

An aerial photograph of a modern, cylindrical glass skyscraper at sunset. The building's glass facade reflects the warm orange and pink hues of the sky. The interior lights are on, showing multiple floors of office space. The building is situated in an urban environment with other buildings, palm trees, and a body of water visible in the background. The sky is a mix of soft pinks, oranges, and blues.

WEST PALM POINT

GATEWAY TO THE PALM BEACHES

WWW.WESTPALMPOINT.COM



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; and West Palm Beach, Florida.

ICONIC DESIGN

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](#)



WEST PALM POINT
GATEWAY TO THE PALM BEACHES

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 CityPlace is a dynamic experiential neighborhood reimagining contemporary lifestyle as a destination that presents a thoughtfully curated mix of more than 50 shops and restaurants. 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.

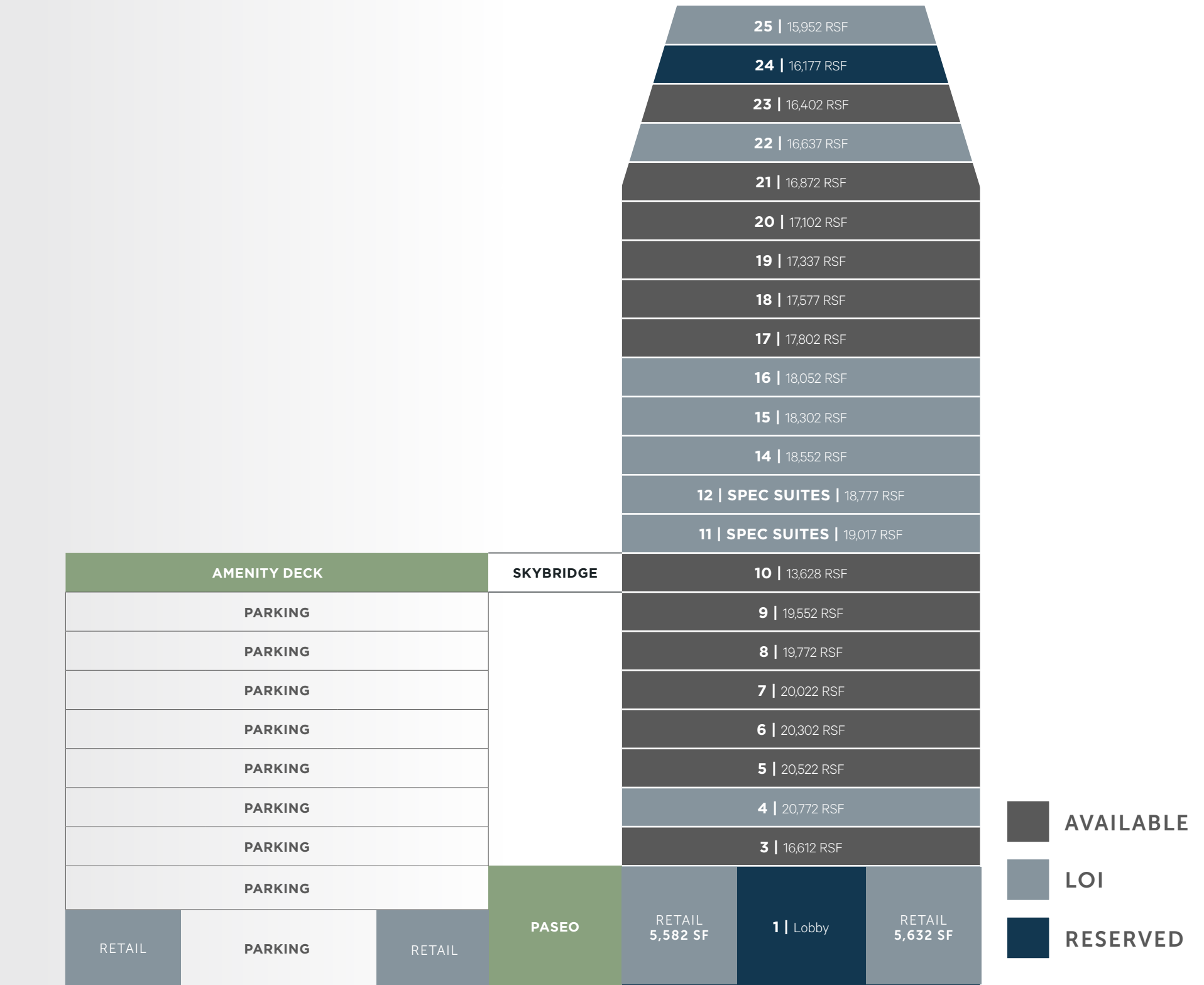
CLASS AA+ OFFICE TOWER

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



[CLICK TO VIEW 3D STACK](#)

PROXIMITY, PERFECTED

Retail/Restaurants

- 01 Eataly West Palm Beach
- 02 El Camino
- 03 True Food Kitchen
- 04 Felice West Palm
- 05 RH Rooftop Restaurant
- 06 Harry's
- 07 Il Bellagio Italian Restaurant
- 08 Moxies
- 09 Maman
- 10 Publix
- 11 Equinox
- 12 Pura Vida
- 13 Sunlife Organics
- 14 Field of Greens
- 15 Bradleys
- 16 CVS
- 17 Kyma West Palm Beach
- 18 Leila Restaurant
- 19 Elisabetta's Ristorante
- 20 Lynora's
- 21 Pistache French Bistro
- 22 Skinny Louie's
- 23 Avocado Grill
- 24 Bodega Taqueria
- 25 Starbucks
- 26 Mystic Table
- 27 Pumphouse Coffee Downtown
- 28 Waxins

Hotels

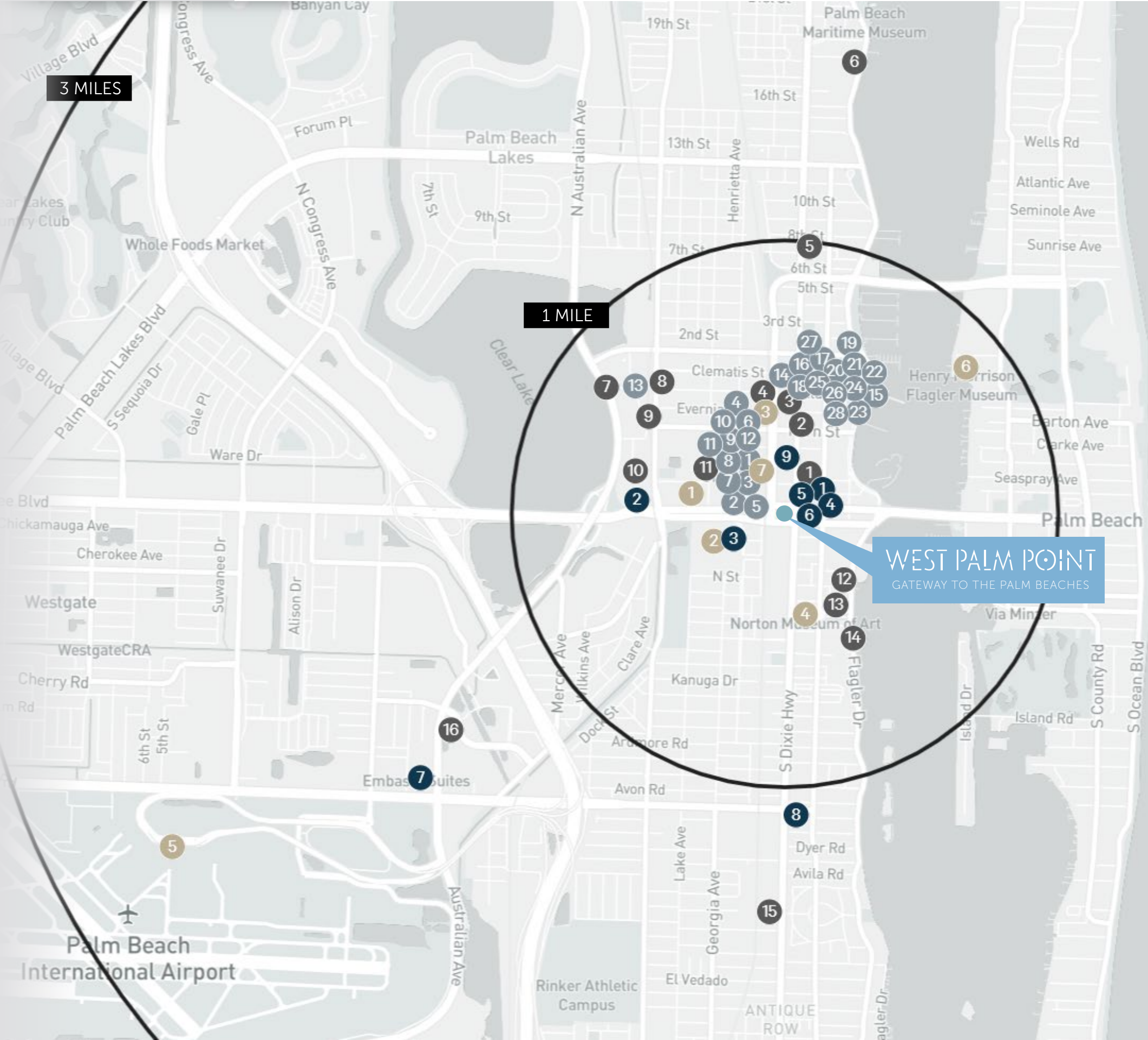
- 01 Hotel AKA West Palm
- 02 West Palm Beach Marriott
- 03 Hilton West Palm Beach
- 04 Hyatt Place West Palm Beach
- 05 Canopy by Hilton West Palm Beach
- 06 Mr. C Hotel & Residences West Palm Beach
- 07 Embassy Suites by Hilton WPB Central
- 08 Hotel Biba
- 09 Residence Inn by Marriott West Palm Beach

Multifamily

- 01 Sole at City Center
- 02 The Alexander (Alexander Lofts)
- 03 Broadstone City Center
- 04 Park-Line Palm Beaches
- 05 Tortoise One
- 06 Shorecrest
- 07 Lumaire
- 08 One City Plaza
- 09 St. James Residence
- 10 Montecito
- 11 Forte on Flagler
- 12 South Flagler House
- 13 The Whitney
- 14 Casa Mara
- 15 Indigo West Palm Beach

Points of Interest

- 01 Kravis Center for the Performing Arts
- 02 Palm Beach County Convention Center
- 03 Brightline West Palm Beach Station
- 04 Norton Museum of Art
- 05 Palm Beach International Airport (PBI)
- 06 Flagler Museum (Whitehall)
- 07 City Place



WORLD-CLASS FEATURES

The 25-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.

GOLD LEED CERTIFICATE

EV CHARGING STATIONS

FLOOR-TO-CEILING ENERGY EFFICIENT HIGH PERFORMANCE WINDOWS

3 MINUTE WALKING DISTANCE TO 30+ CASUAL AND UPSCALE RESTAURANTS

WALKING DISTANCE TO 8+ HOTELS

ELECTRIC CAPACITY OF UP TO 12 WATTS PER SF

24 HOUR LOBBY CONCIERGE & VALET SERVICE ON S. QUADRILLE BLVD

FULLY REDUNDANT 24/7 GENERATOR



AMENITY LEVEL

DESIGNER FITNESS CENTER

State-of-the-art equipment, private locker rooms, and spa-quality showers, located on the 10th floor

PRIVATE CONFERENCE CENTER

Sophisticated meeting space with direct access to the Amenity Park

ONE-ACRE PRIVATE ROOFTOP PARK

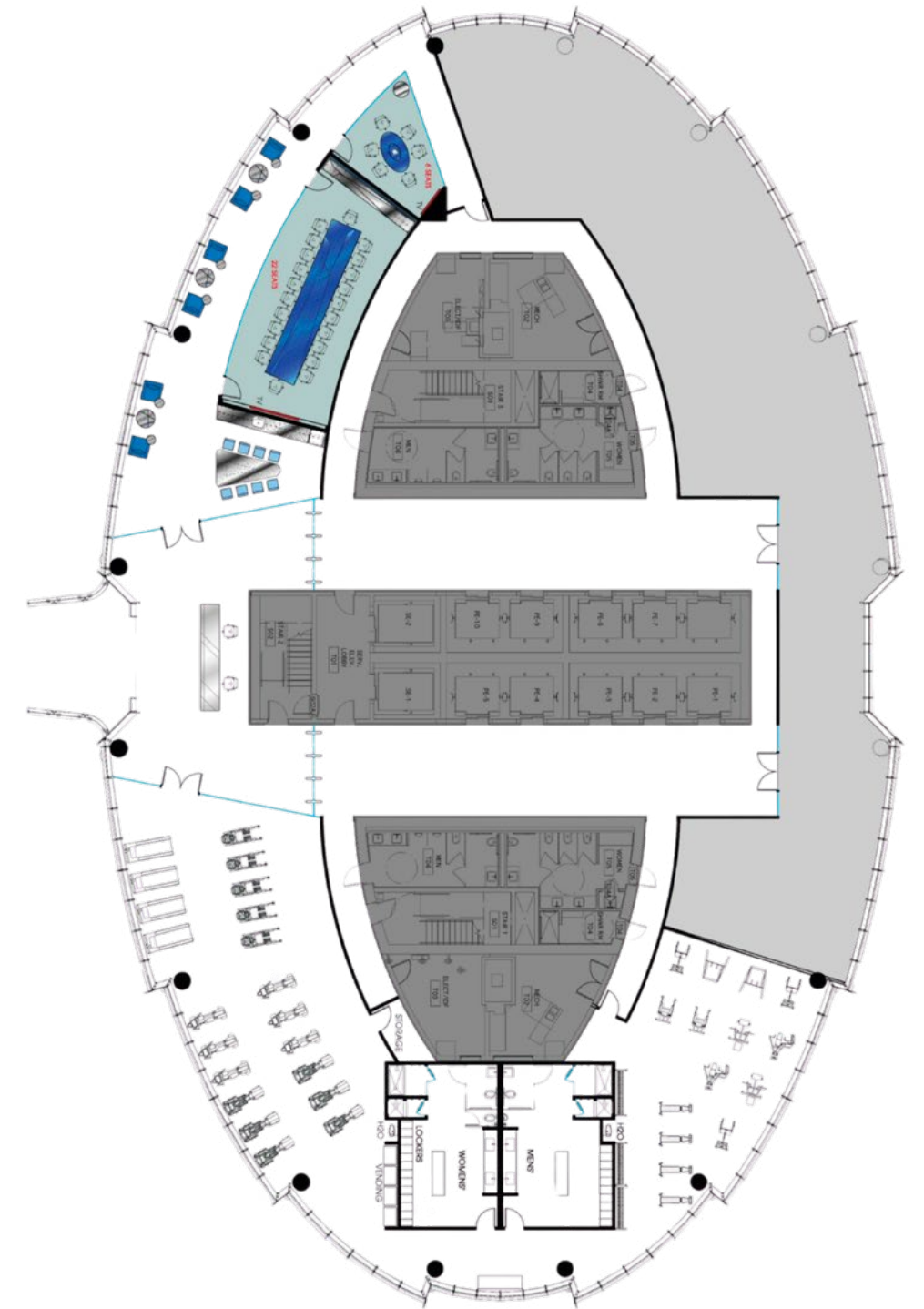
An elevated oasis atop the parking structure featuring a café, reflective pool, putting green, dog park, performance space, and lush landscaped grounds

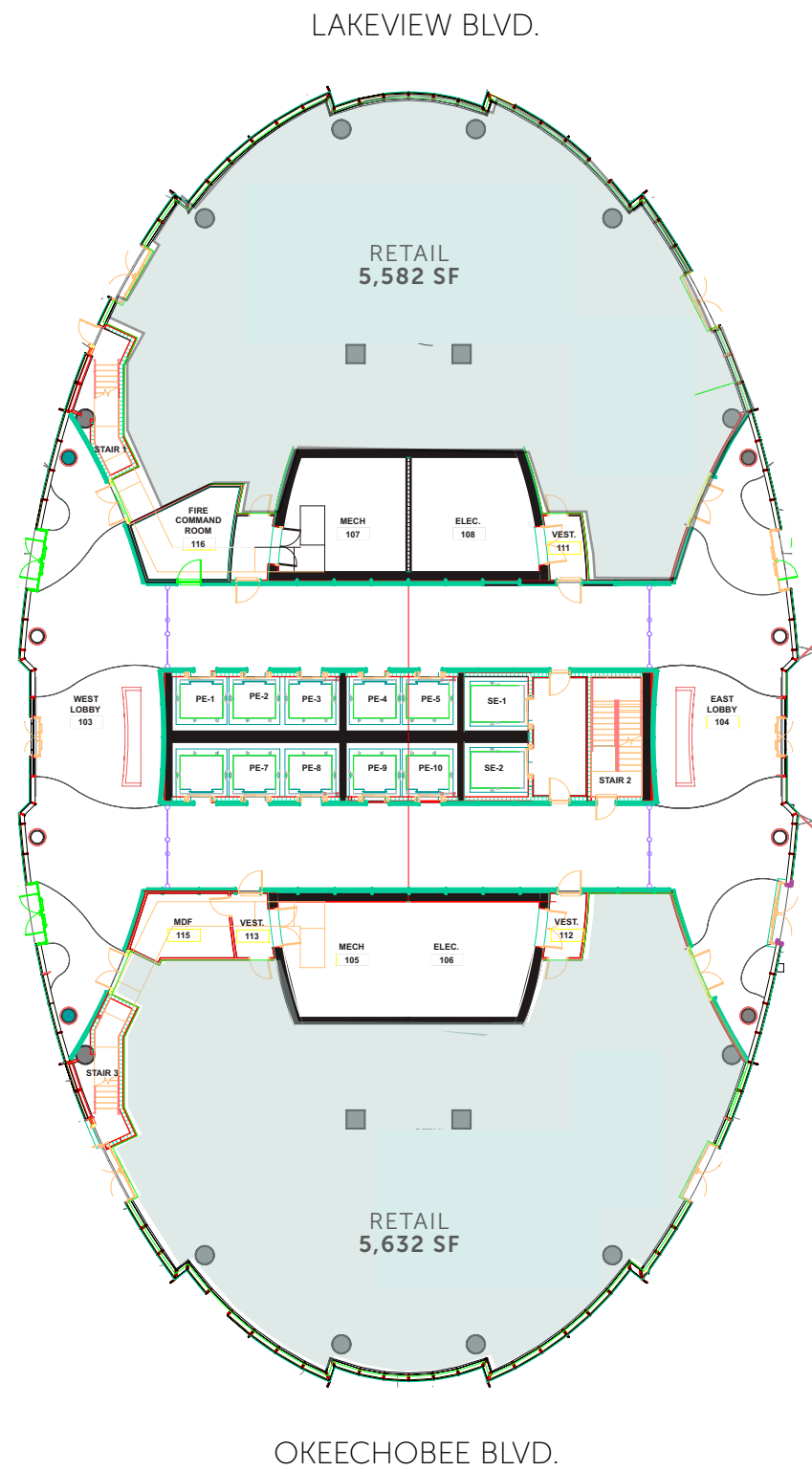
PANORAMIC VIEWS

Sweeping vistas of downtown West Palm Beach, the Intracoastal Waterway, and the Atlantic Ocean

FITWEL CERTIFIED

Meeting the world's highest standard for building health and well-being





GROUND LEVEL RETAIL

GROUND-FLOOR PASEO

a vibrant open-air corridor between the office tower and parking structure, lined with fast-casual dining, a fine dining sushi bar, and ample outdoor seating

PERIMETER RETAIL

boutique retail wraps the full exterior of both buildings, creating an active, walkable streetscape

SIGNATURE LOBBIES

bright, sculptural lobbies with curated art installations and accent lighting, including dramatic sky lobbies



PARKING FACILITY

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.

The architectural floor plan illustrates the second floor of a parking structure, designed as a double-height loft office space. The building is situated between Okeechobee Blvd. to the north and Lakeview Blvd. to the south. The plan features four main office areas: a large 4,641 SF office on the top left, a 2,274 SF office on the top right, a 4,503 SF office on the bottom left, and a 3,844 SF office on the bottom right. These offices are arranged around a central core containing multiple ramps (e.g., RAMP UP 2.5%, RAMP UP 2.4%, RAMP UP 6.0%) and stairs (PS STAIR 7, PS STAIR 6, PS STAIR 5). Various utility and support spaces are also shown, including a PARALLELING GEAR ROOM (P214), MAIN ELECT. ROOM (P213), ELEVATOR ROOM (P212), and several restrooms (PE-11 through PE-16). The plan includes detailed room layouts, furniture placement, and circulation paths indicated by arrows.

4,641 SF OFFICE

2,274 SF OFFICE

4,503 SF OFFICE

3,844 SF OFFICE

LAKEVIEW BLVD.

120

BIKE SPACES

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.

4 restrooms on each floor with showers

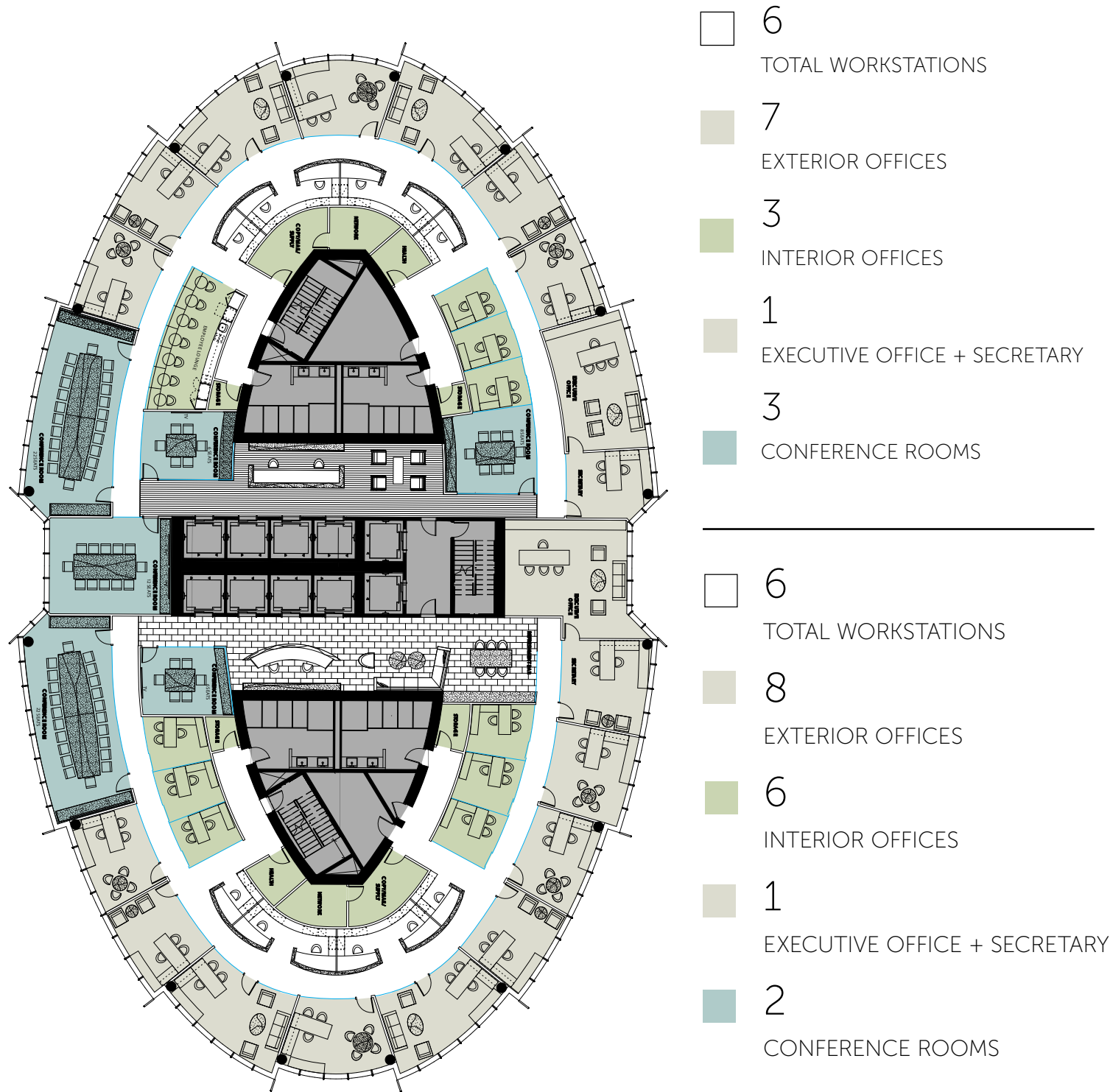
10 high speed passenger elevators and two
dedicated freight elevators serving all office floors.

Direct electric for full and half floor tenants

Enhanced ENVERID air filtration and CO2 sensors to
improve indoor air quality, filter air molecular contaminants
as CO2, Formaldehydes, VOCs and Oxone

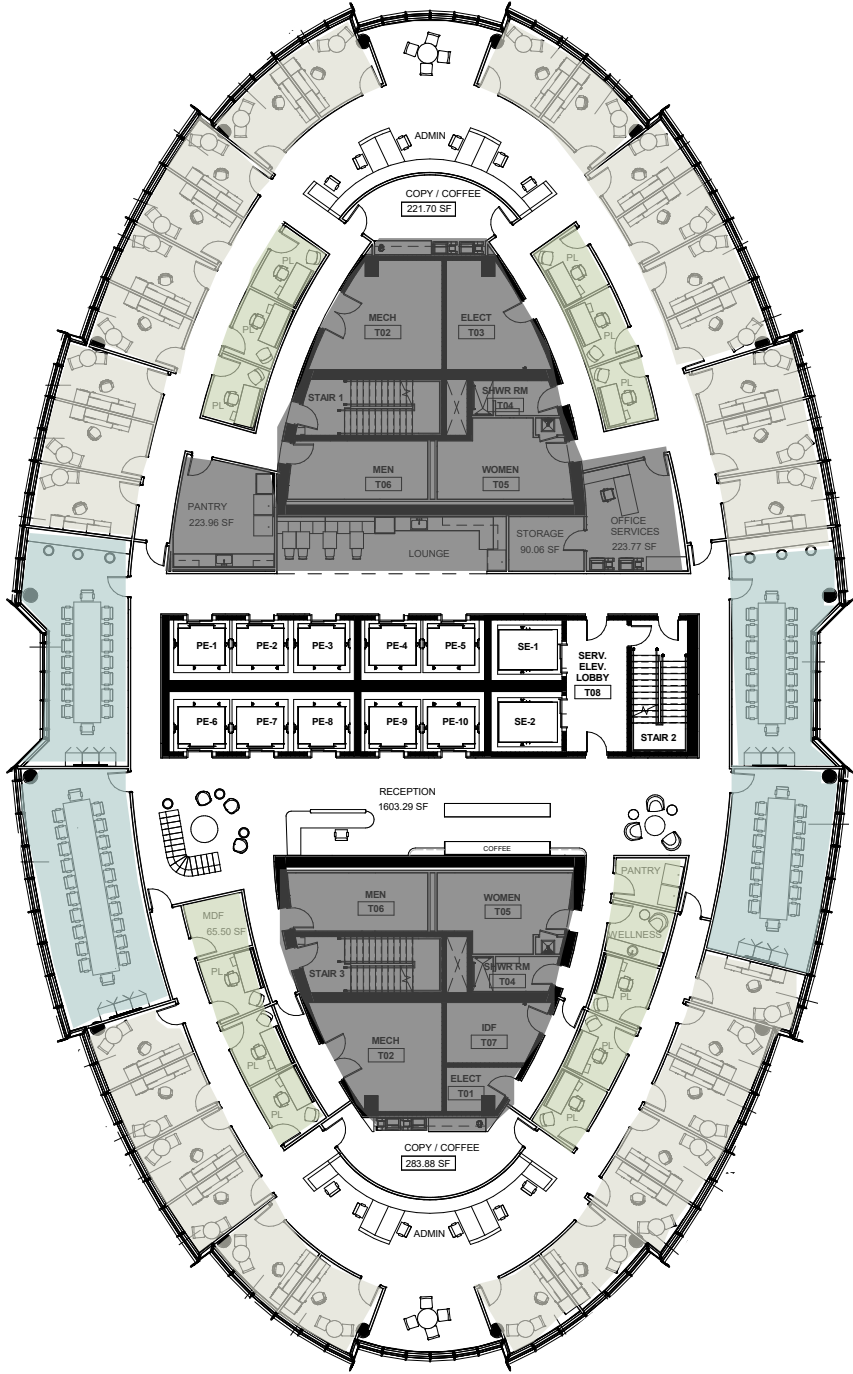
TEST-FIT MULTI-TENANT

4th Floor: 20,722 SF



TEST-FIT
LAW FIRM

14th Floor: 18,552 SF

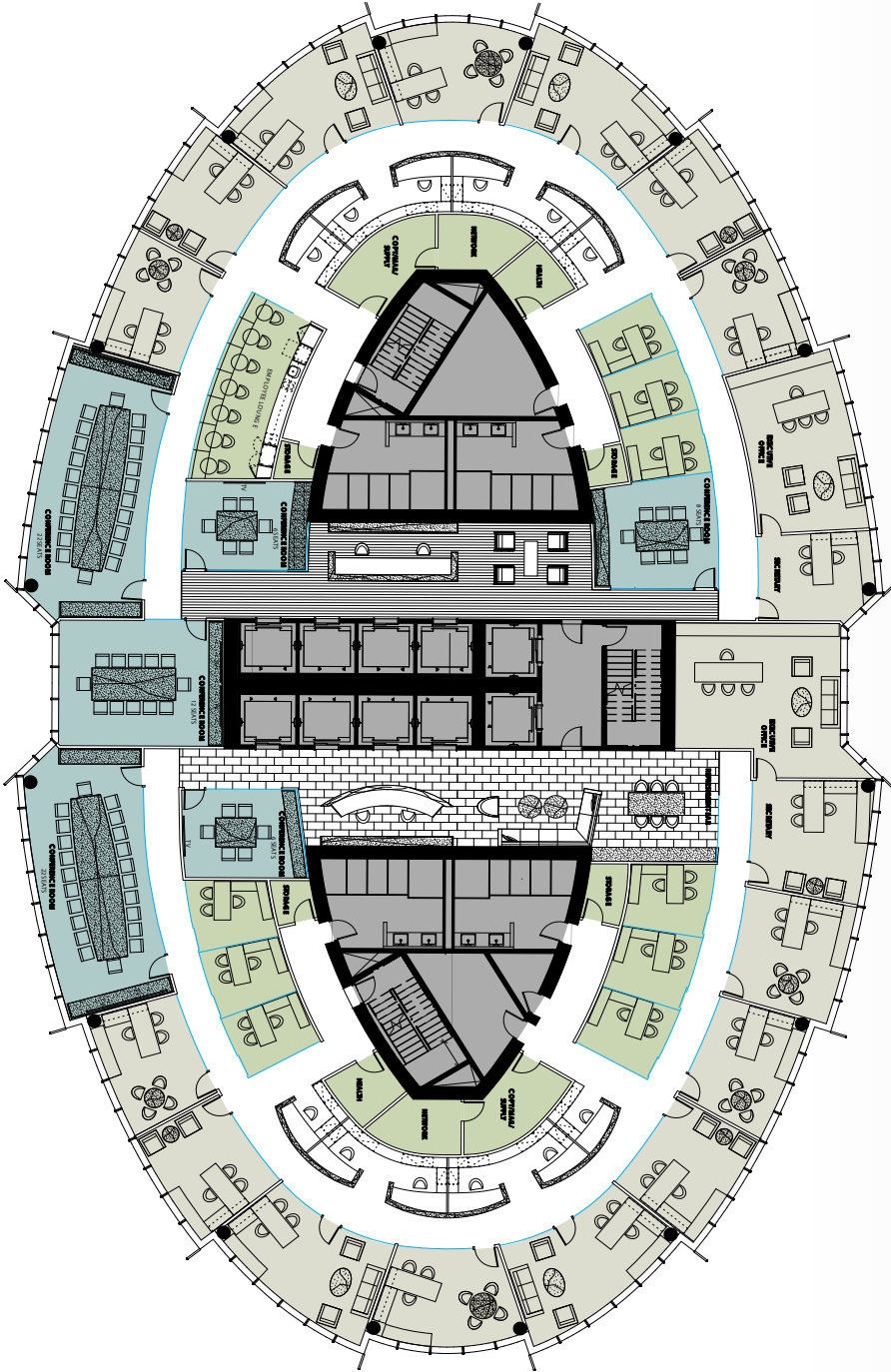


- 12 TOTAL WORKSTATIONS
- 31 EXTERIOR OFFICES
- 12 INTERIOR OFFICES
- 4 CONFERENCE ROOMS



TEST-FIT
LAW FIRM

17th Floor: 17,802 SF



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



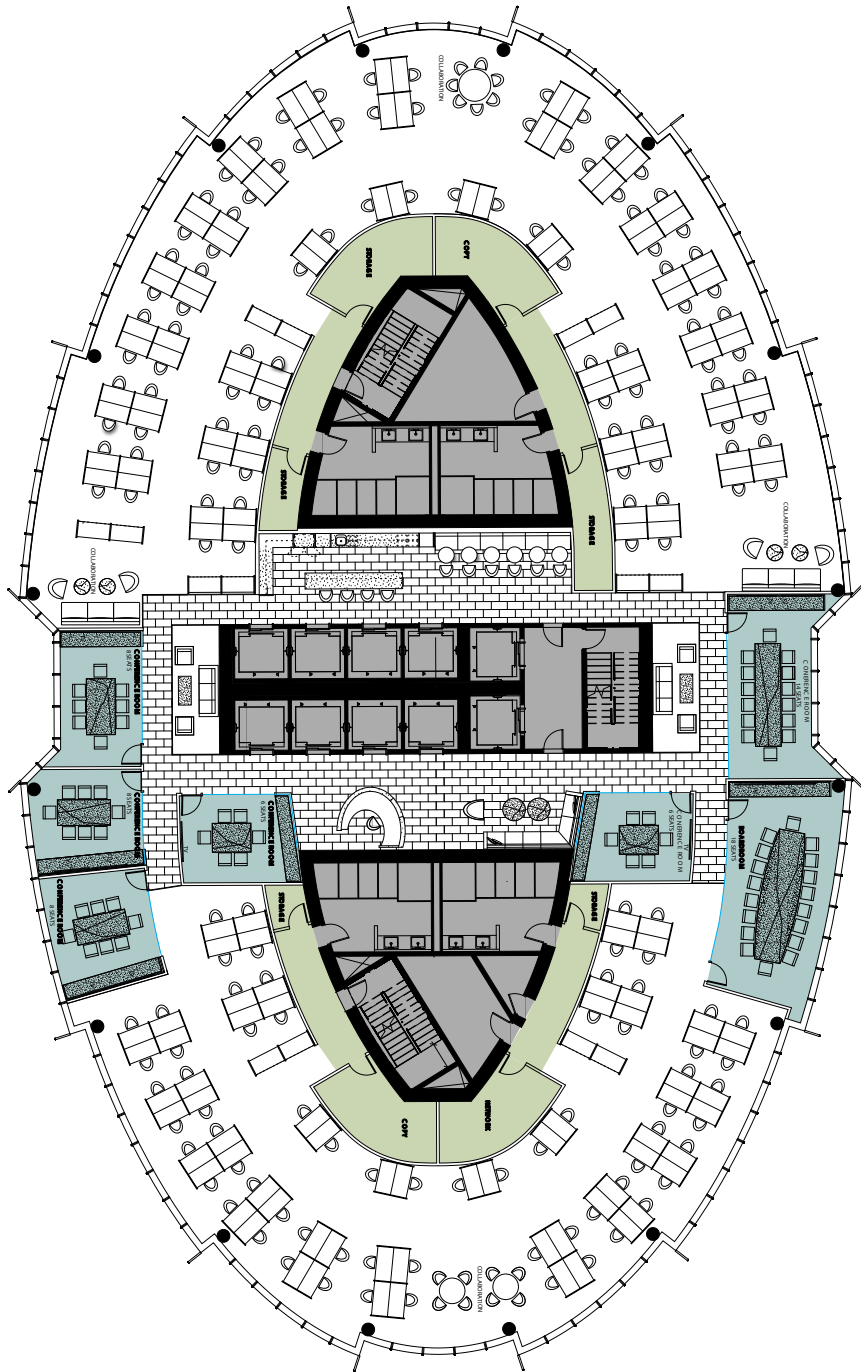
14TH FLOOR - SOUTH VIEW



14TH FLOOR - EAST VIEW

TEST-FIT FINANCIAL-TECH

4th Floor: 20,722 SF



- 160
TOTAL WORKSTATIONS
- 7
CONFERENCE ROOMS



CONSTRUCTION UPDATES

Delivering Q1 2028

[VIEW CONSTRUCTION UPDATE](#)





THE 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.



MIAMI, FORT LAUDERDALE, WEST
PALM BEACH, ORLANDO



235 MILE ROUTE

Brightline Station currently has stops in West Palm Beach, Boca Raton, Fort Lauderdale, Aventura, Miami, and Orlando.



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 City Place
- 5 minute walk to Clematis Street

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.
- EV charging stations.

Site / Landscape

- Landscaped ground plane designed to enhance the downtown neighborhood with wide sidewalks andively 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 “City Place”
- 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 managment.
- 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.

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

EXCLUSIVE OFFICE LEASING AGENT

CBRE WEST PALM BEACH

JOHN CRIDDLE

Executive Vice President

561-283-5176

JOSEPH FREITAS

Senior Vice President

561-512-8844

MAXWELL PAWK

First Vice President

561-393-1670

**VIEW VIRTUAL
ANIMATION TOUR**

