

BANYAN & OLIVE

WEST PALM

BA
BRAND ATLANTIC
REAL ESTATE PARTNERS

 WHEELOCK
STREET CAPITAL

300 Banyan & 111 Olive epitomizes the future of office. Boasting panoramic water views and expansive private terraces, Banyan & Olive is a place where unrivaled hospitality meets seamless functionality.

Flawlessly designed, with a premier address on the most dynamic corner of the West Palm Waterfront District, Banyan & Olive promises an unsurpassed quality of life—personally and professionally, inside and out. It is a place for leaders, tastemakers, and visionaries. An experience-driven ecosystem that vertically integrates office, retail, and the most extensive, wellness-minded amenities.



DEVELOPER



JOINT VENTURE PARTNER



DESIGN ARCHITECT



EXECUTIVE ARCHITECT
& INTERIOR DESIGNER



CONSTRUCTION MANAGER



OFFICE LEASING



RETAIL LEASING





CLEMATIS & OLIVE

TRATTORIA

TRATTORIA

TRATTORIA

TRATTORIA

TRATTORIA

HISTORIC & MODERN

The unique architectural dichotomy between these two buildings makes this project a symbol of all that is exceptional about West Palm.

A state-of-the-art, modern workplace, the buildings are connected by an activated passageway, shared access, and more importantly, by a fresh perspective on the intersection of life and work.



111 Olive Lobby Entrance



300 Banyan Lobby Entrance

111 Olive boasts a respectful preservation of the facade of the historic Art Moderne building designed by acclaimed Architect John Volk. Anchoring the popular corner of Clematis Street and Olive Avenue, it celebrates the city's vibrant past from one of its most significant locations.

300 Banyan propels West Palm towards the future as its first boutique, ground-up Class-A office building. Its extraordinary views provide a daily reminder of the city's urban evolution and its coastal charm.

PARADISE & PRODUCTIVITY

Incomparable sun, sand, and scenery make West Palm Beach a paradise destination and the perfect environment for productivity. With 160 more hours of sunshine per year than in New York (that's nearly a month's worth of daylight!), there's ample time for everything you want to experience and achieve.





A NEW FOCAL POINT

West Palm is experiencing unprecedented growth and investment. No longer limited to snowbirds and retirees, it is attracting families, digital nomads, and executives looking for a better quality of life. Palm Beach is Florida's top county for population and income growth by a wide margin.

AVERAGE TEMPERATURE

75.5°F

POPULATION GROWTH
OVER THE LAST DECADE

14%

INCREASE IN SALES OF
MILLION-DOLLAR-PLUS
HOMES IN 2021 VS. 2020

140%

MILES OF ATLANTIC BEACHES

47

PERSONAL INCOME TAX

\$0

CENTRAL & CONNECTED

300 Banyan & 111 Olive sits on an iconic corner of the most notable streets in West Palm, Clematis and Olive. Considered the heart and soul of the city, Clematis Street has stood as the center of dining, shopping, and culture for 13 decades and counting. The lively promenade is an easy walk to the waterfront and other nearby attractions.





EASY TO GET TO, HARD TO LEAVE

JUST STEPS AWAY

Brightline Train Station

Flagler Park

Waterfront Promenade

The Ben Hotel

Palm Harbour Marina

WPB GreenMarket

Over 30+ Restaurants and Cafes

A SHORT DRIVE

Palm Beach International
10min.

Worth Avenue Shopping
7min.

The Breakers Hotel
5min.

I-95 Access
5min.

AN EASY WALK

The Square
14min.

Palm Beach Yacht Club
14min.

The Royal Poinciana Plaza
17min.

ABOARD THE BRIGHTLINE

Fort Lauderdale
35min.

Miami
1hr 12min.

Orlando (2023)
2hrs.



Palm Harbor Marina



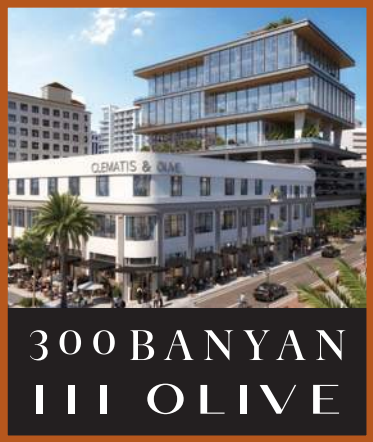
Palm Beach Int'l Airport



Royal Poinciana Plaza



Brightline High-Speed Rail



300 BANYAN III OLIVE

WEST PALM BEACH

CLEAR LAKE

I-95
5 MIN DRIVE

Kravis Center

The Square
Downtown West Palm

brightline
5 MIN. WALK

OLIVE AVE

Meyer Amphitheater

South Cove Natural Area

Trinity Park

PALM BEACH INTERNATIONAL
10MIN DRIVE

Hilton

RH

Norton Museum of Art

ROYAL PARK BRIDGE
Middle Bridge

The Brazilian Court Hotel

WORTH AVENUE
7MIN DRIVE

The Colony Hotel

INTRACOASTAL WATERWAY

CLEMATIS WATERFRONT

Flagler Park

Palm Harbor Marina

Palm Beach Yacht Club

FLAGLER MEMORIAL BRIDGE
North Bridge

THE ROYAL
POINCIANA PLAZA
17MIN WALK

Flagler Museum

THE OCEAN COURSE
AT THE BREAKERS

THE BREAKERS
PALM BEACH
5MIN DRIVE

PALM BEACH

ATLANTIC OCEAN



CLEMATIS WATERFRONT - WEST

300 BANYAN

III OLIVE

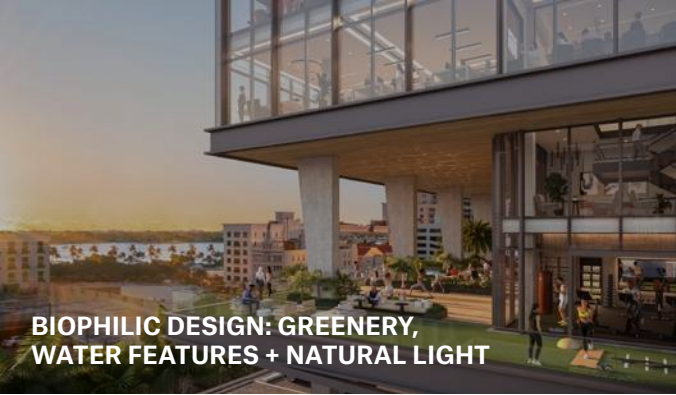


CLEMATIS WATERFRONT - EAST

300 BANYAN

111 OLIVE





**BIOPHILIC DESIGN: GREENERY,
WATER FEATURES + NATURAL LIGHT**



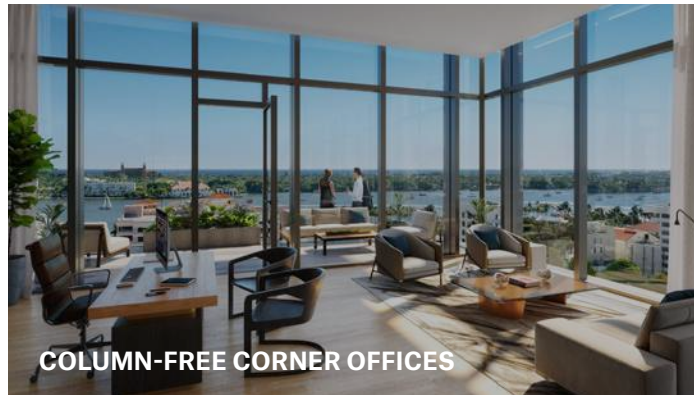
ON-SITE LUXURY CONCIERGE



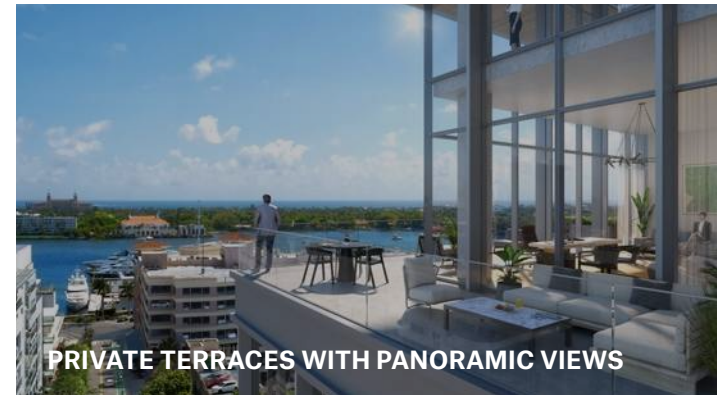
EXCLUSIVE TERRACE AMENITIES



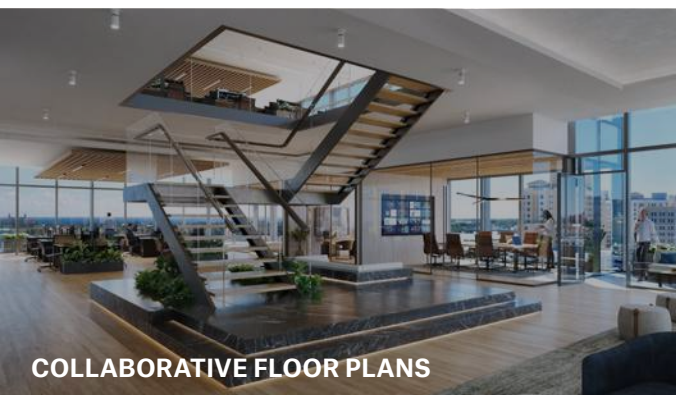
**INDOOR/OUTDOOR FITNESS CLUB
+ SHOWER CABANAS**



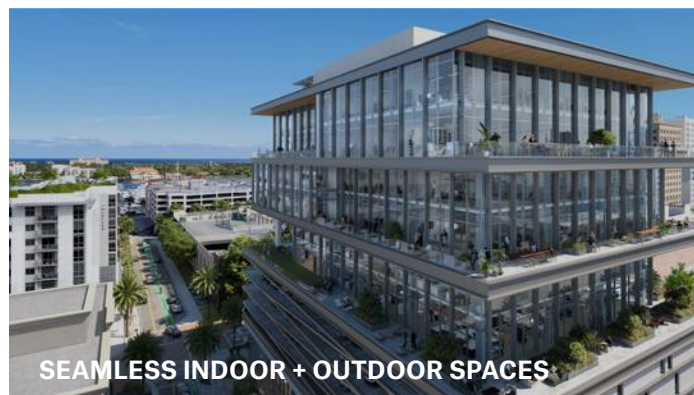
COLUMN-FREE CORNER OFFICES



PRIVATE TERRACES WITH PANORAMIC VIEWS



COLLABORATIVE FLOOR PLANS



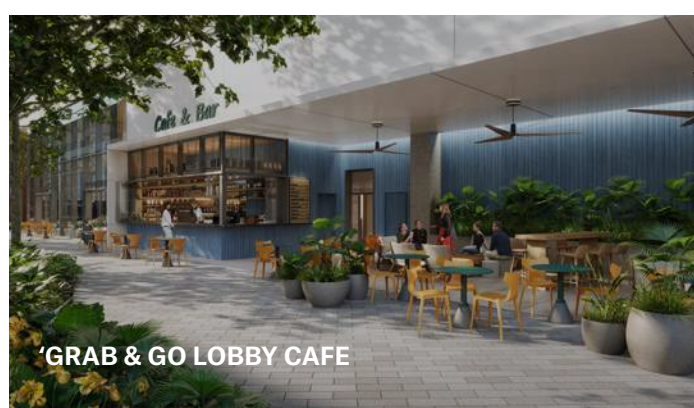
SEAMLESS INDOOR + OUTDOOR SPACES



WORLD-CLASS ART + SCULPTURE



SIGNATURE RESTAURANT



'GRAB & GO' LOBBY CAFE



ON-SITE PARKING, VALET, EV + CAR WASH

HOSPITALITY & HOME

A differentiated approach to work, 300 Banyan & 111 Olive is the next-generation office. With its fully serviced, meticulously crafted design, it offers the comforts of a private residence with the resources and conveniences of a best-in-class workplace.



A walkable home base in the center of it all, Banyan & Olive realizes the value of proximity to leisure amenities like restaurants and shops.



The Banyan Club, a private tenant amenity, serves as a foundation for wellness, culture, culinary innovation, and connection for a like-minded community.



DEVELOPMENT OVERVIEW



III 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 3Q23
- 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.

CURATED PASSAGEWAY

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

SIGNATURE RESTAURANT

A landmark restaurant with expansive indoor/outdoor covered dining and valet.

OFFICE LOBBY & CAFE

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

300 BANYAN

115,000 SF OF CLASS-A OFFICE IN THE HEART OF WEST PALM



AMENITY TERRACE



BUILDING HIGHLIGHTS

On the most iconic corner of the most notable street in West Palm Beach, Clematis Street and Olive Avenue is the cultural, social, and historic heart of the city. Period architecture, cobblestone streets, local restaurants spilling onto the sidewalk, and a grand waterfront park all create a setting which is uniquely West Palm.

BUILDING AMENITIES

Club Level 7	Signature Loggia featuring a 3,000 SF Indoor/Outdoor Fitness Center curated with industry-leading equipment and programming, and 2,000 SF open-air lounge set amongst reflecting pools and greenery, perched at the building's edge to see and be seen by the city below.
Amenity Roof Terrace	Serviced by the Ground Floor Signature Restaurant, this 5,400 SF covered terrace offers panoramic ocean views and exclusive programming at +150 feet above sea level.
Restaurant & Bar	A space like no other, featuring a 3,518 SF Bistro and 4,215 SF Dining Terrace and Garden Room.
Lobby Cafe	Ground Level Grab & Go with outdoor seating, serving coffee, refreshments, light bites, and more.
World-Class Art	Custom art installations will be featured both outdoors and throughout the building.
Parking	6-Story Garage with 2.5 Spaces per 1,000 SF, Valet Service, Executive Parking, EV Charging, and Car Wash Services.

DESIGN FEATURES

- + Floor-to-Ceiling glass with panoramic water views
- + 20,000 RSF floor plates with 3,000+ RSF of Private Terraces on every other floor
- + 13'-6" Floor-to-Floor Heights
- + 30'+ Column-free spans
- + Insulated Glass Windows for optimal energy efficiency
- + 100% Generator Backup for building systems, plus additional generator capacity to meet tenant needs
- + Facial + Hand Scanning Building Access Technologies
- + High-Speed Elevators with Destination Dispatch technology

AMENITY TERRACE & WATER FEATURE



INDOOR & OUTDOOR FITNESS AMENITY







CONFERENCE ROOM





PENTHOUSE INTERNAL STAIR



AMENITY ROOF TERRACE



LEVELS 7, 8 - AMENITY

LEVEL 7

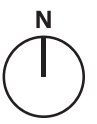
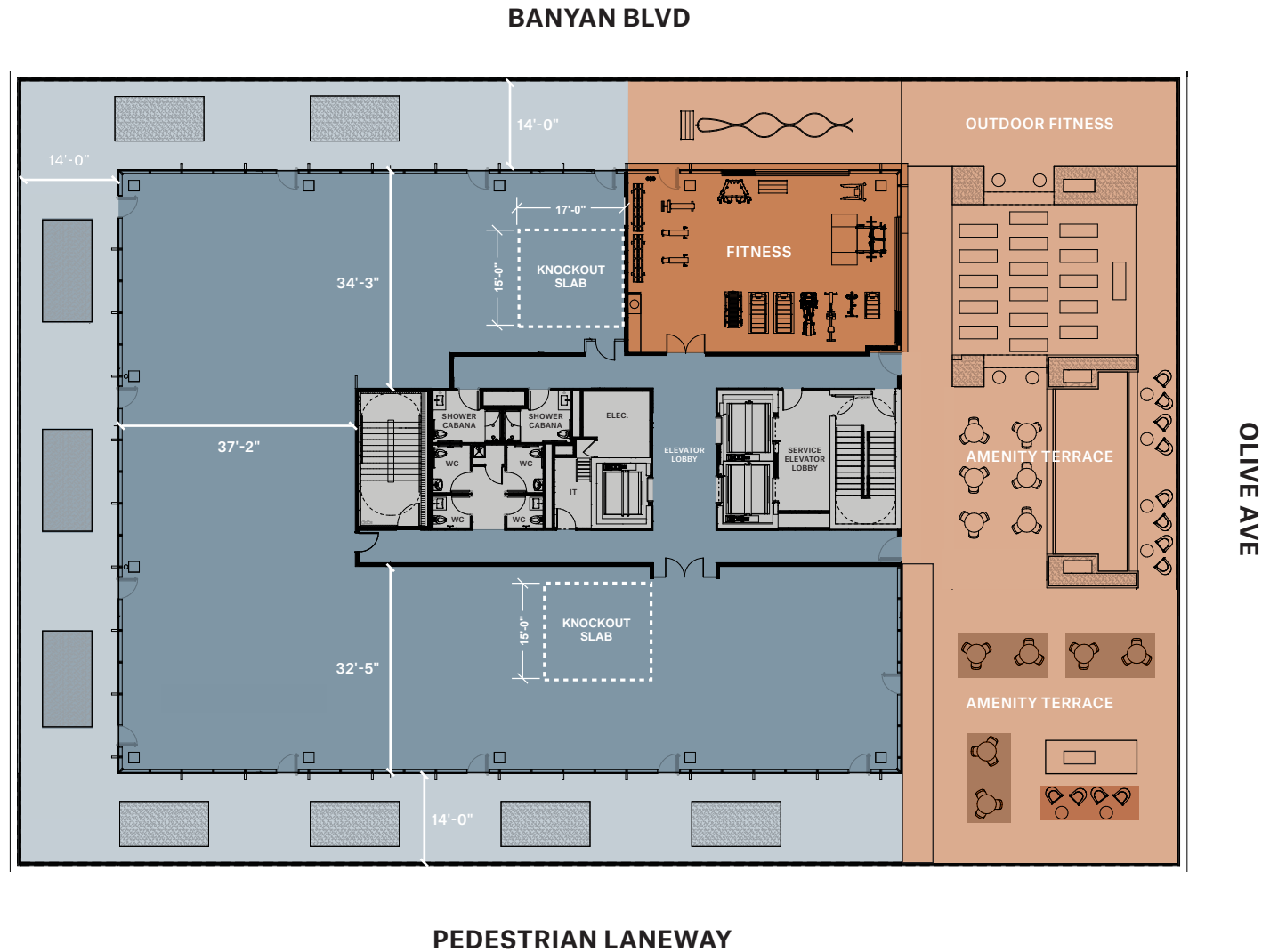
6,000 RSF Fitness & Terrace Amenity

3,934 RSF Private Terrace

10,738 RSF Private Office

LEVEL 8

13,110 RSF Private Office



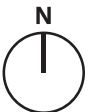
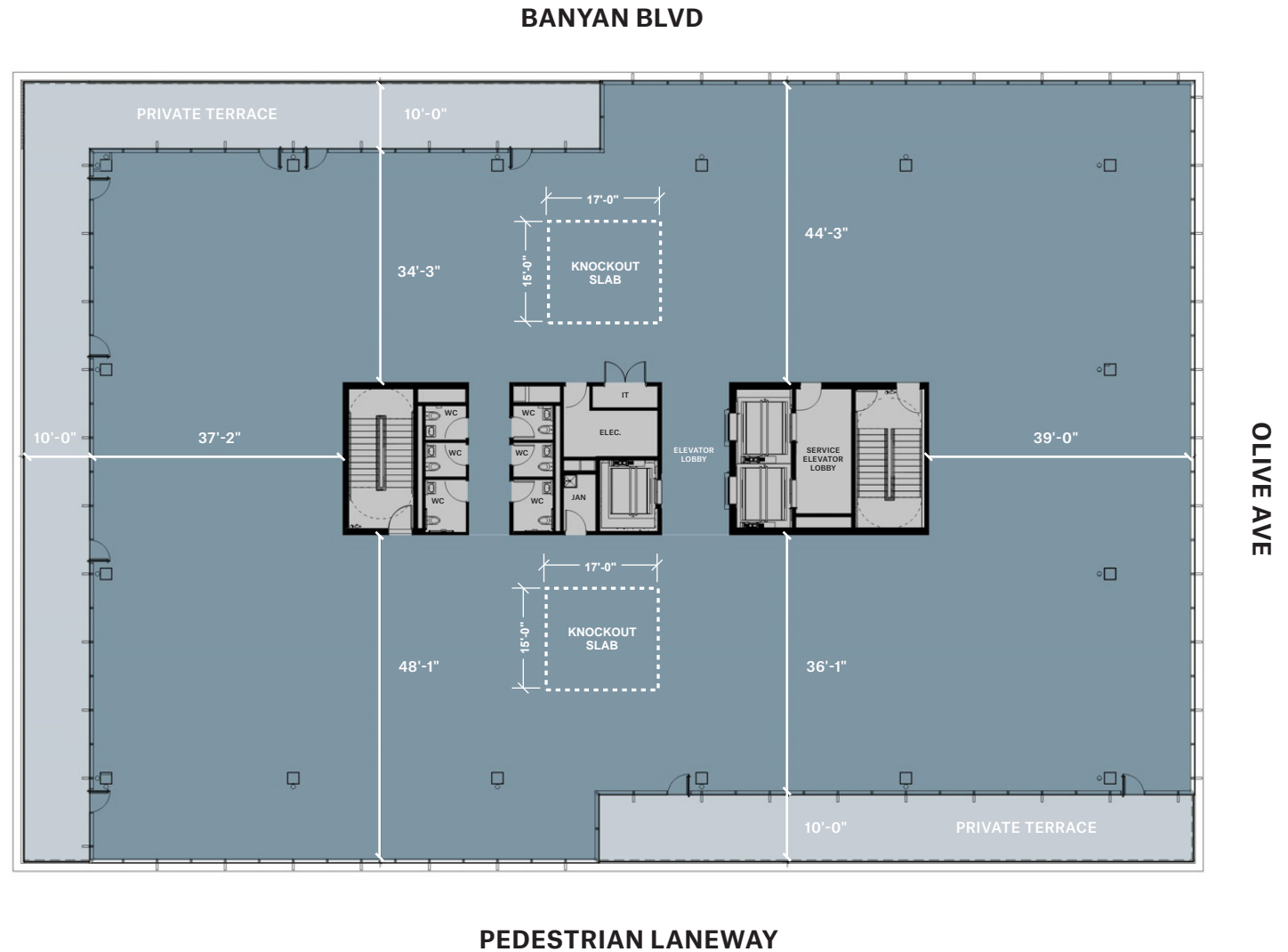
LEVELS 9, 10

LEVEL 9

- 19,683 RSF Office
- 2,799 RSF Terrace

LEVEL 10

- 19,696 RSF Office



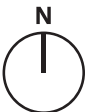
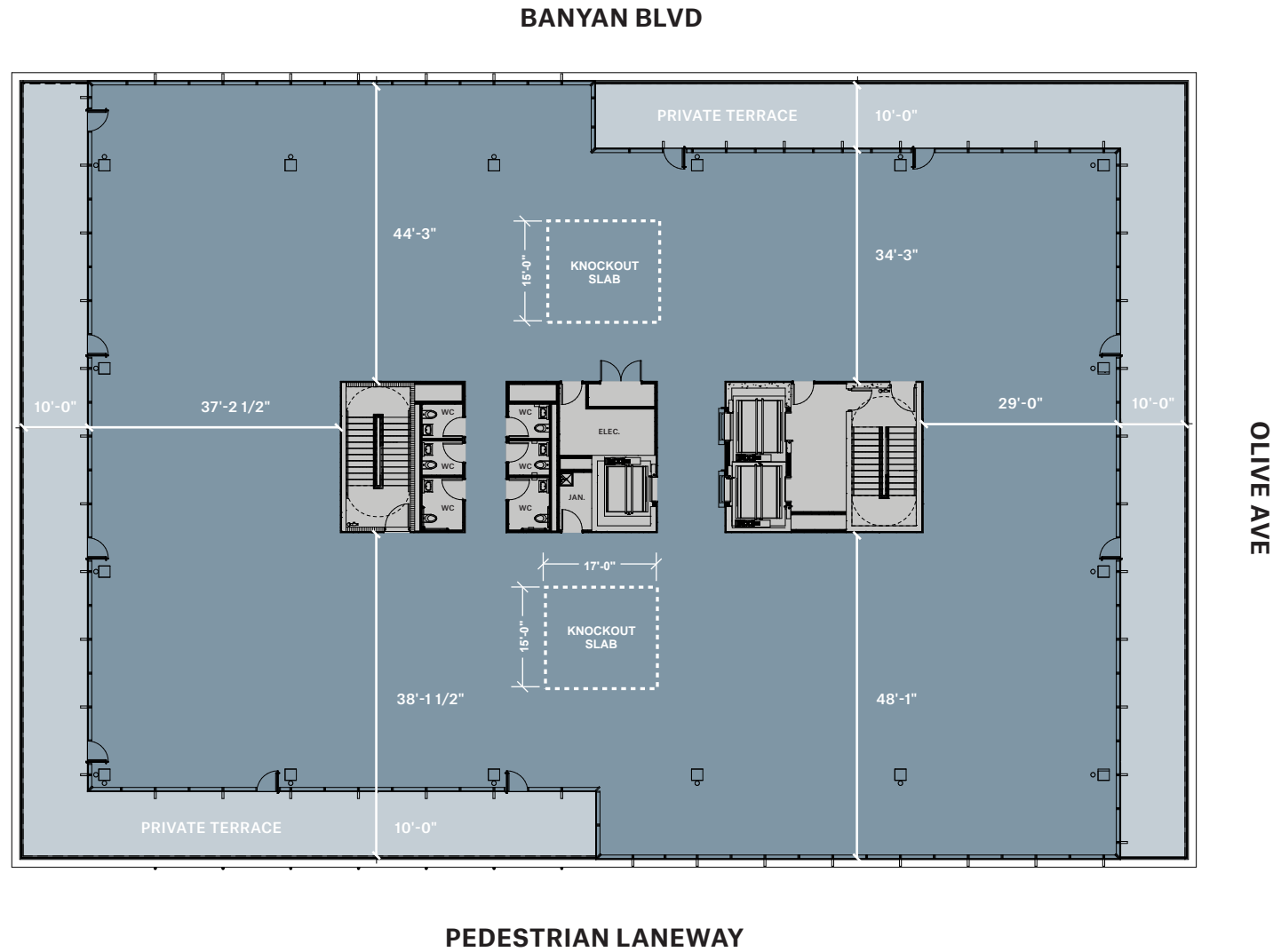
LEVELS 11, 12 (PENTHOUSE)

LEVEL 11

- 18,384 RSF Office
- 3,854 RSF Terrace

LEVEL 12

- 18,397 RSF Office

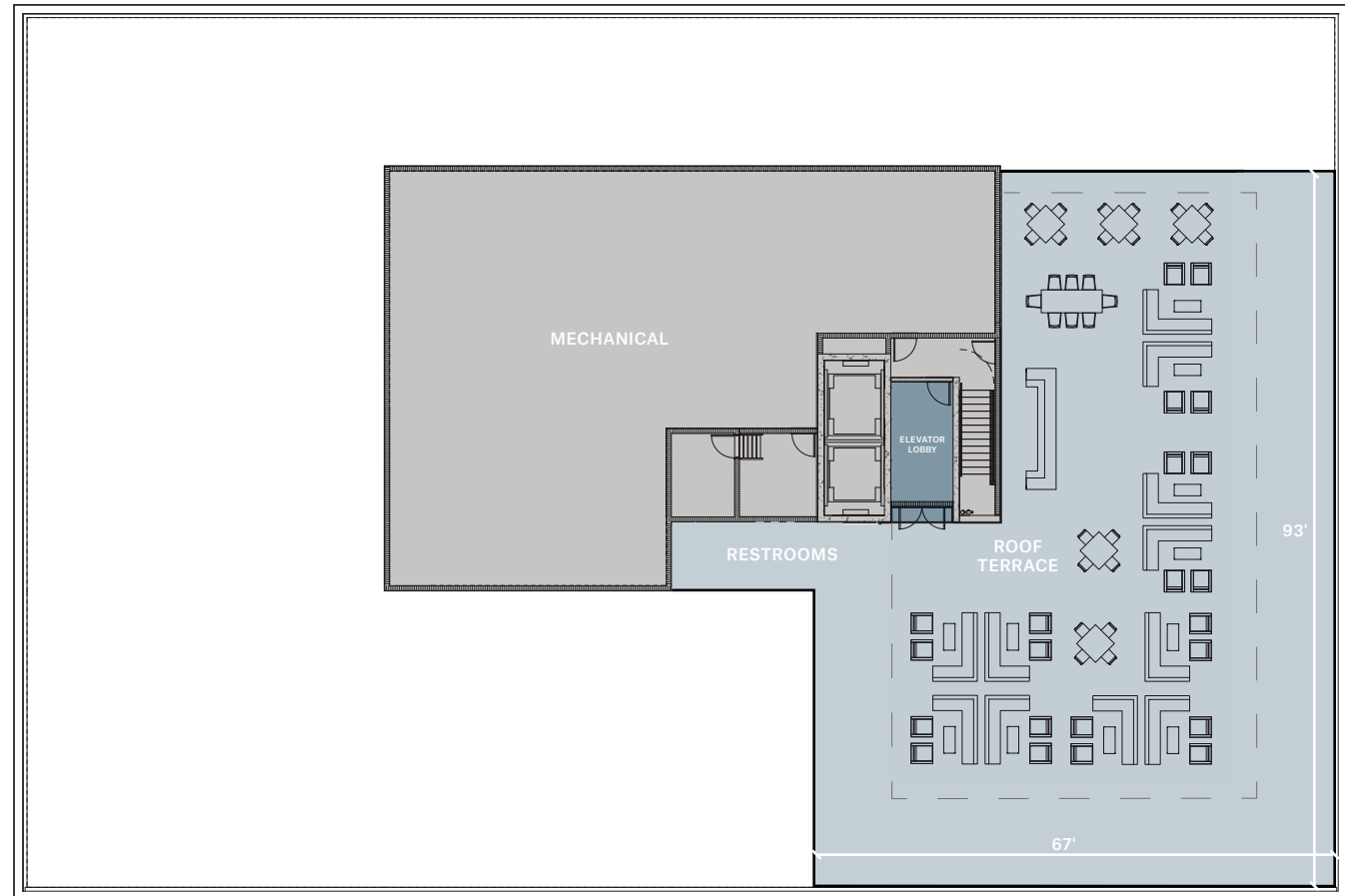


ROOF AMENITY

BANYAN BLVD

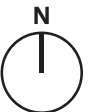
ROOF

■ 5,400 RSF Terrace

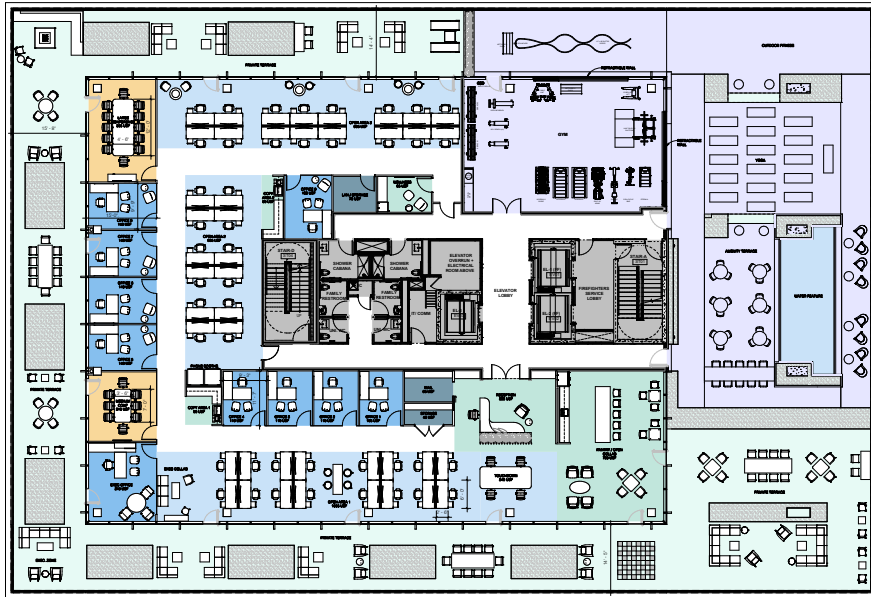


OLIVE AVE

PEDESTRIAN LANEWAY

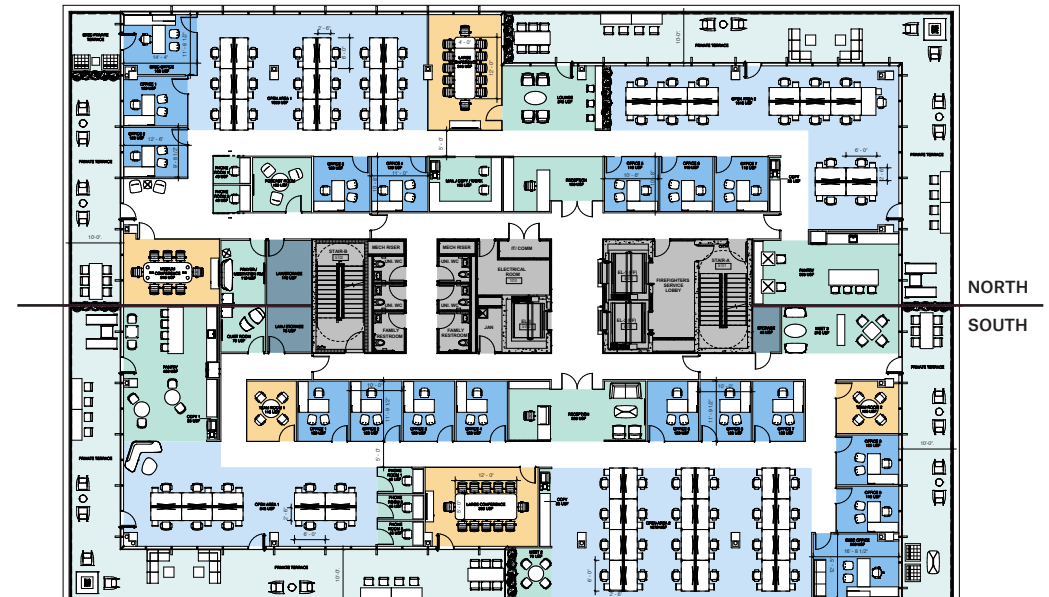


TEST FITS



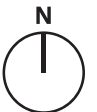
SINGLE TENANT
AMENITY LEVEL 7

- 2 Conference Rooms
- 10 Offices
- 44 Workstations
- 6 Support & Pantry
- 2 Storage
- Private Terrace
- Building Amenity



DOUBLE TENANT
TYPICAL FLOOR

- | NORTH SUITE | SOUTH SUITE |
|--|--|
| 2 Conference Rooms | 2 Conference Rooms |
| 8 Offices | 10 Offices |
| 35 Workstations | 34 Workstations |
| 7 Support & Pantry | 7 Support & Pantry |
| 1 Storage | 2 Storage |
| Private Terrace | Private Terrace |



SOUTHWEST

WEST

NORTHWEST



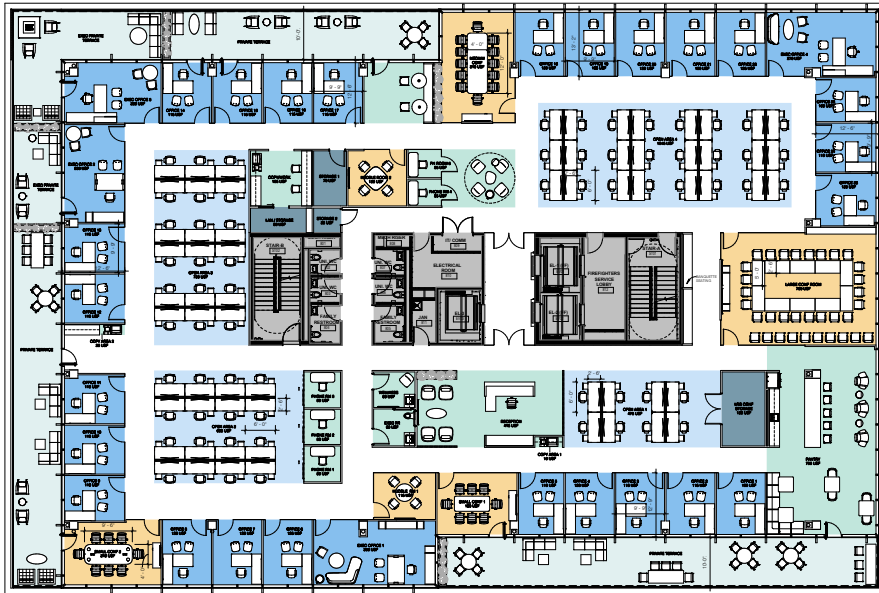
NORTHEAST

EAST

SOUTHEAST

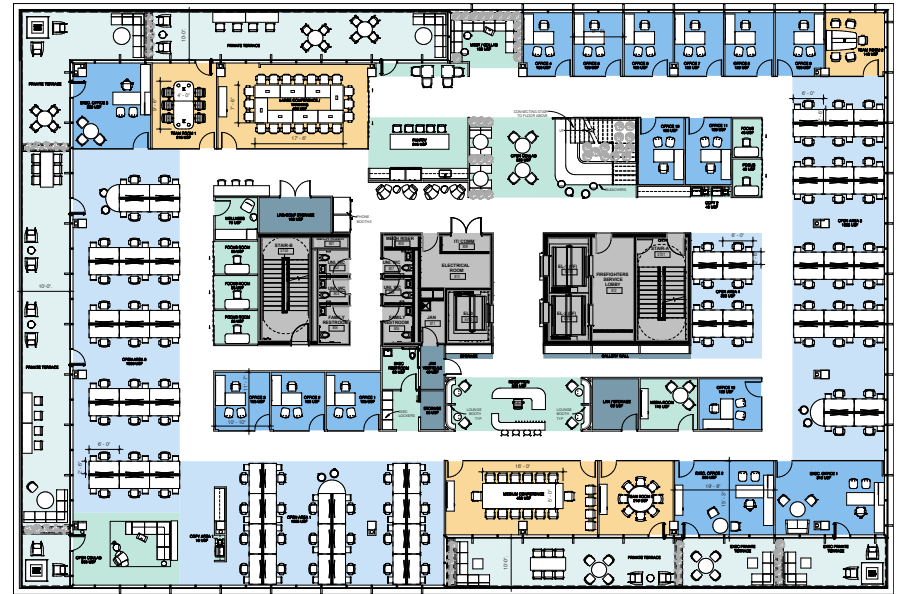


TEST FITS



SINGLE TENANT
PROFESSIONAL SERVICES

- 6 Conference Rooms
- 28 Offices
- 86 Workstations
- 10 Support & Pantry
- 4 Storage
- Private Terrace



SINGLE TENANT
FINANCIAL MANAGEMENT

- 5 Conference Rooms
- 15 Offices
- 86 Workstations
- 10 Support & Pantry
- 3 Storage
- Private Terrace



PRIVATE OFFICE TERRACE





III OLIVE

27,000 SF OF BOUTIQUE OFFICE IN A LANDMARK RENOVATION



CLEMATIS & OLIVE

CAFE

GENCAFE

THE OLIVE



ELEVATOR LOUNGES



ELEVATOR LOBBY



TRACKMAN GOLF™ SIMULATOR SUITE



PRIVATE SHOWERS & LOCKERS



OFFICE LOUNGE



Symbol	Price	% Change	
GOV	102.85	+0.51	(+0.50%)
GOV	103.01	+2.89	(+2.84%)
GOV	28.79	+0.84	(+2.94%)
GOV	24.56	+0.55	(+2.27%)
GOV	25.71	+0.75	(+2.92%)

STILL HIGHER FOR WEEK **1,135.70**

YIELD TENDS TO CLAY 11M 97.07 2.98 1.00%

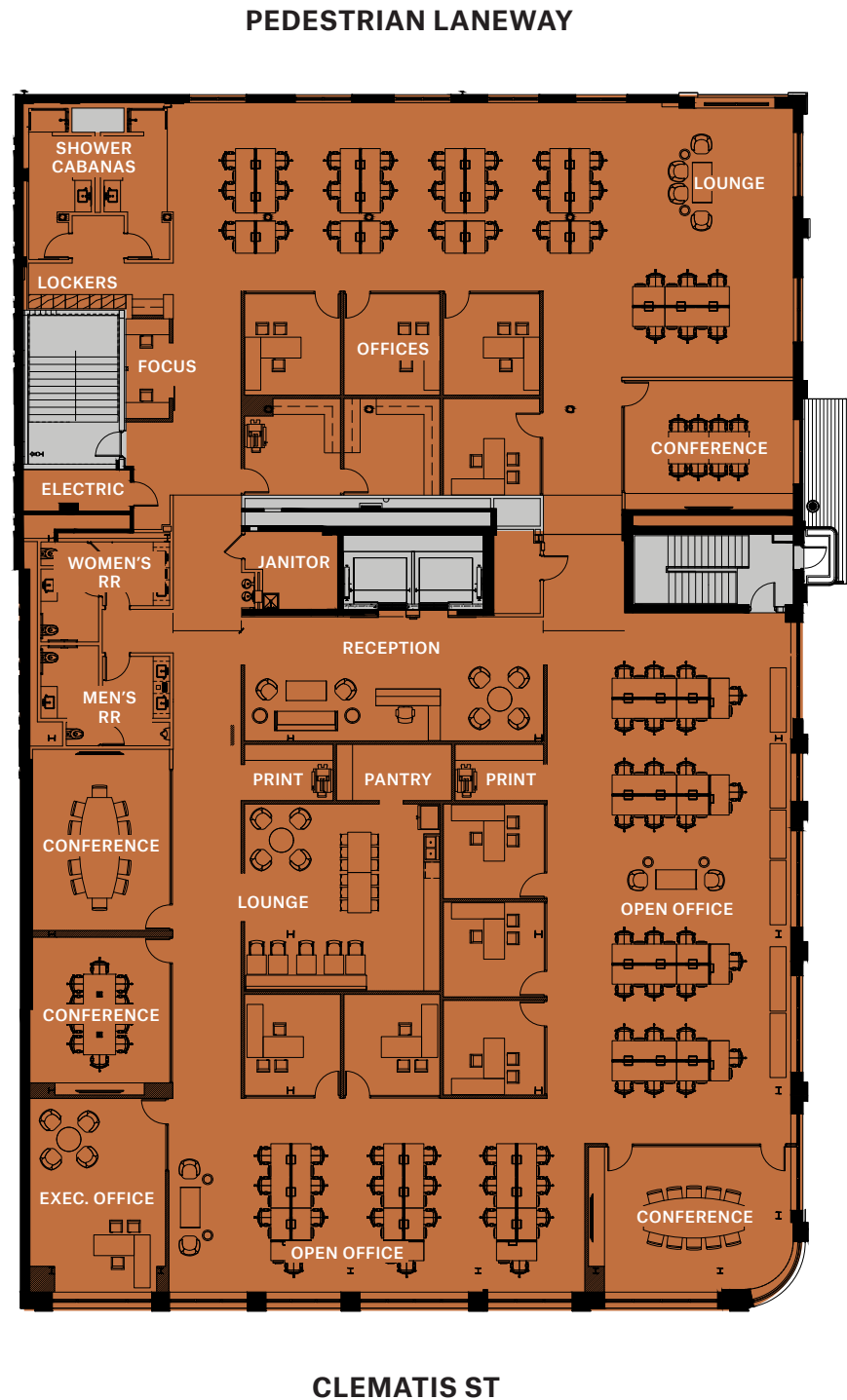
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TYPICAL FLOOR

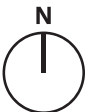
SINGLE TENANT

FULL FLOOR

- 15,570 RSF
- 11 offices
- 4 conference rooms
- 79 work stations
- 1 kitchenette/lounge



OLIVE AVE



CLEMATIS ST

PRIVATE OFFICE



TYPICAL FLOOR

TWO TENANTS

SUITE A

- 9,295 RSF
- 15 offices
- 2 conference room
- 20 work stations
- 1 kitchenette/lounge

SUITE B - SPEC SUITE DELIVERING APRIL '23

- 4,990 RSF
- 6 offices
- 2 conference rooms
- 12+ work stations
- 1 kitchenette
- 1 reception / lounge

CABANA AMENITY - 2ND FLOOR

- 2 private showers & changing rooms
- Full-size lockers for day-to-day use
- Complimentary Towel service



OPEN WORK STATIONS



TYPICAL FLOOR

THREE TENANTS

SUITE A

- 4,393 RSF
- 6 offices
- 1 conference room
- 14 work stations

SUITE B

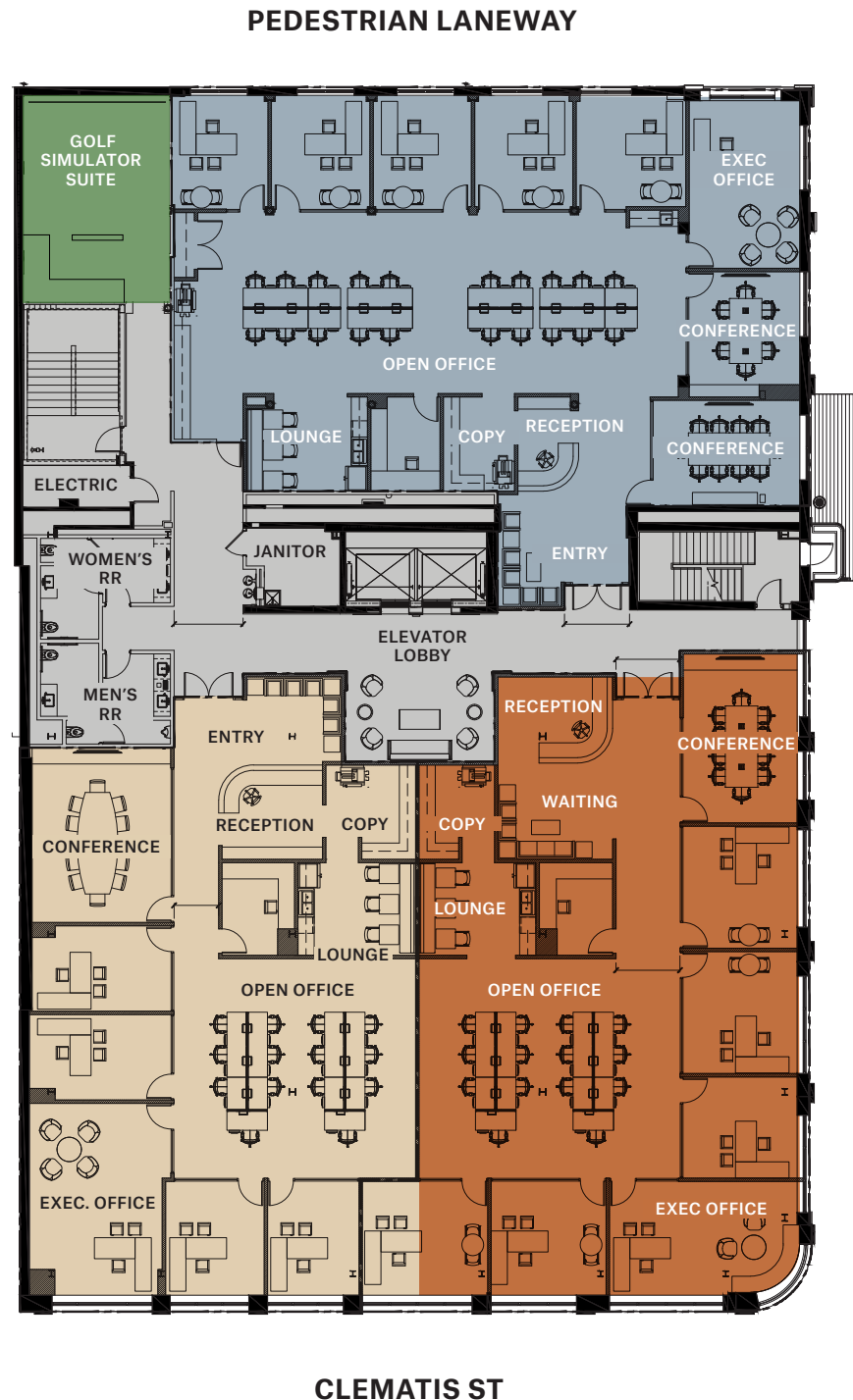
- 5,239 RSF
- 7 offices
- 2 conference rooms
- 20 work stations

SUITE C

- 4,874 RSF
- 7 offices
- 1 conference room
- 14 work stations

GOLF SUITE AMENITY - 3RD FLOOR

- TrackMan Golf™ Professional Simulator
- 15' W x 9' H Screen with Theater functionality
- Lounge area with seating & beverage fridge





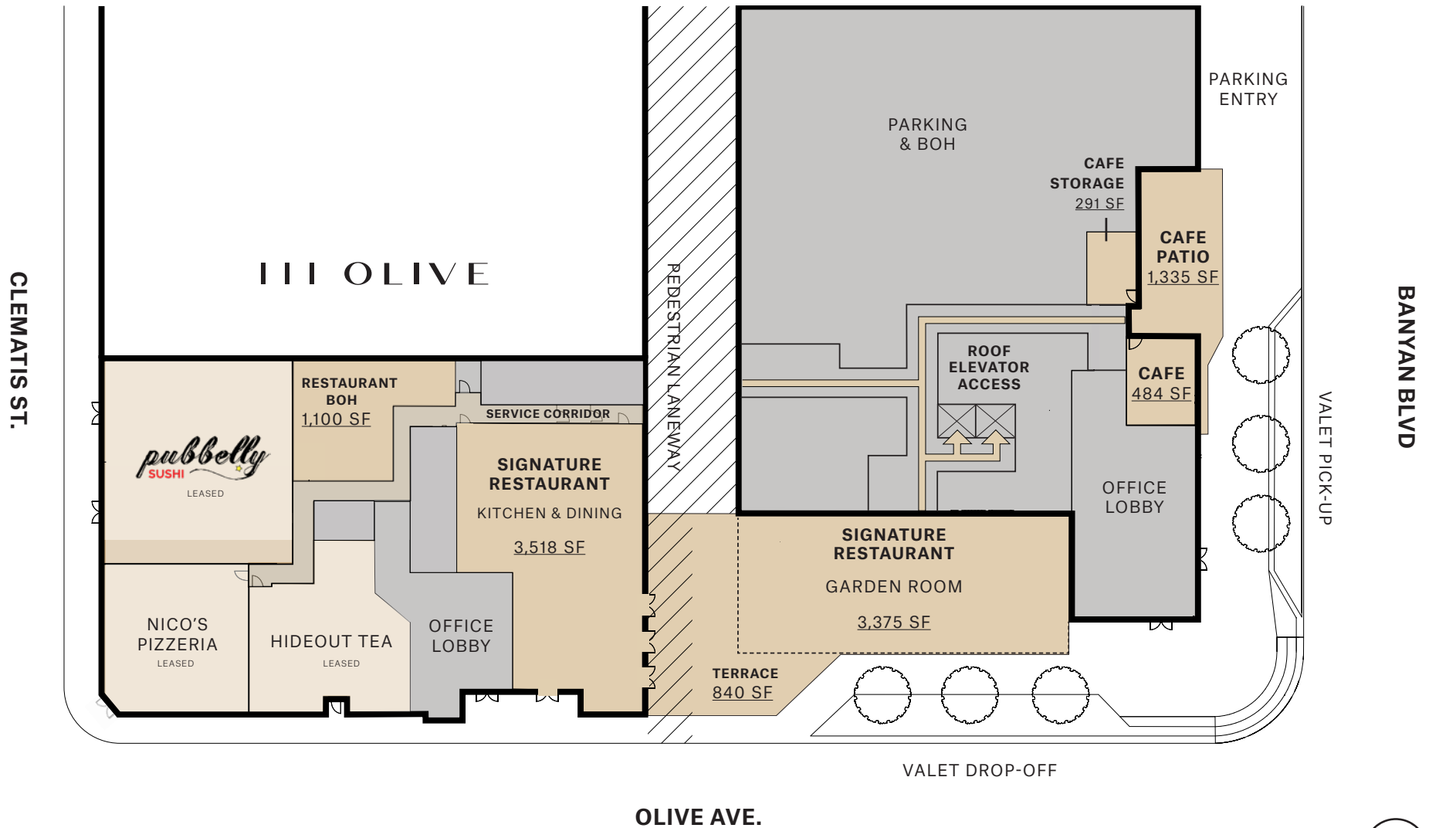
FOOD & BEVERAGE RETAIL

SIGNATURE RESTAURANT & 10,000 SF OF F&B FOCUSED RETAIL OFFERINGS



GROUND LEVEL RETAIL

300 BANYAN



OLIVE AVE. RETAIL



SIGNATURE RESTAURANT







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WAKEFIELD**

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Colliers
INTERNATIONAL

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