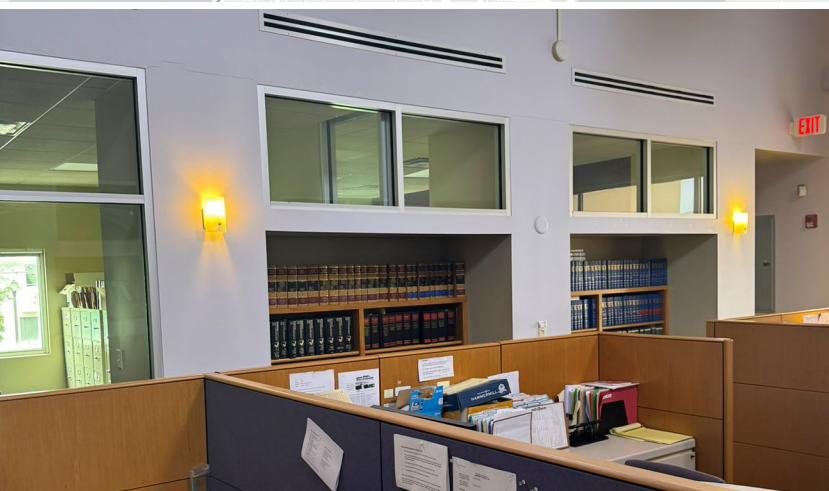


FOR SALE

±9,446 SF

**Downtown WPB Office
Building with Garage**



700 N Olive Avenue

West Palm Beach, FL 33401

Property Features

- Two-story professional office building with vaulted ceilings and attached garage
- Spacious & modern interior, currently built-out for law firm
- Gated garage, secure surface parking with private elevator to second-floor office space
- Walking distance to courthouse, governmental center, and downtown amenities - with quick access to I-95

Key Highlights



**Prime downtown location
near Palm Beach Island**



**Fantastic walkability,
steps to courthouse
& government center**



**Gated garage and secure
surface lot parking**

Lesley Sheinberg, Managing Director
C: 561 254 7810 | lsheinberg@mhcreal.com

Barbara LeBrun, Managing Director
C: 561 762 0772 | blebrun@mhcreal.com





Downtown Office Building with Private Garage

Exclusivity & Convenience in a
Thriving South Florida Market

Rare opportunity to purchase a two-story, office building near renowned Flagler Drive, with signage visibility at N Olive Avenue and 7th Street.

Located steps from the Intracoastal at the north end of West Palm Beach's thriving downtown district, this property offers a modern build-out and unbeatable access to the city's business, legal, and financial core.

Ideal for law firms, financial services, medical and other professionals seeking a premier downtown address. Walkable amenities, excellent access, and strong area demand. Retail component opportunity.

Address:	700 N Olive Avenue West Palm Beach, FL 33401
Size:	±3,700 1st Floor Office ±5,746 2nd Floor ±9,446 SF Total
Lot Size:	0.3 Acres
Zoning:	LD-5 – Loftin District – 5 (74-West Palm Beach)
PID:	74-43-43-22-12-001-0021
Year Built:	1961 (First Floor Building) 2001 (Second Floor/Parking Garage)
Parking:	10 Garage 7 Surface Spaces
Taxes:	\$57,287 (2024)
Offering Price:	\$6,250,000



**Flexible floorplan with 1st floor
retail component potential**



For More Information:

Lesley Sheinberg | lsheinberg@mhcreal.com
Barbara LeBrun | blebrun@mhcreal.com



561 471 8000



www.mhcreal.com