

NORTHBRIDGE CENTRE

515 North Flagler Drive, West Palm Beach, FL



MULTI-MILLION DOLLAR RENOVATIONS PLANNED IN 2017



FOLLOW THE COMPASS ROSE NORTH...
THE DIRECTION WEST PALM BEACH IS MOVING



NORTH BRIDGE CENTRE

515 NORTH FLAGLER DRIVE, WEST PALM BEACH, FL 33401



PROPERTY FEATURES

- 21-story, Class A iconic trophy tower centrally located in the Downtown West Palm Beach
- The building's prime location at the base of the Flagler Memorial Bridge ("North Bridge"), provides quicker ingress and egress to Palm Beach Island, Interstate 95 & Okeechobee Blvd
- Unobstructed, beautiful views of the Atlantic Ocean, Intracoastal Waterway and Palm Beach Island to the north, south and east
- Attached parking garage with a climate controlled covered sky bridge allow tenants to travel between the Tower, Pavilion and Garage without exposure to the elements
- Executive valet parking with direct access to tenant floors and the building lobby
- Amenities within the complex including dining options (GreatEats Cafe and Chopsticks), full service banking with ATM service, Paul James Salon and Palm Beach Waterfront Fitness Club
- Multi-Million dollar renovations planned
- On-site property management, closed circuit TV monitoring and 24/7 security guard



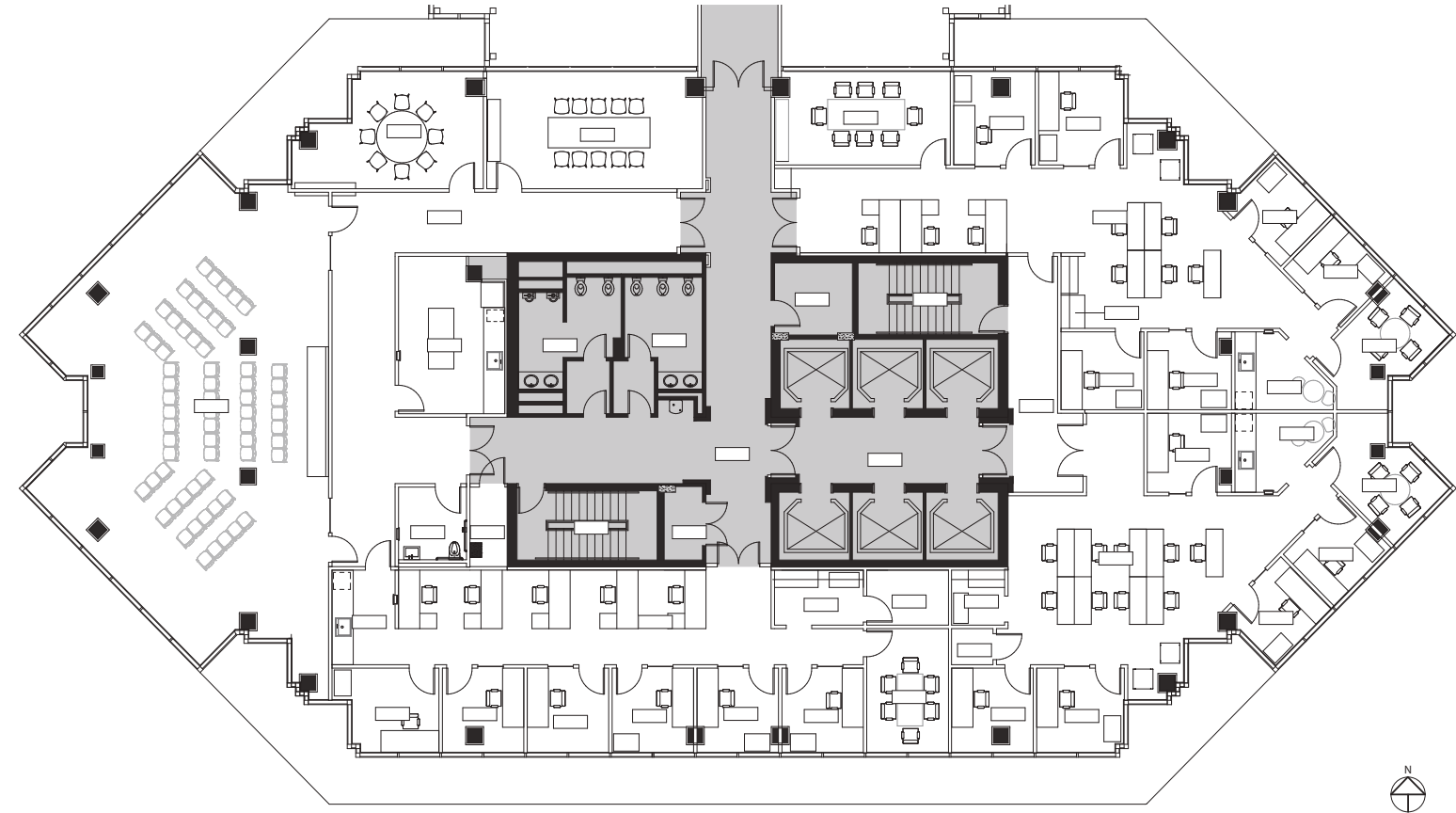
REPRESENTATIVE CONFERENCE CENTER



FEATURES

TOTAL SQUARE FEET	294,493 sf
FLOORS	21
AVERAGE FLOOR SIZE	13,135 sf
OPEX	Estimated at \$15.00
PARKING	3.0/1,000/sf

2ND FLOOR SPEC SUITES & CONFERENCING FACILITY



REPRESENTATIVE CONFERENCE CENTER



2ND FLOOR SPEC SUITES



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NEW LOBBY*



REFURBISHED ELEVATOR CABS*



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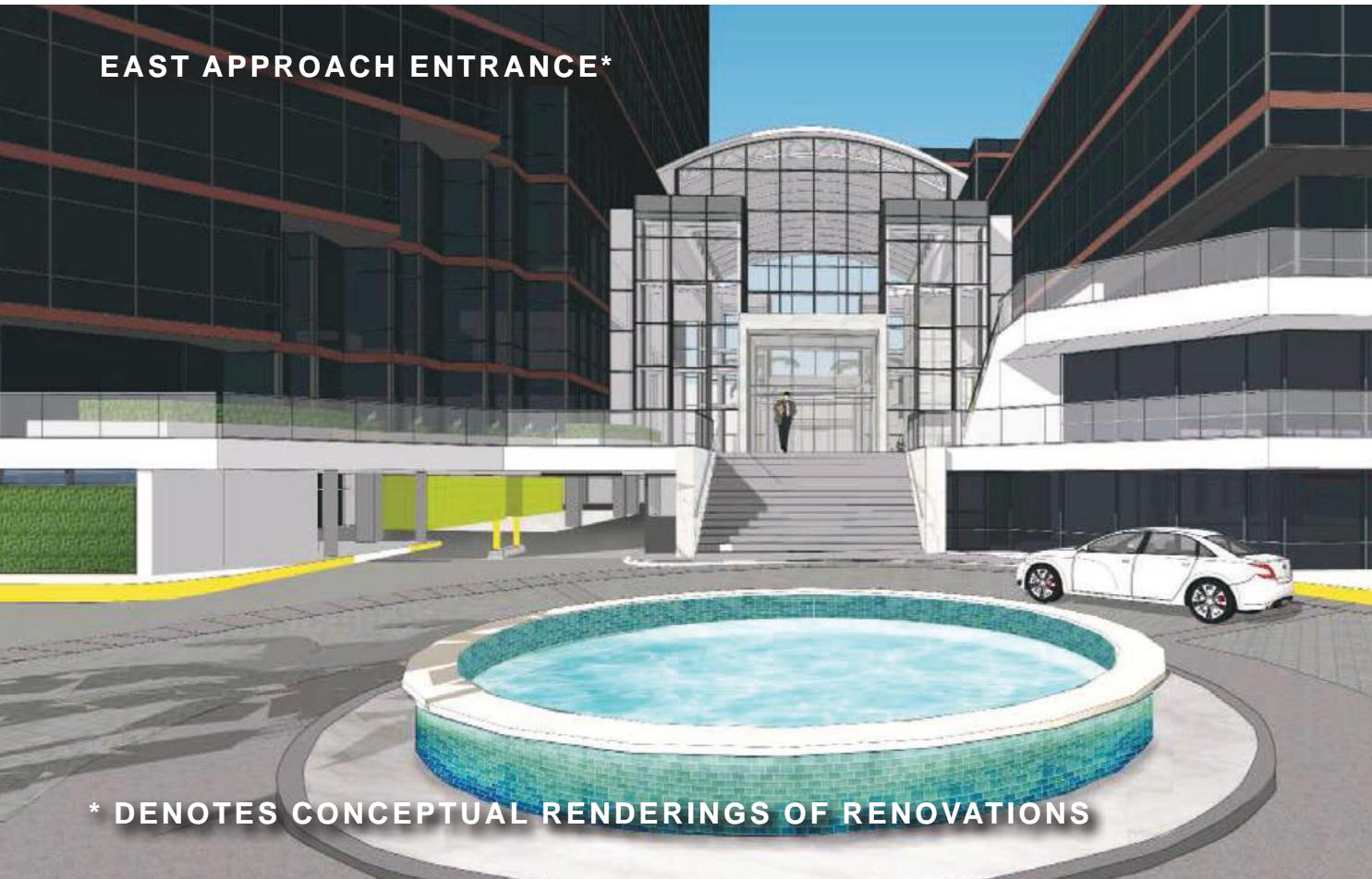
EAST APPROACH SIGNAGE WALL*



EAST APPROACH ENTRANCE*



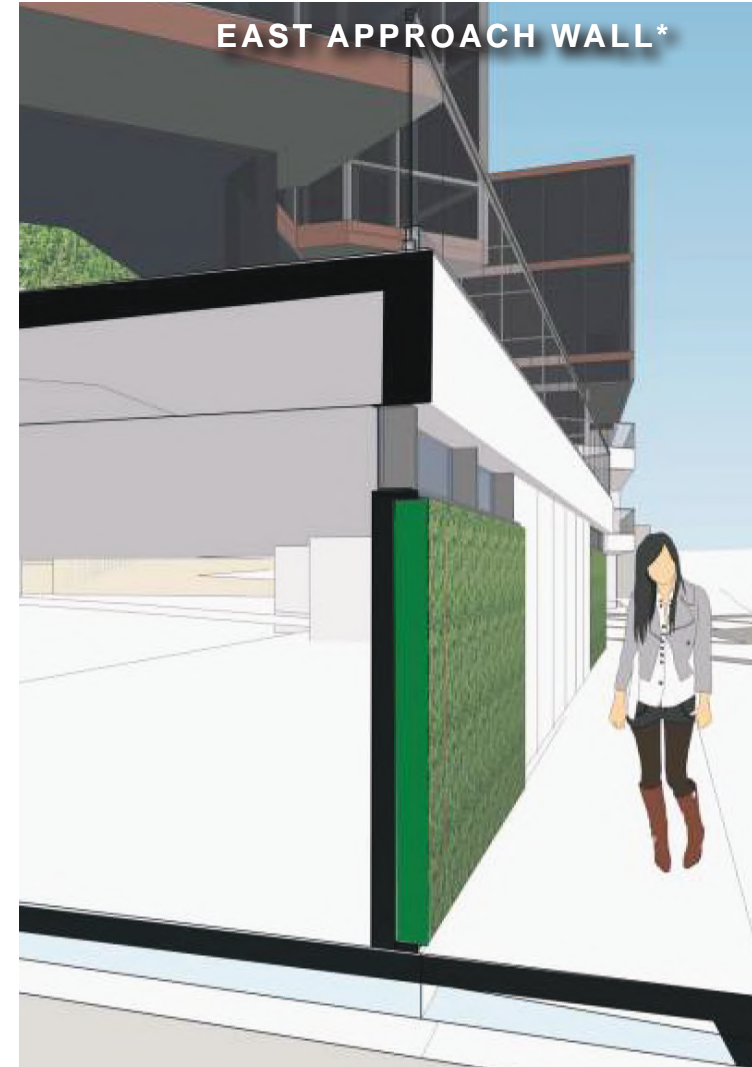
EAST APPROACH ENTRANCE*



EAST APPROACH WALL*



EAST APPROACH WALL*



EAST APPROACH CANOPY*



* DENOTES CONCEPTUAL RENDERINGS OF RENOVATIONS

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UNOBSTRUCTED BEAUTIFUL VIEWS



ROOFTOP TERRACE



UNOBSTRUCTED BEAUTIFUL VIEWS



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COVERED SKY BRIDGE



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LOCATION ADVANTAGES

- Congestion free commute
- Flagler Bridge access
- Close proximity to downtown
- Across the street from the Palm Beach Yacht Club
- 5 minute walk to Clematis Street which offers a plethora of dining options
- Minutes from The Breakers Palm Beach, a premier 540 room luxury resort on Palm Beach Island across the Flagler Memorial Bridge offering the finest amenities including:
 - 9 restaurants
 - 5 pools
 - 36 holes of championship golf
 - Private beachfront
 - Various boutique retailers
 - Oceanfront spa
- Located 2 blocks from future Autograph Hotel - Redevelopment of City Hall site, upon completion the site will feature:
 - 180 room Autograph Full Service Hotel
 - 300 apartments
 - 50,000 square feet of retail and commercial space
 - Parking garage with 400 to 500 spaces

Atlantic Ocean

For more information, please contact:
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OWNED & MANAGED BY
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