

300 BANYAN & 111 OLIVE

+/- 10,000 TOTAL SF OF GROUND FLOOR RETAIL FOR LEASE

Clematis Street, Downtown West Palm Beach, FL



WEST PALM BEACH

West Palm Beach is located in the northeastern end of Palm Beach County, the third most populous county in the state of Florida. Located 60 miles north of Miami and approximately 150 miles southeast of Orlando, West Palm Beach has many amenities to offer residents and visitors alike. The City is home to sunny palm-lined streets, breathtaking waterfront views, quaint shopping districts, historic and scenic neighborhoods, and exciting year-round outdoor activities. Downtown West Palm Beach is home to two retail and entertainment districts – Rosemary Square and the Clematis Street District. These vibrant pieces of the city are lined with fashionable martini bars, trendy nightclubs, elite boutiques, and fine dining establishments. West Palm Beach offers a friendly business environment with over 111,654 residents, 12.3 million square feet of office space, and a choice of more than 70 hotels in the City of West Palm Beach.



DEMOGRAPHICS & OFFICE STATS

3 Mile Radius



Total Daytime Population
104,853



Average Household Income
\$89,941



WPB Annual Tourism
+8M

106,469 Total Daytime Population

87,150 Total Employees

122 EE to Residential Ratio



CITY OF WEST PALM BEACH AMENITIES

- 62 parks
- 3 marinas
- Almost 10 miles of waterfront
- 213 tennis courts
- 4 golf courses
- 65 Public Art locations (as part of ArtLife WPB)
- 400+ restaurants
- 12 Arts & Culture Venues
- 65 Public Art locations (as part of ArtLife WPB)
- 14,646 acres of natural reserves

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CLEMATIS WATERFRONT DISTRICT



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CLEMATIS WATERFRONT DISTRICT

In the heart of Downtown West Palm Beach is the historical Clematis Street. Clematis Street starts at Flagler Drive, on the Intracoastal Waterway and continues west to Tamarind Avenue. Known as the Clematis District, the area offers a variety of colorful boutiques, art galleries, live music, restaurants, antique shops and historical landmarks, as well as a winter farmers market and a spring SunFest.



TOP AMENITIES

- Waterfront Flagler Park
- Meyer Amphitheater
- 5-mile Lake Trail
- Event & music stages
- Open air markets
- Waterfront Promenade

A HISTORIC REDEVELOPMENT

Clematis Street acts as both a plaza and a traditional main street featuring:

- Cobblestone paving
- Shaded trees
- Wider sidewalks which allow for more seating & street amenities

CLEMATIS IS WEST PALM'S UPSCALE ADDRESS

Setting the bar high for luxury & quality for the West Palm Beach market:

- The Ben Hotel (208-key boutique hotel, rate leader)
- Overseas Apartments (245 rental apartments)
- Elisabetta's (10,000 SF fine dining restaurant, top performer)

NEARBY
F&B:



CLEMATIS WATERFRONT DISTRICT



**BRIGHTLINE
TRAIN STATION**

Crema

Lelia's Restaurant
Salento Coffee

Kabuki Sushi
Downtown Development Authority

Design Within Reach
Starbucks
Rocco's Tacos
American Craft Aleworks

S. Olive Ave.

Meyer Amphitheater

Avocado Grill

Bradley Saloon

FARMERS MARKET

FLAGLER PARK

Big Bro Pizzeria

Sloan's Ice Cream

Ristorante Santucci

Lost Weekend
Yellowjack Sushi

CVS Pharmacy

Sushi Yama
Jimmy Johns

Clematis Street

Dr. Limon
Alchemy Juice Co.
Kapow
Subculture Coffee

WPB Public Library
WPB City Hall

Clematis Cafe
Roxy's Pub

Duffy's
Rivales Taqueria
Batch Bourbon Kitchen + Bar
Grease Burger
Lynora's
Paneterie Bakery

Pistache French Bistro



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& 111 OLIVE**

Banyan Blvd.

Residential Development
(2023)

WPB
CIRCUIT COURTS

The Ben Hotel

Proper Grit

Elisabetta's

Residential Development
(Overseas)

**PALM HARBOR
MARINA**



DEVELOPMENT OVERVIEW

111 OLIVE

- 27,000 SF of Boutique Office in a fully renovated historic building
- 10,000 SF of Ground Floor Retail
- Tenant Turnover 3Q22
- Opening Early 2023

300 BANYAN

- 115,000 RSF of Class-A Office
- 8,000 RSF of Ground Floor F&B
- Currently Under Construction
- Tenant Turnover 2Q23
- Opening Early 2024



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 featuring custom artworks.

CURATED PASSAGEWAY

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

SIGNATURE RESTAURANT

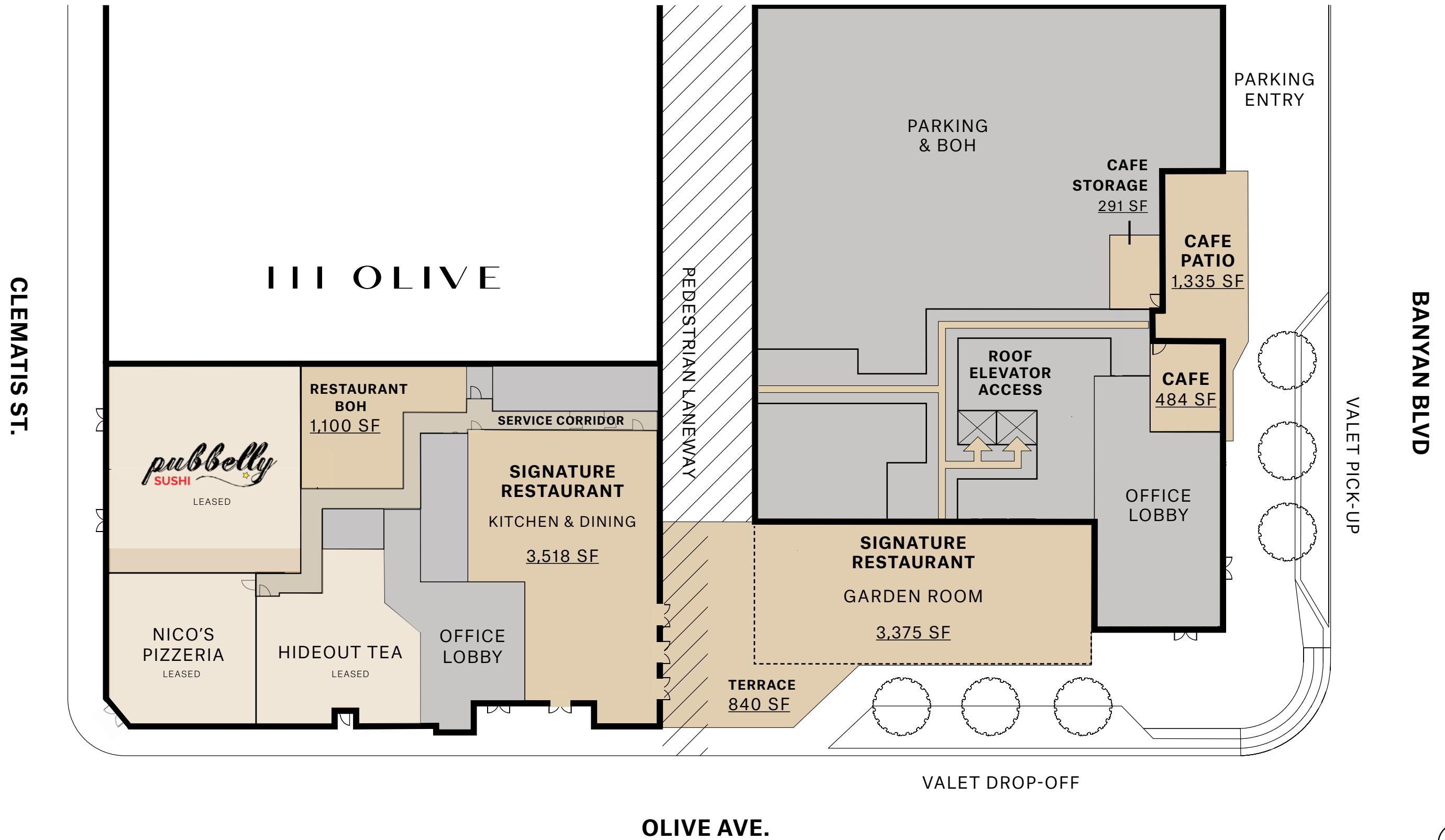
A landmark restaurant with an expansive outdoor covered and conditioned dining terrace with dedicated valet

OFFICE LOBBY & CAFE

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

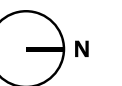
RETAIL GROUND FLOOR PLAN

300 BANYAN



OLIVE AVE.

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SOUTHEAST CORNER



300 BANYAN

111 OLIVE

CLEMATIS & OLIVE

Signature
Restaurant
Rooftop
+150' above sea level

PUBBELLY SUSHI

AVAILABLE 20 2026
(CURRENTLY LEASED)

Signature
Restaurant

NORTHEAST AERIAL

**Signature
Restaurant
Rooftop**
+150' above sea level

OLIVE AVE

**Signature
Restaurant**

**Cafe & Patio,
Parking Lobby Entry**

BANYAN BLVD.

300 Banyan & 111 Olive

NORTHEAST CORNER



Office Lobby Entry

SIGNATURE RESTAURANT - OLIVE AVE.



Garden Room

SIGNATURE RESTAURANT - OLIVE AVE.



← Kitchen & Dining Room

Sidewalk Seating

Dining Terrace

Garden Room

SIGNATURE RESTAURANT - ROOFTOP AT +150' ABOVE SEA LEVEL



SIGNATURE RESTAURANT - ROOFTOP VIEW

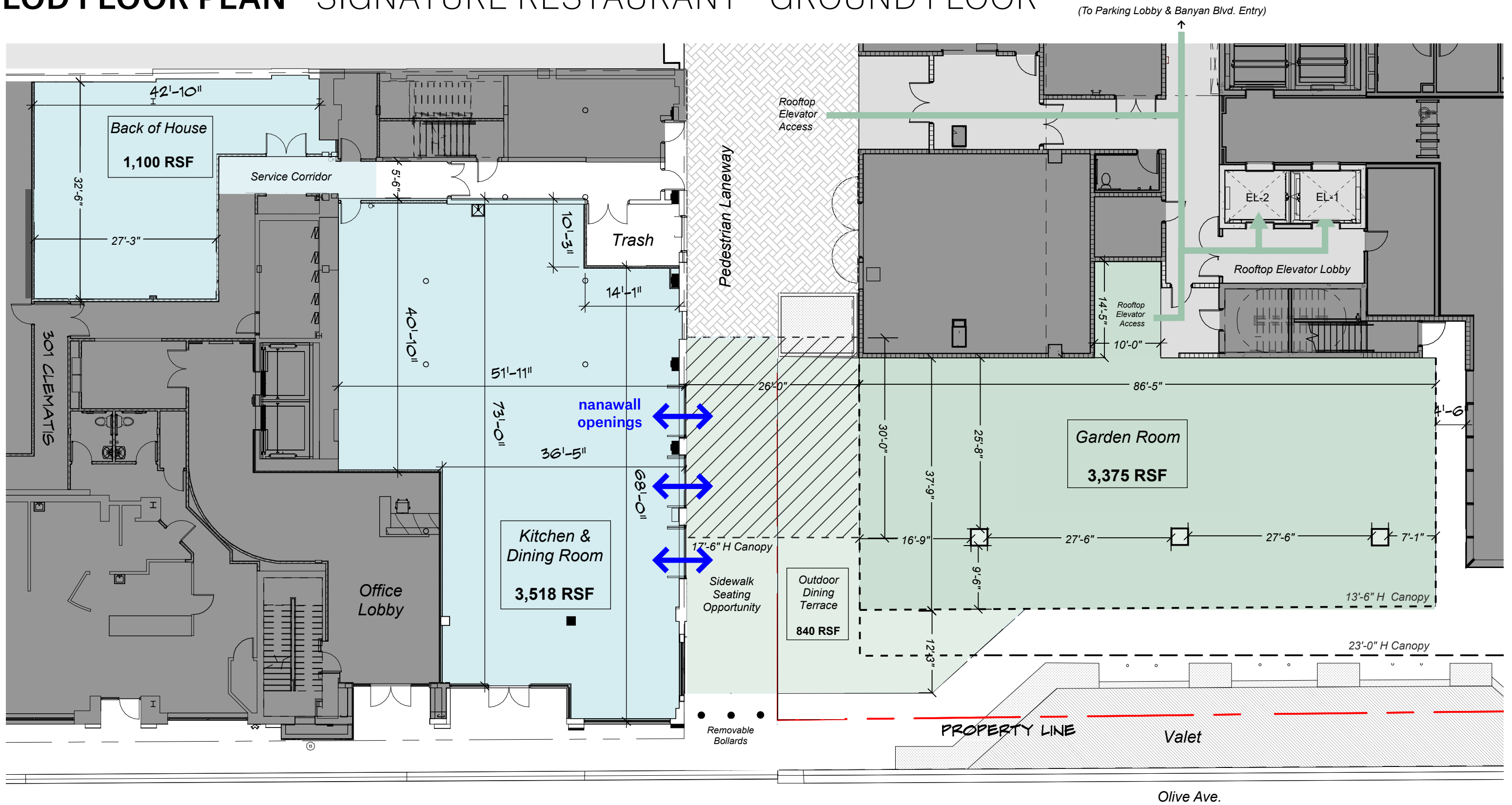


Northeast

East

Southeast

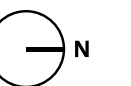
LOD FLOOR PLAN - SIGNATURE RESTAURANT - GROUND FLOOR



111 OLIVE

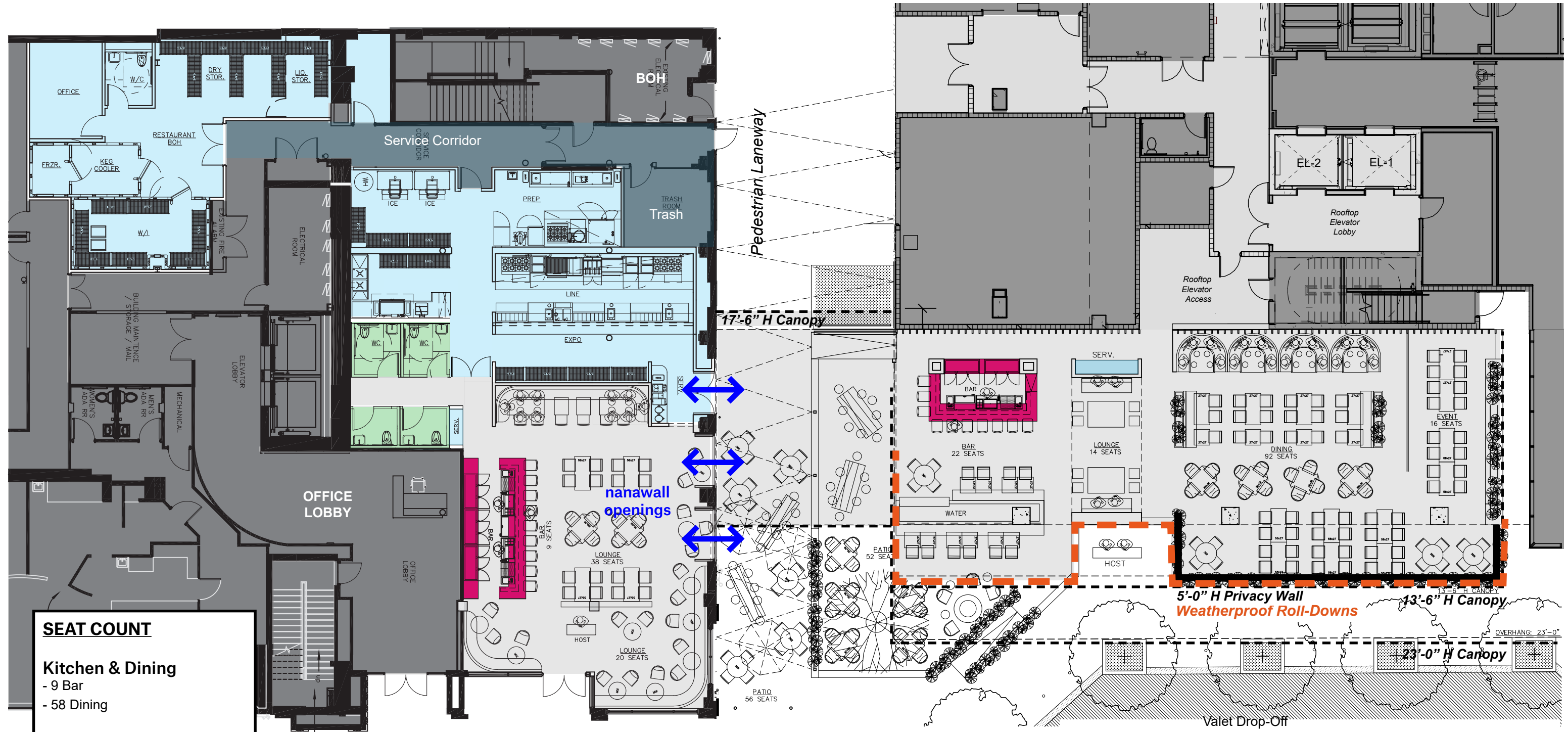
300 BANYAN

RETRACTABLE CANOPY



TEST-FIT - SIGNATURE RESTAURANT - GROUND FLOOR

(To Parking Lobby & Banyan Blvd. Entry)
↑



SEAT COUNT

Kitchen & Dining

- 9 Bar
- 58 Dining

Garden Room

- 36 Bar
- 108 Dining

Dining Terrace

- 52 Terrace

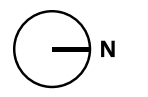
= 263 TOTAL
+ plus 56 Sidewalk Seats

- SERVICE ■
- RESTROOM ■
- BAR ■
- DINING ■

111 OLIVE

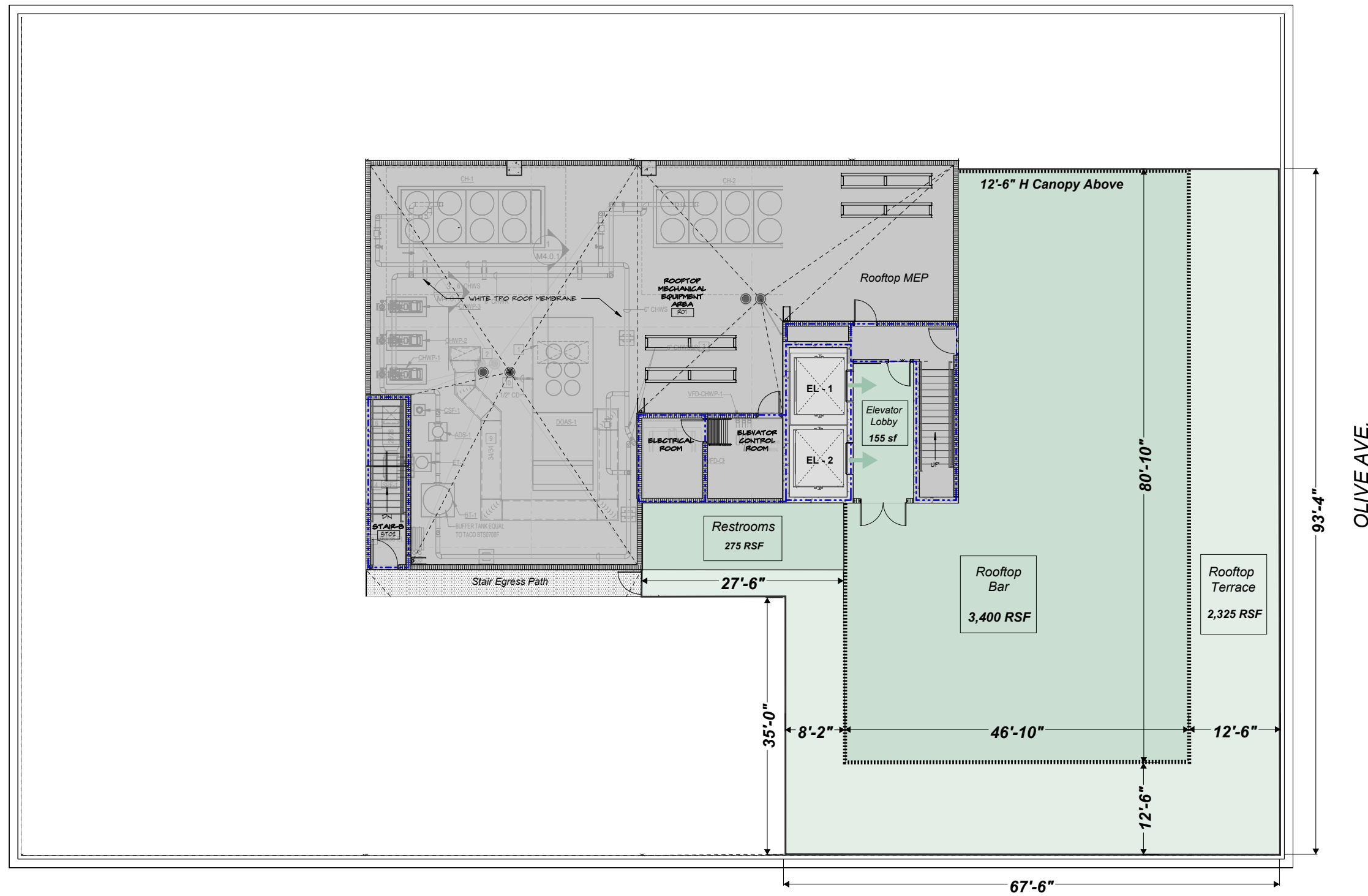
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LOD ROOF PLAN - SIGNATURE RESTAURANT - ROOFTOP AT +150' ABOVE SEA LEVEL

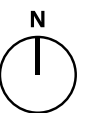
BANYAN BLVD.



OLIVE AVE.



360 Occupants MAX
(6,000 RSF)



CONCEPTUAL DESIGN - SIGNATURE RESTAURANT



Motorized Retractable Canopy
(not pictured) @ Pedestrian Laneway



Exterior Fixed Canopy
Aluminum frame with solid infill



Motorized Weatherproof Roll-Downs
With additional de-mountable glass partitions



Water Feature (not pictured)
Size, location to be determined with Tenant restaurant design



Raised Platform with Landscaping
*Platform and Planters provided by Landlord, floor surface provided by Tenant
*All FF&E by Tenant



Conditioned Supply Air & Exterior Fans*
*Power and Plenum provided by LL
Fans, HVAC units and distribution furnished and installed by Tenant



*Dining Terrace Wall & Ceiling finish to be delivered to Tenant as framed gypsum

LANDLORD DELIVERY - SIGNATURE RESTAURANT



Motorized Retractable Canopy
(not pictured) @ Pedestrian Laneway



Exterior Fixed Canopy
Aluminum frame with solid infill



Motorized Weatherproof Roll-Downs
With additional de-mountable glass partitions



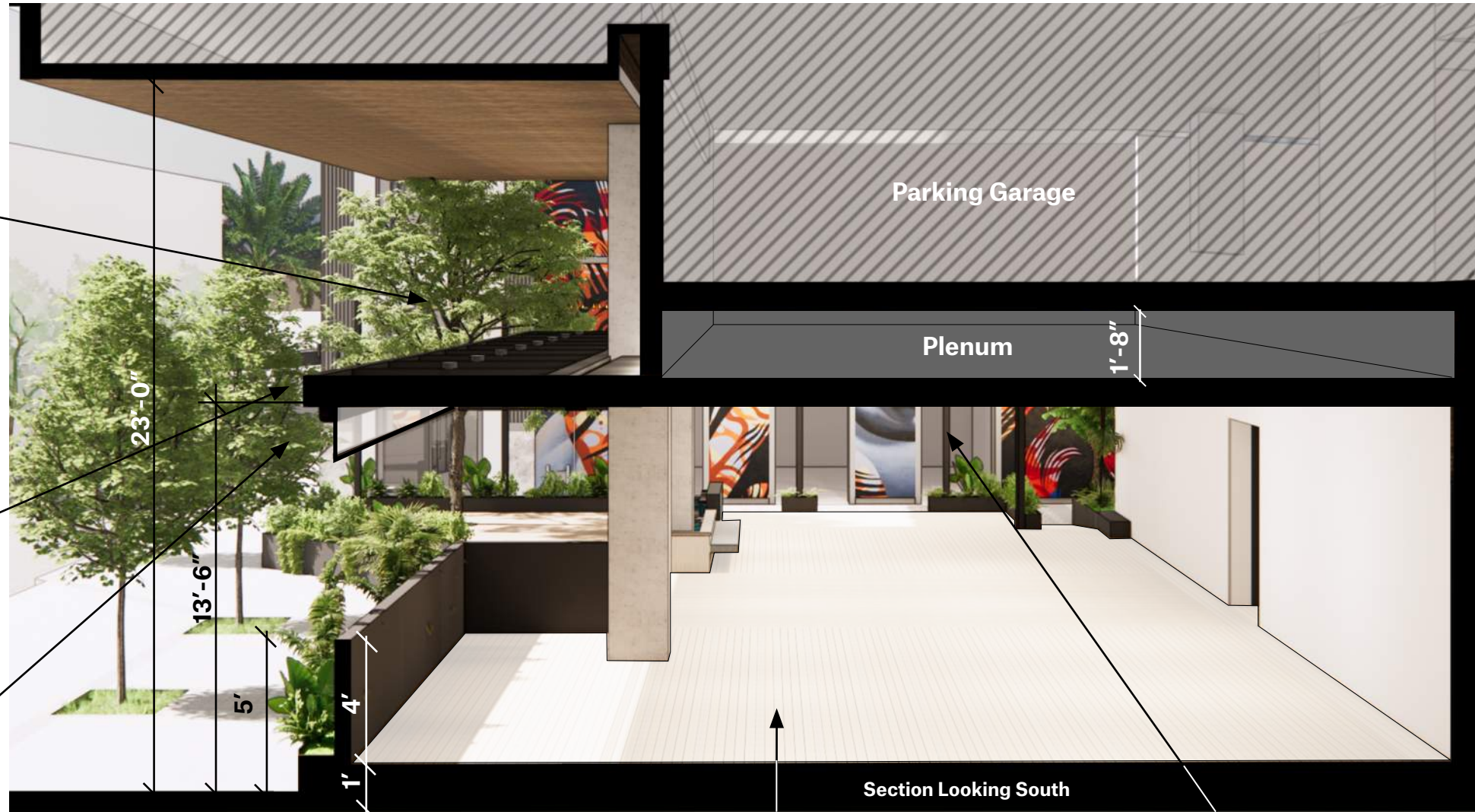
Water Feature (not pictured)
Size, location to be determined with Tenant restaurant design



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Conditioned Supply Air & Exterior Fans*
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*Dining Terrace Wall & Ceiling finish to be delivered to Tenant as framed gypsum

CAFE & PATIO - BANYAN BLVD.



LANDLORD DELIVERY ITEMS

Exterior Cove Light
Furnish and Install by LL

Exterior Fans*
*Power provided by LL
Furnish and Install by Tenant

Exterior Wall Paneling
Woodn™ durable paneling

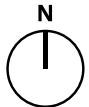
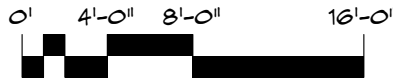
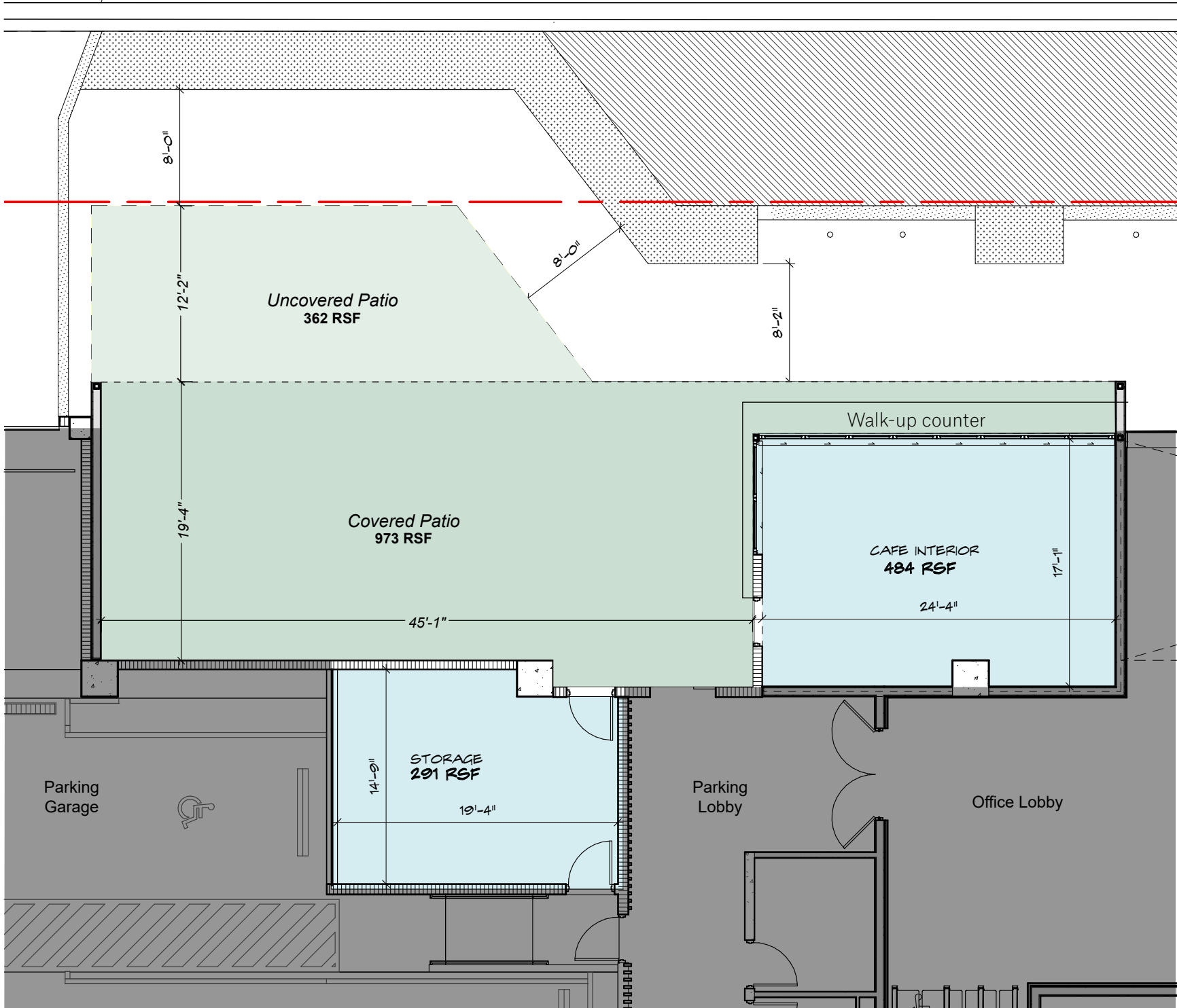
Retractable NanaWall and Fixed Storefront
Nanawall™ Product

Outdoor Service Counter
Material and extent to be determined in accordance with tenant design

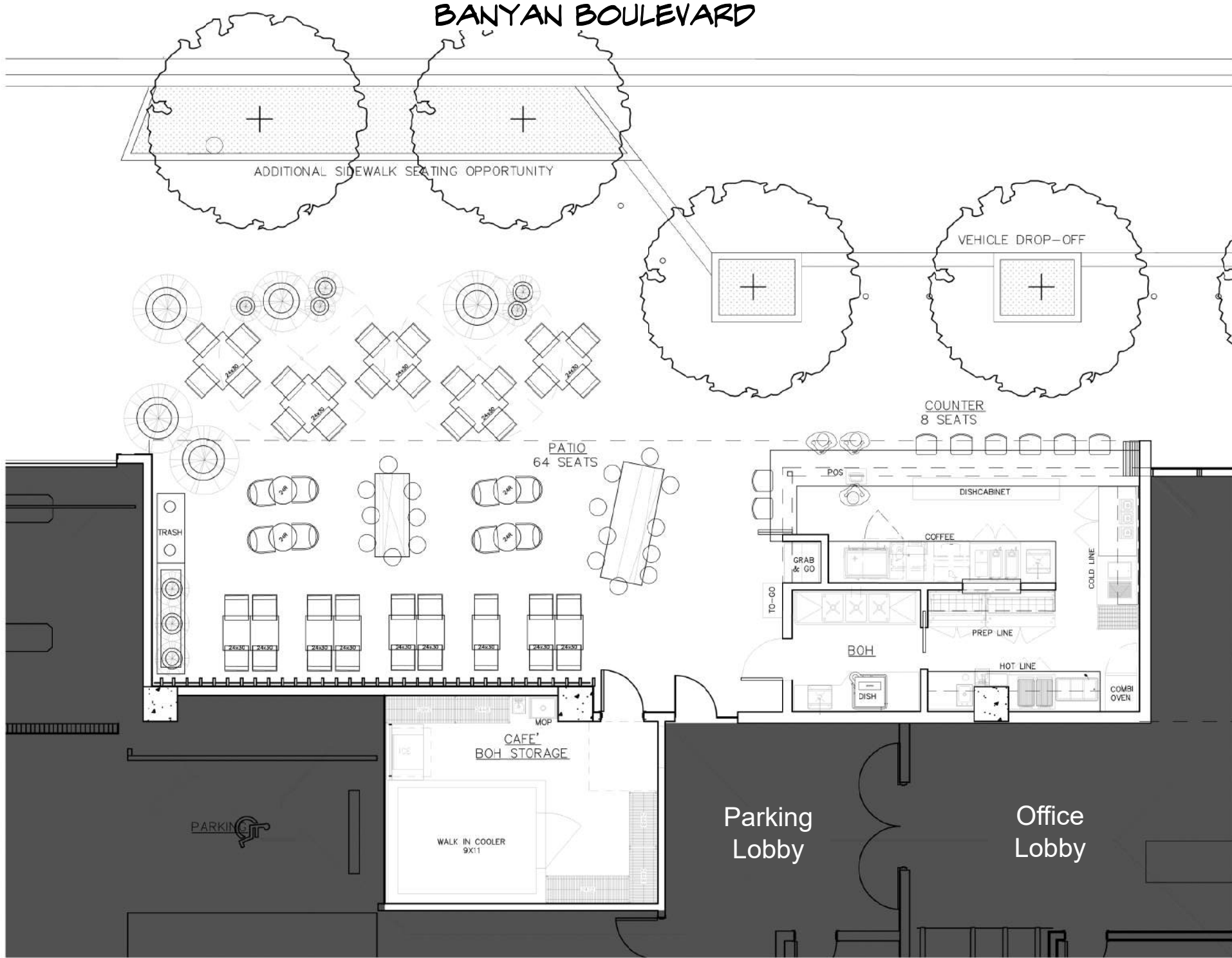
- Cafe Patio Ceiling to be delivered as framed stucco.
- Patio flooring to be delivered as traffic-rated pavers

LOD FLOOR PLAN - CAFE & PATIO

BANYAN BOULEVARD

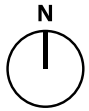


TEST-FIT PLAN - CAFE & PATIO



SEAT COUNT	
COUNTER	8
PATIO	64
TOTAL	72

*PLUS ADDITIONAL SIDE WALK SEATS





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