

18,671 SF OF GROUND FLOOR RETAIL



**464 FERN STREET
WEST PALM BEACH, FL**

EXCLUSIVE
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HIGHLIGHTS

- 18,671 sqft of ground floor retail space
- Located at the lighted intersection of Fern & Quadrille
- Exceptional Street Frontage
- Class A 300+ unit luxury apartment building
- Conveniently located in the heart of Downtown with dense surrounding office and residential
- 2025 delivery



DOWNTOWN WPB HIGHLIGHTS



5.3 million sqft of office



3.8 million sqft of office under construction



1,488 Class A Multi Units under construction



37.5 median age

DEMOGRAPHICS (3 mi)



Population
79,763



Daytime Population
91,147



Average HH Income
\$118,878

NEARBY RETAILERS

Publix

RH
RESTORATION HARDWARE



TRUE FOOD KITCHEN

El Camino





The Square
Downtown West Palm

SITE

Philips Point

Flagler Drive

ONE Flagler

Esperanté

Quadrille Blvd

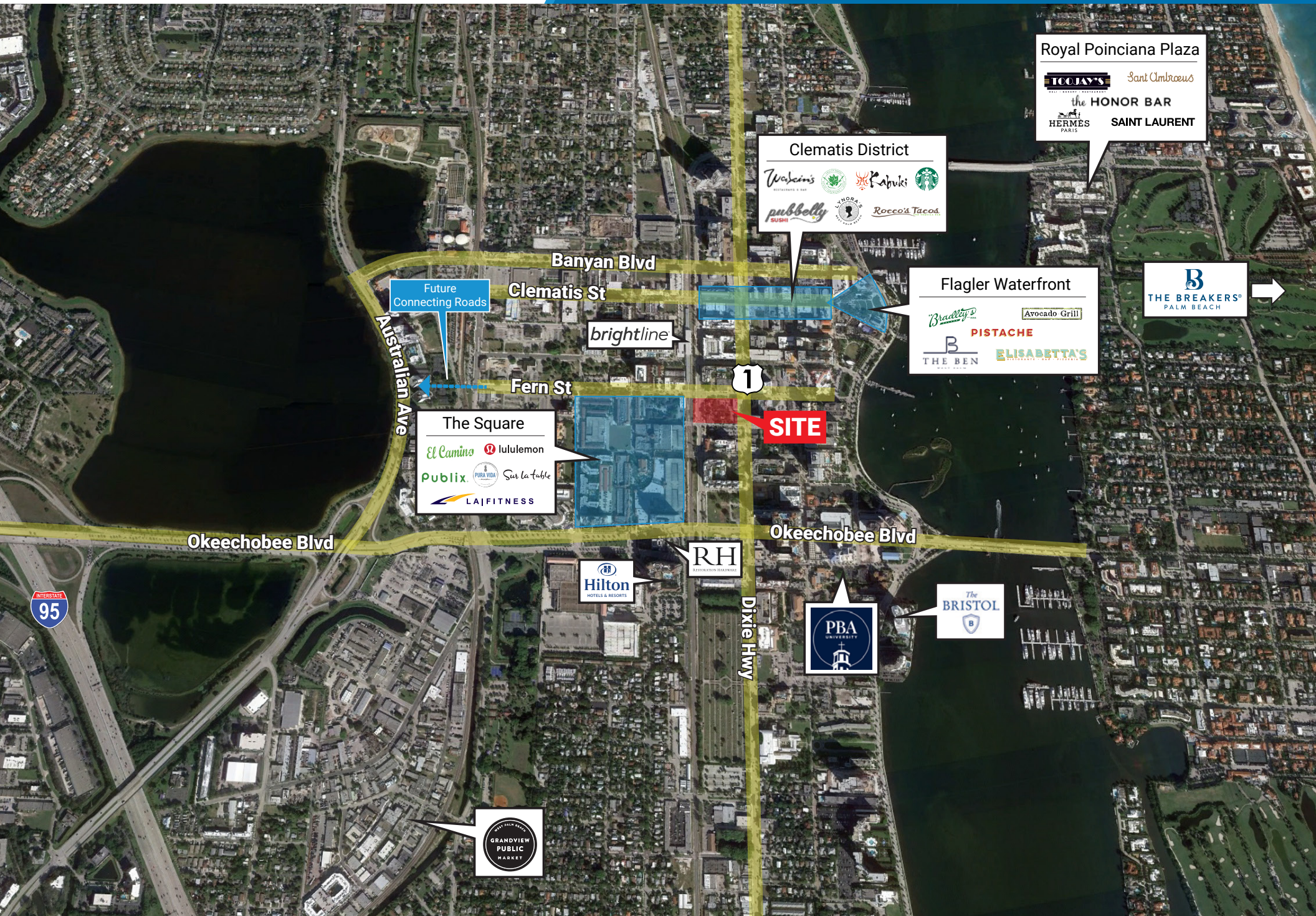
Okeechobee Blvd

Dixie Highway

Palm Beach Convention Center

Hilton
HOTELS & RESORTS

RH
RESTORATION HARDWARE



Royal Poinciana Plaza

- TOOJA'S
- Sant Ambroeus
- the HONOR BAR
- HERMES PARIS
- SAINT LAURENT

Clematis District

- Wojcik's
- pubbelly SUSHI
- HERNANDEZ
- Rocco's Tacos
- Starbucks

Flagler Waterfront

- Bradley's
- Avocado Grill
- THE BEN
- PISTACHE
- ELISABETTA'S

THE BREAKERS®
PALM BEACH

Future Connecting Roads

Banyan Blvd
Clematis St

brightline

Fern St

The Square

- El Camino
- Publix
- LAIFITNESS
- lululemon
- Sus la table

SITE

Okeechobee Blvd

Okeechobee Blvd

Hilton
HOTELS & RESORTS

RH
RESTORATION HEADQUARTERS

PBA
UNIVERSITY

The BRISTOL

GRANDVIEW
PUBLIC
MARKET



Dixie Hwy

Australian Ave



THE BREAKERS®
PALM BEACH

N County Rd

Royal Poinciana Way

THE ROYAL
POINCIANA PLAZA

Royal Palm Way

Worth Ave

Flagler Waterfront

Flagler Waterfront
Business District

The BRISTOL

SOUTH FLAGLER HOUSE

Clematis District

El Cid

Prospect
Park

1

NORA

SITE

Dixie Hwy

1

Quadrille Blvd

brightline

The Square
Downtown West Palm

Hilton
HOTELS & RESORTS

The Shops at
THE PRESS

THE PLAZA
CasaMara

Banyan Blvd

Clematis St

Fern St

Okeechobee Blvd

Palm Beach
Convention Center

Flamingo
Park

Transit Village

Future
Connecting Roads

GRANDVIEW PUBLIC MARKET

INTERSTATE
95

Australian Ave



CONCEPT IMAGE- GEOMETRIC PAVING PATTERN AND PLANTERS



LUSH, LEAFY, TOPICAL PLANT PALETTE THAT GROWS IN SHADE



CURVED CORNER DETAILS



CONCEPT IMAGE- RAISED PLANTERS WITH INFORMAL SEATING



BURLE MARX INSPIRED SHAPES AND PATTERNS IN HARDSCAPE



MEANDERING PATHS THROUGH LANDSCAPE





How West Palm Beach was transformed into 'Wall Street South'

By **Beth Landman** February 17, 2023 | 10:48am | Updated



Hines and Frisbie Group Announce the Launch of Sales for South Flagler House in West Palm Beach

The First Luxury Residential High-Rise in Florida Designed by World Renowned Architecture Firm Robert A.M. Stern Architects



SOUTH FLAGLER HOUSE

The Palm Beach Post

WEST PALM BEACH

Unanimous decision: Palm Beach County, city approve plans for UF campus near downtown



Wall Streeters fleeing NYC pack elite Palm Beach private schools to capacity

By **Selim Algar** September 7, 2022 | 7:05pm |

The Palm Beach Post

BUSINESS

What's coming to the Square? See details on the two high-rise towers coming soon

Alexandra Clough
Palm Beach Post

Published 1:19 p.m. ET June 14, 2023 | Updated 3:27 p.m. ET June 14, 2023

It's go time for the big redo of The Square in West Palm Beach. The mixed-use center formerly known as CityPlace is being prepped for the construction of 1 million square feet of new office space in two towers, including a 24-story high-rise that will be the largest office building in the city.



Palm Beach County has around 44 billionaires. The super-rich are flocking there for business opportunities, convenient transport links, and a chance to live in 'paradise.'

Related Planning Major Expansion in West Palm Beach With Two New Office Towers

Pair of 15-Story Towers Measuring Just Over 1 Million Square Feet of the Square Mixed-Use Complex



Rendering showing the proposed West Tower, center and East Tower, right, in the Related Compo development in downtown West Palm Beach called The Square. (CoStar)