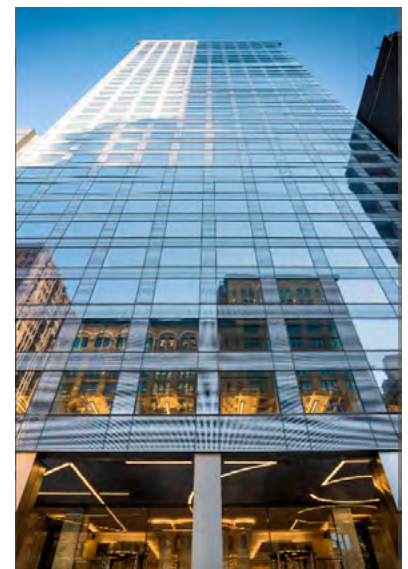
623 FIFTH AVENUE



CRYSTAL PAVILION



INTERNATIONAL PLAZA



475 PARK AVENUE SOUTH



GRAND CENTRAL PLAZA



3 EAST 54TH STREET



3 PARK AVENUE



333 WESTCHESTER AVE



## A FEW OF CBRC'S ICONIC BUILDINGS

### FLORIDA



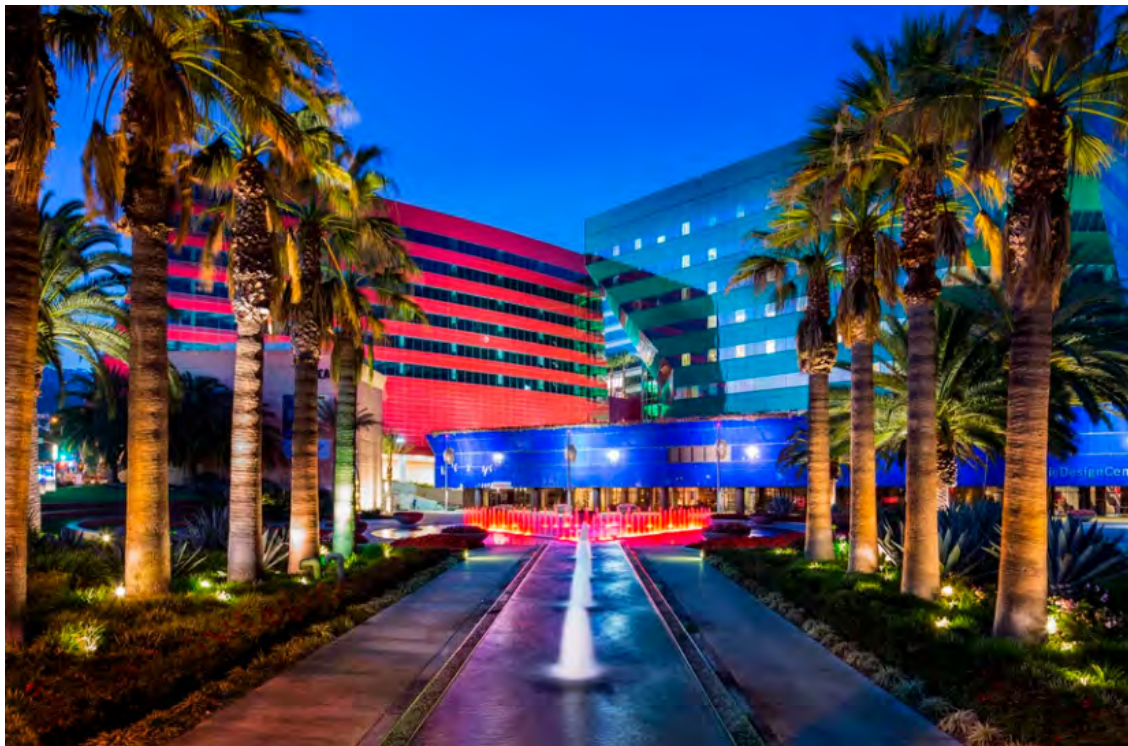
DCOTA BUILDING

### TEXAS



DECORATIVE CENTER OF HOUSTON

### CALIFORNIA



THE OFFICES AT PDC



**DESIGN ARCHITECT**

Pelli Clarke & Partners

**MEP ENGINEER**

TLC Engineering Solutions

**ARCHITECT OF RECORD**

Nichols Architects

**EXTERIOR ENVELOPE CONSULTANT**

Entuitive

**LANDSCAPE ARCHITECT**

EDSA

**TRAFFIC ENGINEER**

Simmons & White

**INTERIOR ARCHITECT**

AREA Architects

**LEED AND FITWEL CONSULTANT**

Sequil Systems

**LIGHTING DESIGN**

L'Observatoire International

**ELEVATOR CONSULTANT**

BOCA

**ENVIRONMENTAL GRAPHICS**

Pentagram

**LAND USE COUNSEL**

Gunster

**STRUCTURAL ENGINEER**

Bliss & Nyitray

**WIND ENGINEER**

RWDI

**CIVIL & GEOTECHNICAL ENGINEER**

Langan

**WATER FEATURE DESIGN**

Fluidity

**CONSTRUCTION MANAGER**

Coastal Construction

**DEVELOPER / OWNER / MANAGER**

Cohen Brothers Realty Corporation of Florida



## WEST PALM POINT BUILDING ATTRIBUTES

### Architecture / Design

- Unique and iconic architectural design by world renowned Pelli Clarke & Partners.
- Transformative project for the future of the city of West Palm Beach.
- Iconic tower form and crown illumination to announce its addition to the city skyline at night.
- Bright and welcoming lobby and sky lobby floors with art accent lighting for sculptural exhibition.
- State of the art, high performance glass and aluminum curtain wall with custom detailing.
- Floor to ceiling glass. 13' slab to slab.
- Glazed facades and open office concept for maximum use of daylight.
- Ninth level private amenity spaces in the tower, Fitness Center and Conference facilities, with 180-degree views to downtown, Palm Beach and the ocean, connecting through a sky lobby, via skybridge to a private one-acre roof garden.
- Retail on entire perimeter of both buildings.
- Shower Amenities on each tower floor.
- Active use, double-high loft office spaces on second floor of parking structure.
- Valet Parking and generous on-site parking.

### Site / Landscape

- Landscaped ground plane designed to enhance the downtown neighborhood with wide sidewalks and lively through-block Paseo.
- Outdoor Cafe seating in shaded Paseo fronting select food and beverage venues.
- Street level plaza and Paseo organically articulated with flowing paving patterns, and integrated sculptural seating under a rich canopy of flowering tree and palms
- Walking access to "The Square".
- Access to indoor bike room and outdoor public bike racks, Micro Mobility.
- Roof garden with verdant landscaping, café / bar, performance space, water feature, walking paths, dog park, putting green and discrete, shaded seating areas throughout.
- Rich roofscape lighting for texture and depth with layers of accent on the water feature, bar, and performance areas, creating a place to linger and enjoy the city views.
- Landscape design that restores habitat with a pollinator garden and selection of species that are native or adapted to the ecoregion.

## Sustainability / MEP / IT

- LEED Gold— significantly exceeds West Palm Beach required LEED Silver.
- Fitwel certified.
- Water saving plumbing fixtures and drip irrigation for sustainable, responsible water management.
- Each full tower floor with 2 independent mech, elect and AC systems for 24/7 climate control, no added charge.
- Enhanced ENVERID air filtration and CO2 sensors to improve indoor air quality, filter air molecular contaminants as CO2, Formaldehydes, VOCs and Oxone and ensure occupant's health and wellbeing.
- VAV AC system that allows controlled air distribution by zone.
- Pretreated 100% OA.
- Selection of construction materials under principles of circular economy.
- High Speed Data Infrastructure. Primary and redundant pathways for multiple Telecommunication Service Providers.
- Open architecture access control fully integrated with CCTV & Intercom systems.
- Wireless control at card readers using Bluetooth control from smartphones.
- Tenant space in the Office Tower is fully backed-up by generators.
- Available Electrical and IDF rooms on each floor for tenant connections.
- 12 W/sq ft available for tenant loads inside the leased space.
- Electrical service metered at each floor using sub-metering technologies.



EXCLUSIVE OFFICE LEASING AGENT  
**CBRE WEST PALM BEACH**

**JOHN CRIDDLE**  
Executive Vice President  
**561-283-5176**

**JOSEPH FREITAS**  
First Vice President  
**561-512-8844**

**MAXWELL PAWK**  
Senior Associate  
**561-393-1670**

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