

208 + 210 SOUTH OLIVE

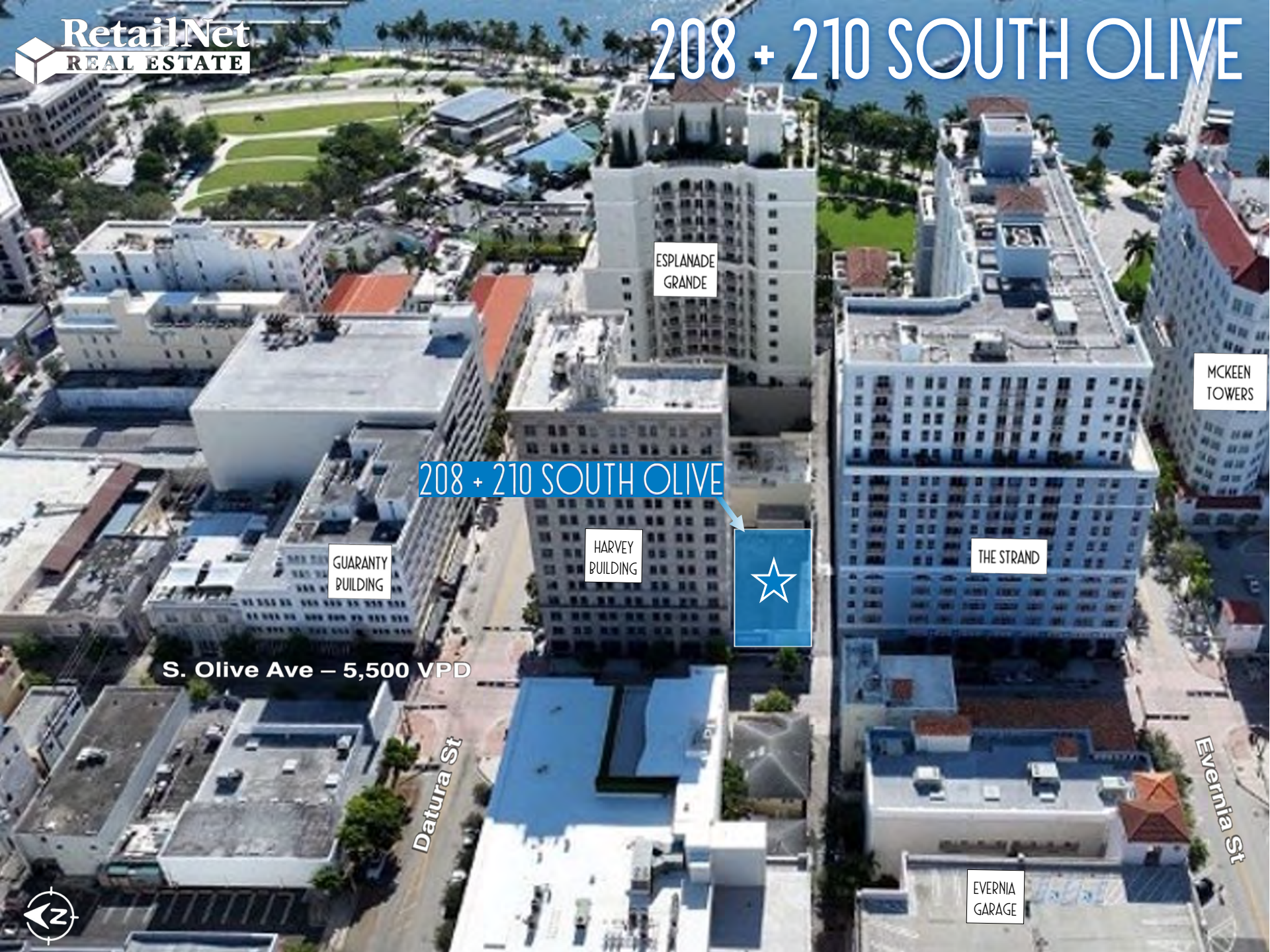
OFFERING MEMORANDUM



VIRTUAL TOUR:
208 S. OLIVE
210 S. OLIVE



WEST PALM BEACH



ESPLANADE
GRANDE

MCKEE
TOWERS

208 + 210 SOUTH OLIVE

GUARANTY
BUILDING

HARVEY
BUILDING

THE STRAND

S. Olive Ave – 5,500 VPD

Datura St

Evernia St

EVERNIA
GARAGE





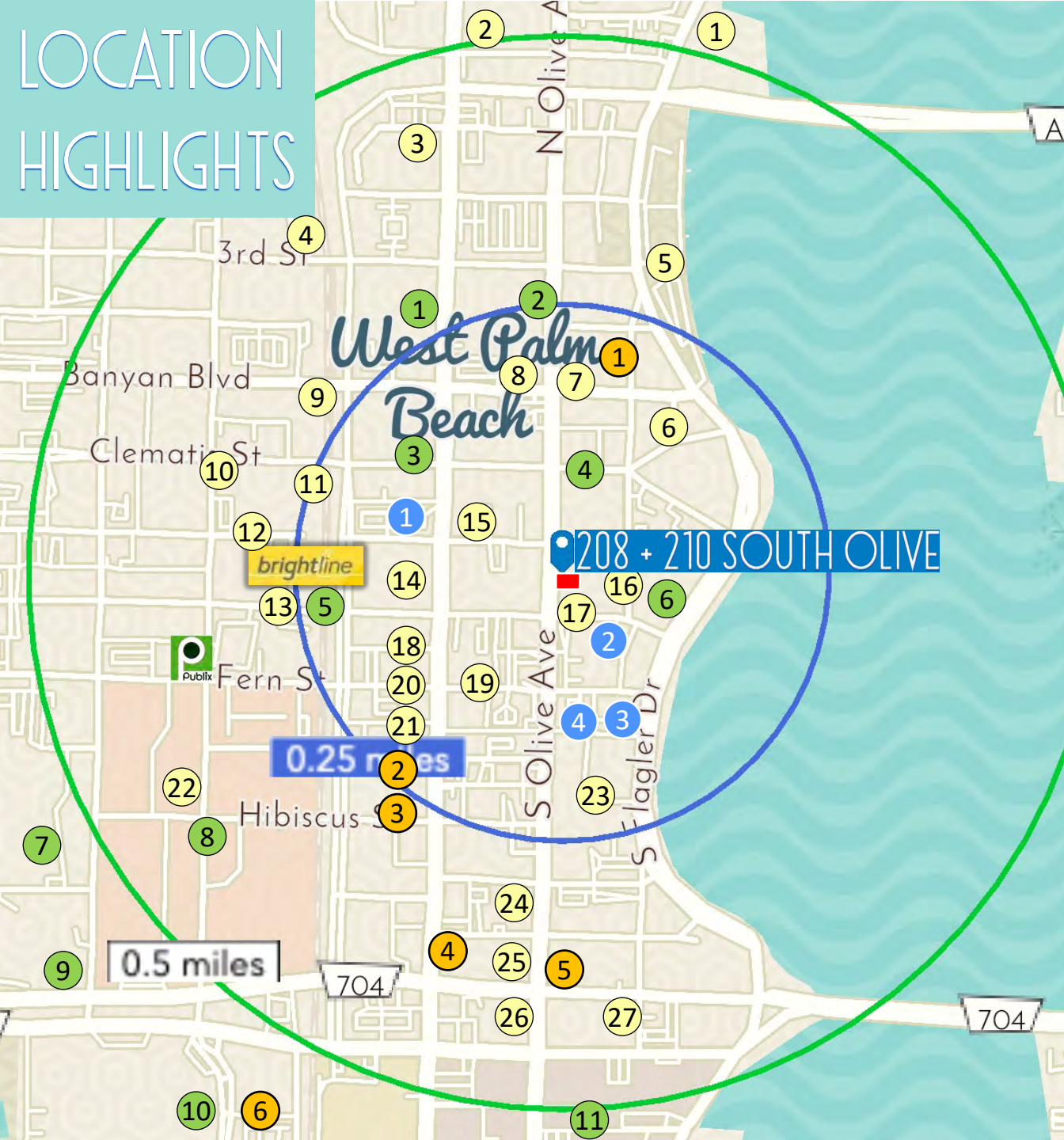
ESTIMATES	.5 MILES	1 MILE	1.5 MILES
POPULATION	6,564	14,781	27,801
HOUSEHOLDS	4,152	8,366	14,103
AVG. HH INC.	\$116,709	\$129,247	\$122,452
MEDIAN AGE	43.2	44.2	44.1

PROPERTY OVERVIEW

- PRICE.** \$3,250,000
- EXISTING TENANTS.** MONTH-TO-MONTH (DO NOT DISTURB)
- OPPORTUNITY.** UNIQUE CBD FREE-STANDING BUILDING WITH VERTICAL DEVELOPMENT RIGHTS
- LAND AREA.** ±3,546 SF (.0814 AC)
- EXISTING BUILDINGS.** ±4,600 SF (±3,340 SF GROUND FLOOR)
- CEILING HEIGHTS.** ±15'10" 1ST FLOOR / ±7'6" MEZZ
- PCN.** 74-43-43-21-01-006-0063 + 74-43-43-21-01-006-0062
- FRONTAGE / ACCESS.** S. OLIVE AVE + ALLEY
- SIGNAGE:** BUILDING
- PARKING:** EVERNIA GARAGE (±200' AWAY) + STREET FRONT
- ZONING.** FWD-5 (PERMITS 5-STORIES)
- PERMITTED USES:** COMMERCIAL + RESIDENTIAL
- FLOOD ZONE.** X (< 0.2% ANNUAL CHANCE FLOOD)

LOCATION OVERVIEW

- 1 BLOCK.** CLEMATIS STREET, MEYER AMPHITHEATRE
- 2 BLOCKS.** BRIGHTLINE TRAIN STATION, CITY HALL & LIBRARY
- 3 BLOCKS.** PB COUNTY COURTHOUSE, PB COUNTY GOVT CENTER



Condos		
1	One Watermark Place	48 units
2	Loftin Place	259 units
3	One West Palm (under construction)	218 units
4	Soleste Palm Station (approved)	321 units
5	Waterview Towers	132 units
6	101 Lofts	59 units
7	Banyan Square	251 units
8	303 Banyan (under construction)	223 units
9	Banyan Place (approved)	347 units
10	Clematis Place (approved)	159 units
11	512 Clematis (approved)	88 units
12	Datura Hotel & Residences (approved)	180 units
13	Parkline	290 units
14	Sole at City Center	315 units
15	120 S Dixie (in review)	153 units
16	Esplanade Grande	61 units
17	The Strand	275 units
18	The Whitney	201 units
19	The Alexander / Lofts	205 units
20	315 S Dixie (in review)	190 units
21	401 S Dixie (in review)	372 units
22	Hibiscus Tower (approved)	323 units
23	Trump Plaza	221 units
24	AKA West Palm	195 units
25	Two City Plaza	467 units
26	One City Plaza	351 units
27	Flagler House	210 units
Senior Living / ALF		
1	Watermark at WPB (under construction)	154 units
2	McKeen Residence	132 beds
3	St Andrews Residence	182 units
4	St James Residence	148 units
Hotels		
1	The Ben	197 rooms
2	Mariott (approved)	132 rooms
3	Residence Inn	152 rooms
4	Canopy	150 rooms
5	Hyatt Place	165 rooms
6	Hilton	400 rooms
Community		
1	PB County Courthouse	
2	PBC Governmental Center	
3	City Hall & Library	
4	Clematis Street	
5	Brightline Station	
6	Meyer Amphitheatre	
7	Dreyfoos School (enrollment ~1,400)	
8	The Square	
9	Kravis Center	
10	PB County Convention Center	
11	PB Atlantic University (enrollment ~3,700)	

The Square
Downtown West Palm

PARK LINE
FOUR BEACHES

brightline

THE WHITNEY

SOLE

THE WATERMARK
AT WEST PALM BEACH
A WATERMARK RESIDENTIAL COMMUNITY

THE ALEXANDER

EVERNIA
GARAGE

324 DATURA
NYU LANGONE
7-STORY MEDICAL OFFICE
(UNDER CONSTRUCTION)

120 S DIXIE
153 UNITS +
6K SF RETAIL
[APPROVED]

Evernia St

Datura St

S. Olive Ave

THE STRAND

208 + 210 SOUTH OLIVE

HARVEY
BUILDING



PR COUNTY
GOVT CENTER

Oversea

THE BEN
REAL ESTATE

WATERFRONT
CLEMATIS

ESPLANADE
GRANDE

GUARANTY
BUILDING

HARVEY
BUILDING

PNC

208 + 210 SOUTH OLIVE

THE STRAND

120 S DIXIE
153 UNITS
(APPROVED)



324 DATURA
NYU LANGONE HEALTH
(UNDER CONSTRUCTION)

EVERNIA
GARAGE





ESPLANADE
GRANDE

MCKEE TOWERS

208 + 210 SOUTH OLIVE

THE STRAND

HARVEY
BUILDING

GUARANTY
BUILDING

Datura St

S. Olive Ave

Evernia St

EVERNIA
GARAGE



208 SOUTH OLIVE

PROPERTY OVERVIEW

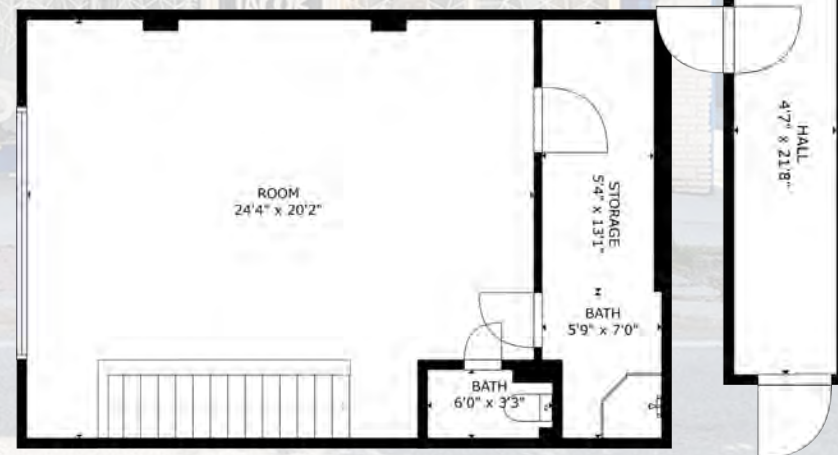
±2,426 SF (±1,796 SF 1ST FLOOR)



[VIRTUAL TOUR LINK](#)



GROUND FLOOR (± 1,796 SF)



MEZZANINE (± 630 SF)





210 SOUTH OLIVE

PROPERTY OVERVIEW

±2,174 SF (±1,544 SF 1ST FLOOR)



[VIRTUAL TOUR LINK](#)



GROUND FLOOR (± 1,544 SF)



MEZZANINE (± 630 SF)



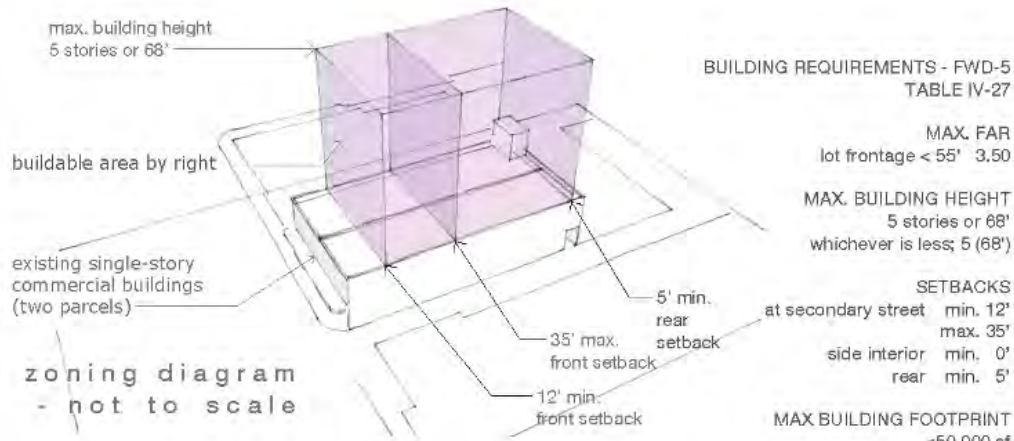
5-STORY (68') & ROOF-TOP APARTMENT EXPANSION STUDY



208 + 210 SOUTH OLIVE

EXPANSION STUDY

FIVE STORIES (68')



PROJECT PLANNING INFORMATION:

PCN: 74-43-43-21-01-006-0063
74-43-43-21-01-006-0062

ZONING - FWD-5
Flagler waterfront district

FLU - UCBD
Urban Central Business District

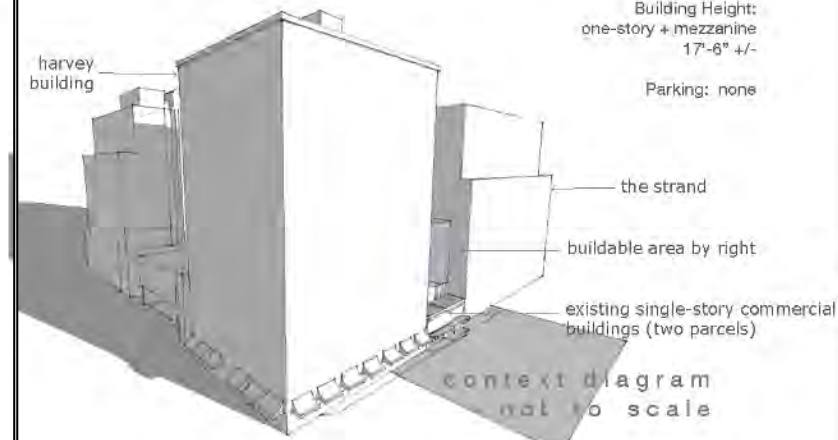
Property Size: 0.0407 acre / 1,773 sf
0.0407 acre / 1,773 sf

Existing Use: Commercial / Business

Building Area:
2,300 sf *
2,174 sf *
(*per PAPA to be verified)

Building Height:
one-story + mezzanine
17'-6" +/-

Parking: none

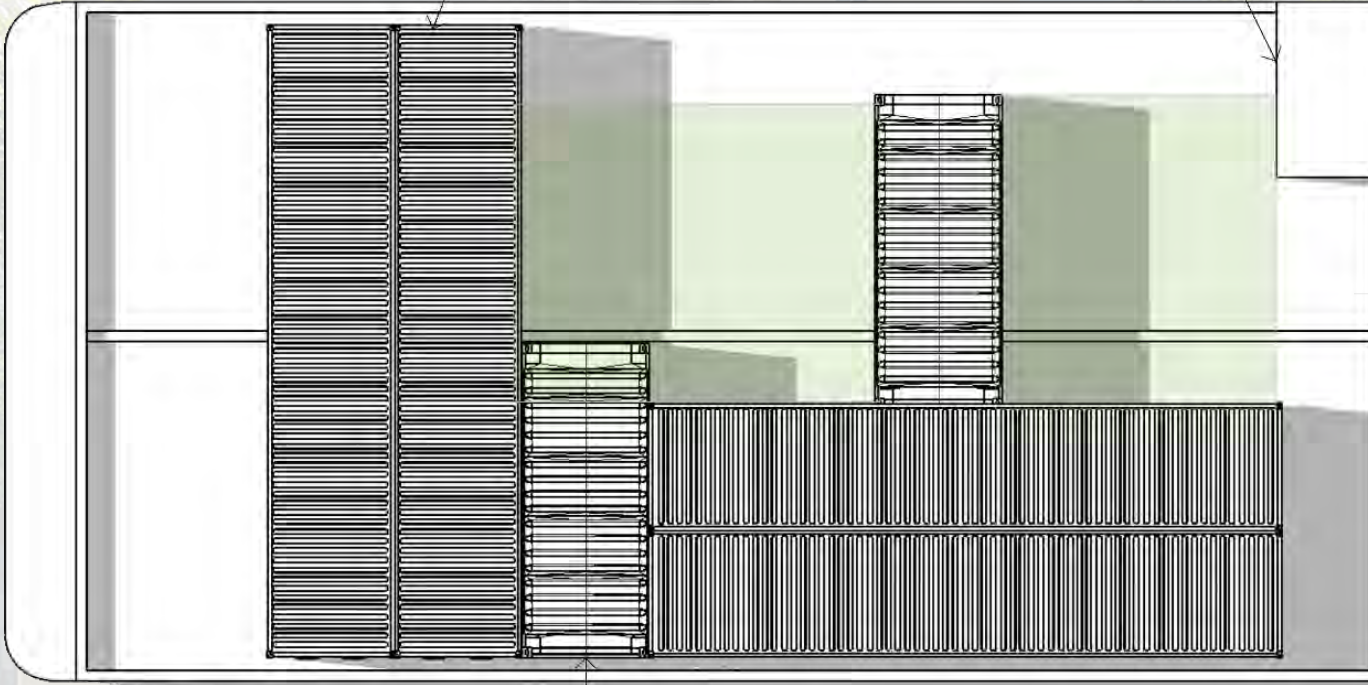


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EXPANSION STUDY ROOF-TOP CONTAINER APARTMENTS

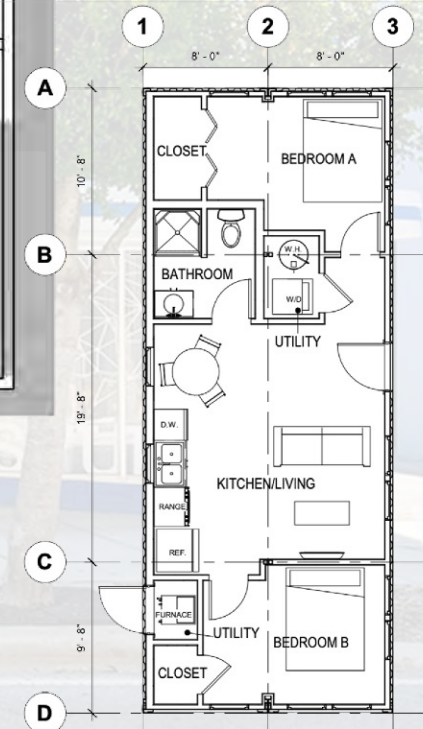
two 8' x 40' shipping containers
combined for one 640 s.f. apartment

stair tower access to roof



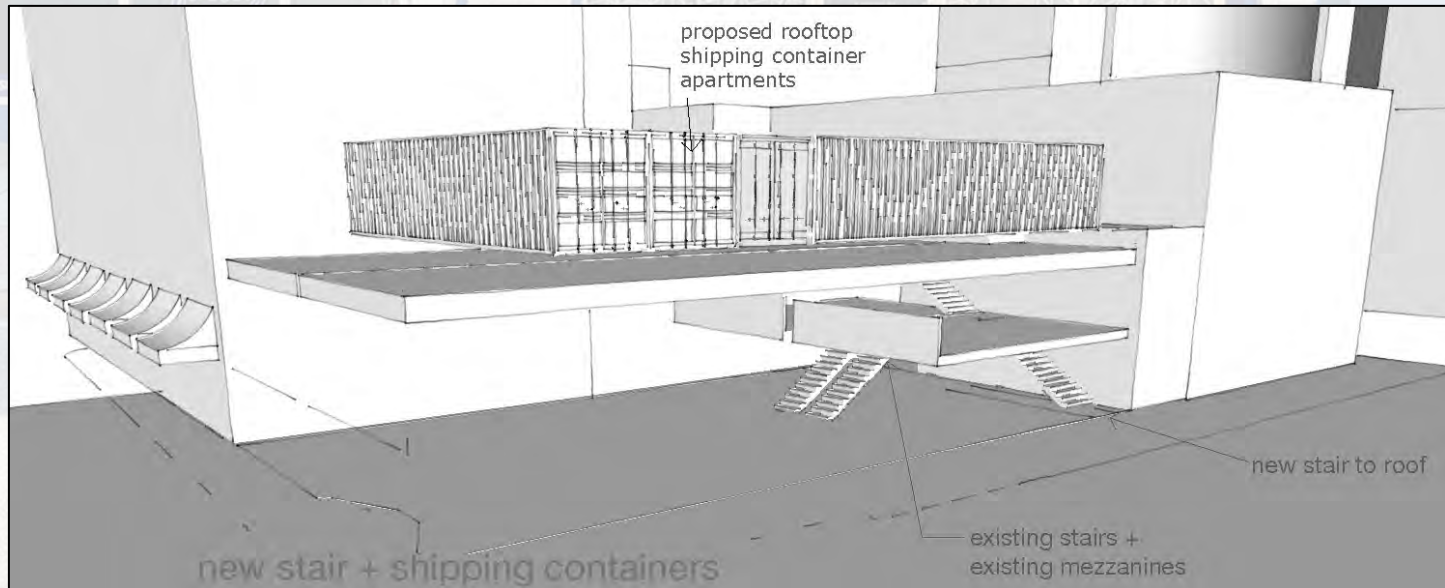
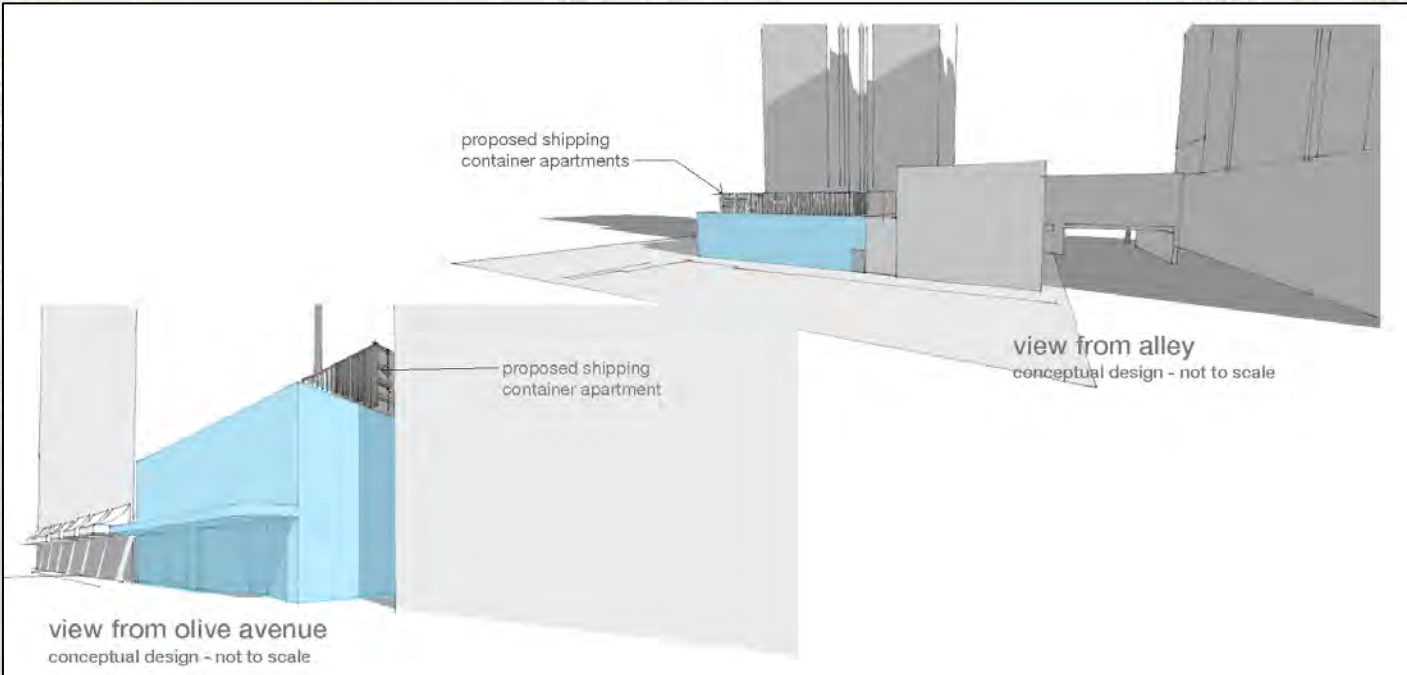
one 8' x 20' shipping
container add-on for
studio/office

roof plan
conceptual design - not to scale



two 8'x40' shipping containers
conceptual design - not to scale

EXPANSION STUDY ROOF-TOP CONTAINER APARTMENTS



208 + 210 SOUTH OLIVE

TERMS

PRICE

\$3,250,000

VIRTUAL TOUR:

DELIVERY

“AS-IS”

208 S. OLIVE

210 S. OLIVE

CONTACT

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