



PHILLIPS POINT

WEST PALM BEACH, FL

 **RELATED**

BUILDING FEATURES

- Phillips Point sits at the entrance of the Royal Palm Bridge, which provides direct access to the the Island of Palm Beach
- 270-degree panoramic views of the Atlantic Ocean, Intracoastal Waterway and Palm Beach Island
- Water views will always remain unimpeded despite any future development in the area
- Close proximity to shopping and Entertainment
- On-site fine dining options & café including RPM Italian Restaurant
- Immediate access to the tri-county area including Miami & Ft. Lauderdale via Brightline high speed rail station
- Strong institutional ownership
- Tenancy includes some of the most prestigious multinational, Fortune 500 and investment credit tenants
- Onsite property management, closed circuit TV monitoring and 24/7 security guard
- Electronic card key access system

MULTI- MILLION DOLLAR RENOVATION PROGRAM COMPLETED

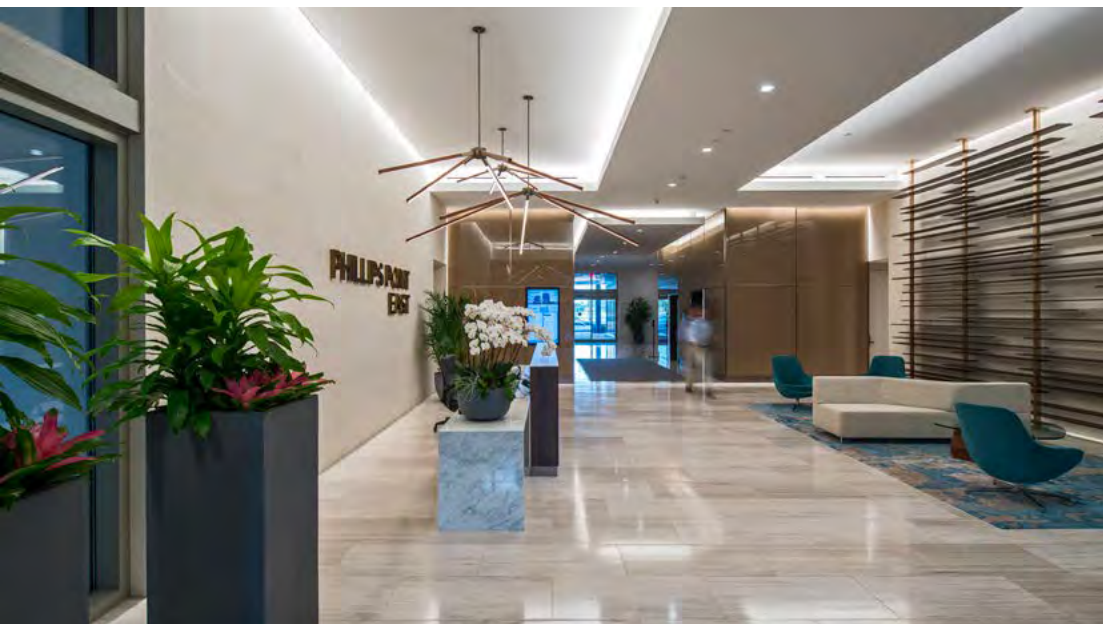
- \$15.7 million Class A renovation recently completed to modernize the lobbies, chillers, cooling towers, garage and elevators
- New Gensler designed lobbies feature white marble, fully automated door systems, bright LED lighting and updated artwork
- Brand-new porte cochere with valet service available five days per week



RENOVATED LOBBY



RENOVATED LOBBY



ROYAL PALM BRIDGE TO PALM BEACH ISLAND





PHILLIPS POINT

777 S Flagler Dr., West Palm Beach, FL



LOCATION ADVANTAGES

- Located in Downtown West Palm Beach with close proximity to city and county government buildings and courthouses
- Within minutes of West Palm Beach's central business district luxury hotels, fine restaurants and shopping at the world famous "Worth Avenue"
- Wide array of world class golfing options easily accessible to the Property including :
 - The historic Breakers Hotel and Golf Course,
 - The Everglades Golf Club
 - Mar-A-Lago Club
- Near South Florida's most exclusive residential neighborhoods
- Less than 10 Minutes from Palm Beach International Airport
- A Quarter-Mile from I-95
- Two miles to Florida's Turnpike



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