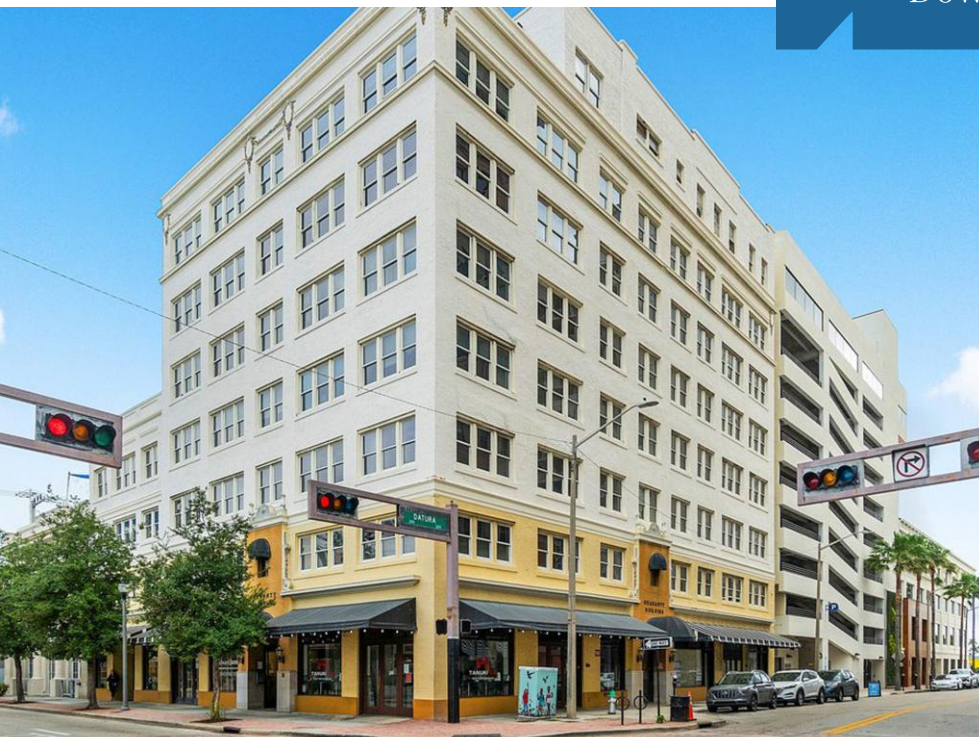


For Sale
±1,877 SF Condo
Boutique Office Space in
Downtown West Palm Beach



Historic Office Condo in Wall Street South

120 S Olive Avenue, Suite 701-702 | West Palm Beach, FL 33401

Property Features

- Rare chance to own within the historic Guaranty Building, a centerpiece of Downtown West Palm Beach's Flagler Financial District/Wall Street South
- Beautiful marble entrance, tiled halls, 24-hour access, after-hours keypad entry, and tenant-controlled HVAC
- Located at the corner of Datura and Olive, steps from Clematis Street and Flagler Drive
- Within walking distance to West Palm Beach's city/governmental offices, Starbucks, Rocco's Tacos, E.R. Bradley's, fitness studios, and more

Key Highlights



Move-in ready, historic, boutique office condo



Thriving & popular downtown West Palm Beach location



Minutes from the Palm Beach's finest amenities and conveniences

Lesley Sheinberg, Managing Director
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Jason Sundook, Principal
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HISTORIC DOWNTOWN OFFICE BUILDING

FOR SALE: Move-In Ready Office Condo

This ±1,877 SF office condo offers a functional and flexible layout in the iconic Guaranty Building. Designed with productivity and collaboration in mind, the suite features seven private offices, including a large executive corner office, multiple standard offices, a kitchen/conference room for meetings or breaks, and abundant natural light.

The suite's prime location in Downtown West Palm Beach's Flagler Financial District places your business at the epicenter of commerce and culture, with Clematis Street, CityPlace, and the Intracoastal just steps away. With tenant-controlled HVAC, 24-hour access, and proximity to parking, this office condo combines historical charm with modern convenience.



Address:	120 S Olive Avenue Suite 701-702 West Palm Beach, FL 33401
Year Built:	1925 (renovated in 1999 & 2006)
Unit Size:	±1,877 SF
PID:	74-43-43-22-40-000-7010 74-43-43-22-40-000-7020
Use Code:	1804 — Office building, non-medical, 4 stories and up, Condo
Zoning:	CWD=CD Clematis Waterfront
Parking:	Street & garage parking nearby
Sale Price:	\$799,000
RE Taxes:	\$6,940 (#701) \$4,368 (#702)

For More Information:

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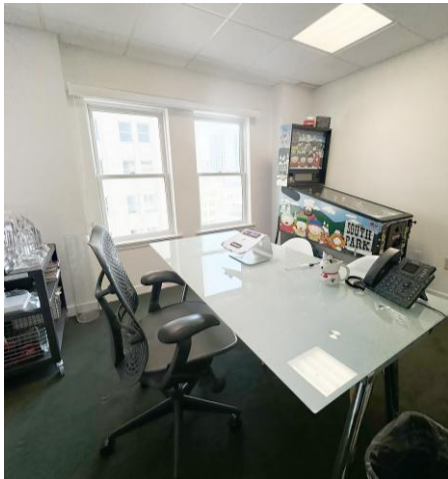
561 471 8000



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BOUTIQUE OFFICE SPACE

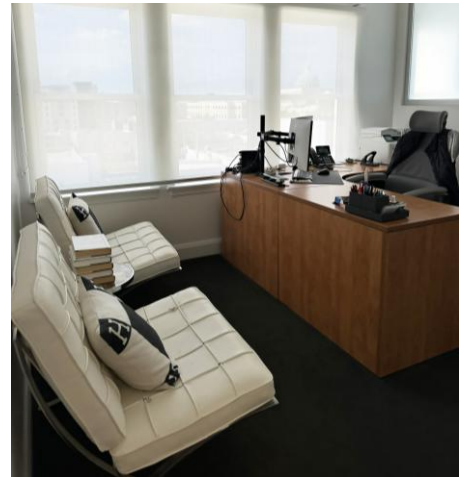
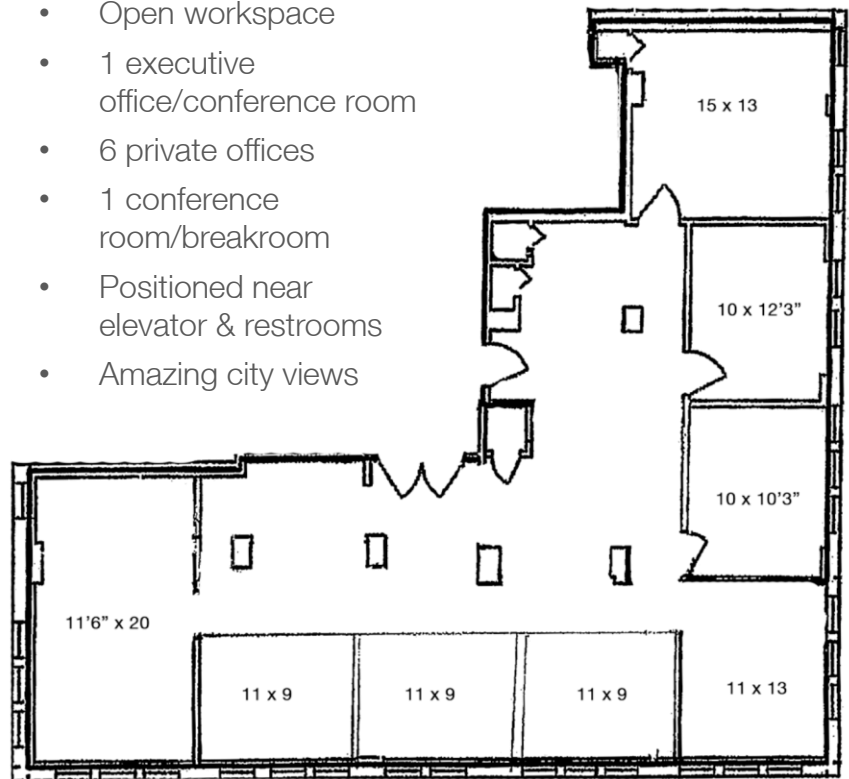
Historical Charm & Modern Convenience



Suite 701-702

±1,877 SF

- Open workspace
- 1 executive office/conference room
- 6 private offices
- 1 conference room/breakroom
- Positioned near elevator & restrooms
- Amazing city views



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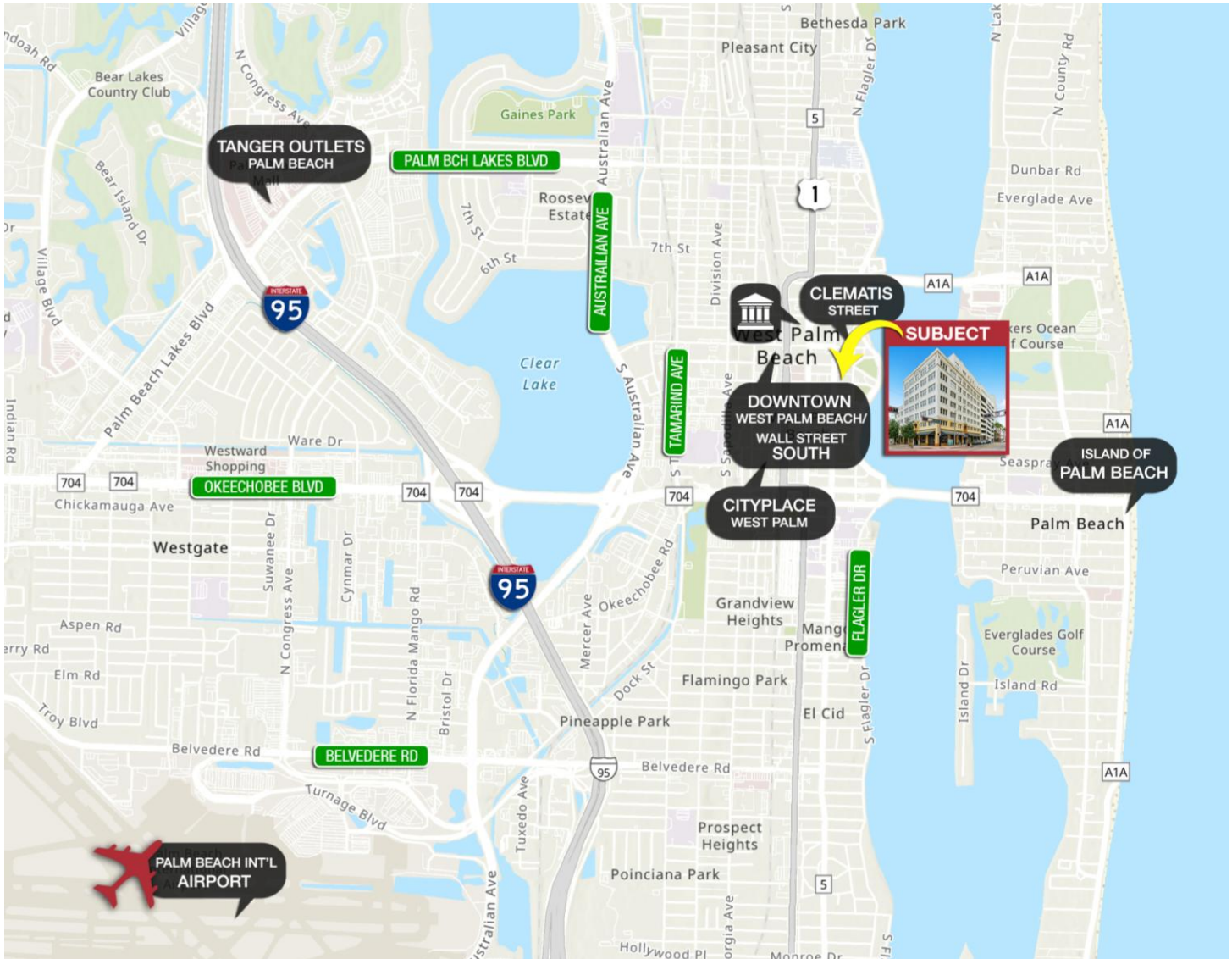


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HISTORIC GUARANTY BUILDING OFFICE CONDO IN WALL STREET SOUTH

Finance, Innovation, and Growth

With the new nickname of 'Wall Street South,' West Palm Beach has gained recognition as a leading center for finance, innovation, and economic growth. The city blends opportunity with charm, offering a mix of bustling downtown streets, serene green spaces, and a lively arts and entertainment scene that caters to a diverse and growing community. Just steps away, the NYU Langone Health Tower is set to open soon, while the Cleveland Clinic will bring world-class healthcare innovation to the area, further enhancing the city's reputation as a hub for world-class healthcare and innovation.



Ready to Make a Move? Contact Us to Learn More!

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