



NORTHBRIDGE
CENTRE



**BELOW
MARKET
RENT!**

**LUXURY OFFICE
SUBLEASE**

Northbridge Centre

515 N Flagler Drive | Suite P250
West Palm Beach, FL 33401

±7,706 SF *Divisible from ±1,594 SF
Sublease through March 31, 2031*



**Highly Improved
Design with
furniture available**



**Direct Exterior
Access**



**Immediate
Occupancy**



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**High-End,
Plug & Play
Opportunity**



**Prime
Downtown
Location**



**Flagler &
Intracoastal
Views**



**Covered
Parking**

**±7,706 SF
Class-A Office
Space Sublease**

*Sublease through
3/31/31.*

**\$45.00/SF NNN
\$25.46/SF CAM**

*Separately
metered electric.
Cleaning included.*

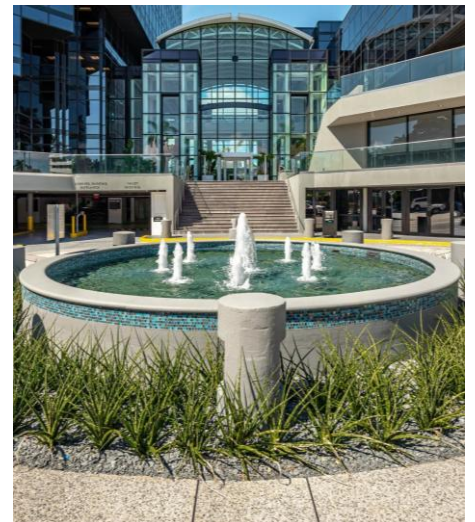


AN ICONIC DOWNTOWN ADDRESS

Northbridge Centre offers an elevated office experience. An iconic Downtown West Palm Beach address, direct Pavilion entry, convenient skybridge access to the attached parking garage, and a rooftop garden lounge create a workplace that is both highly functional and distinctly refined.

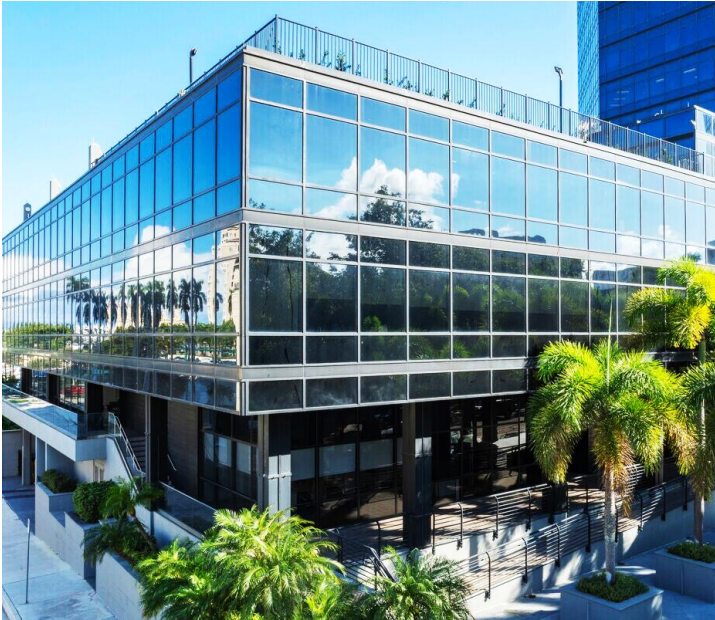
ON-SITE AMENITIES

- Attached Garage with Skybridge
- Security/Concierge
- Rooftop Garden Lounge
- Executive Valet Available
- Full-Service Banking with ATM
- Paul James Salon
- NB Fitness Center (membership required)



FOR SUBLEASE: 515 N FLAGLER DRIVE, SUITE P200

Premier Workspace. Designed to Impress.



Furniture can be made available. Move-in ready and thoughtfully designed, Suite P250 features premium finishes, high ceilings, abundant natural light, glass accents, and a distinctive multi-level layout with flexible workspaces designed for today's businesses.



UNIQUE & MODERN ENTRANCE



IMPRESSIVE CORNER BOARDROOM



ABUNDANT NATURAL LIGHT



BREAK ROOM



FLEXIBLE WORKSPACE

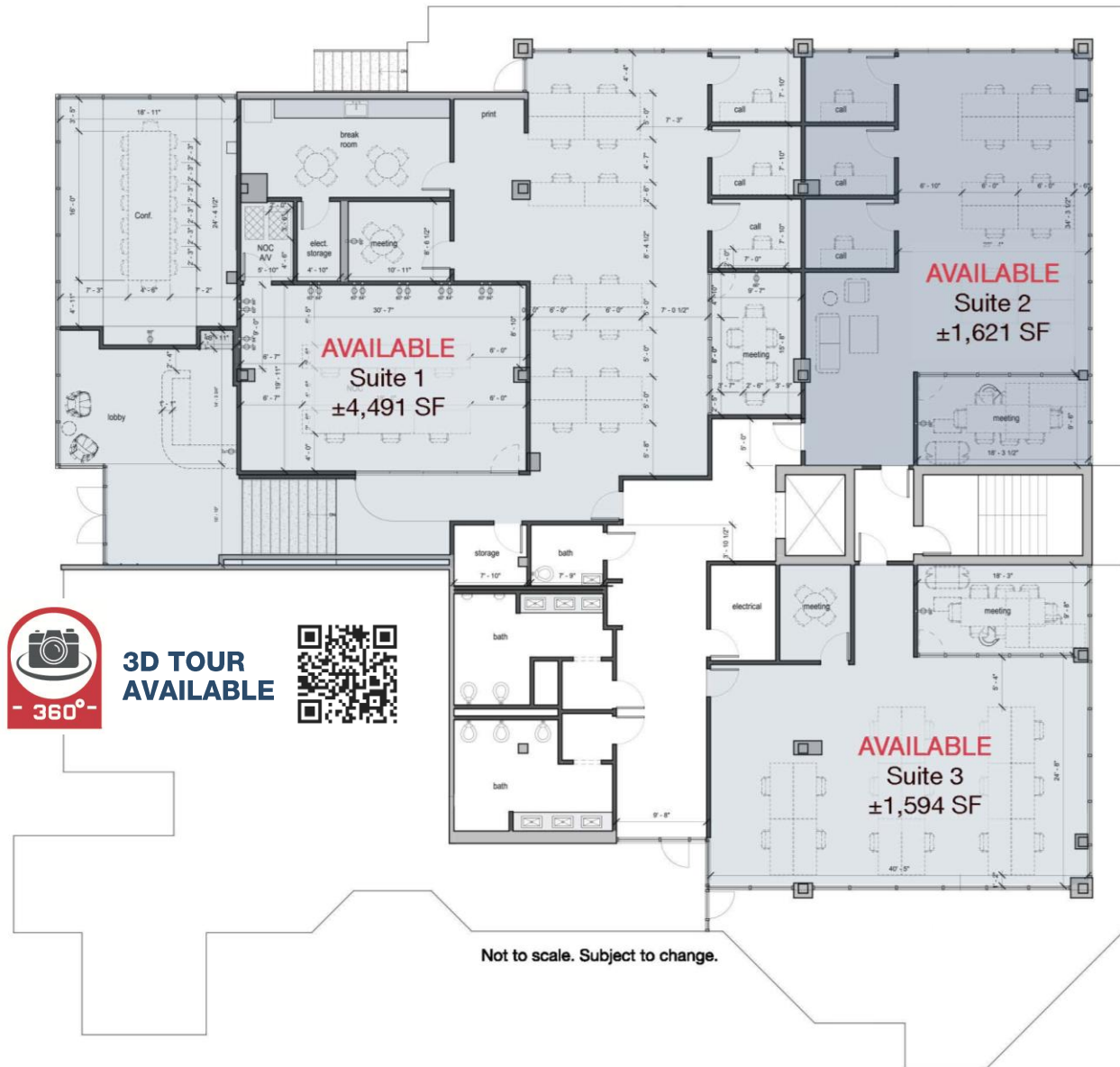


PRIVATE OFFICES

MOVE-IN READY HIGHLY IMPROVED CLASS-A SUBLEASE



A plug-and-play opportunity



Suite P250

±7,706 SF

Divisible from ±1,594 SF

- Direct Exterior Access
- Impressive Split-Level Lobby
- Private Offices, Conference Rooms & Collaborative Workspace
- Furniture Can Be Made Available

IN THE HEART OF DOWNTOWN WEST PALM BEACH

Located on prestigious Flagler Drive, Northbridge Centre is steps from Brightline, CityPlace, the Flagler Financial and Clematis Districts, premier dining, government offices, hotels, waterfront amenities, and the Palm Beach Yacht Club, with quick access to the Island of Palm Beach.



NEARBY DINING & ATTRACTIONS

Mediterranean Market & Deli
Palm Harbor Marina
The Ben, Autograph Collection
Elisabetta's Ristorante
West Palm Beach Waterfront
Palm Beach Drama Works
E.R. Bradley's Saloon
Avocado Grill
Batch Local Kitchen
Rivales Taqueria & Craft Bar
Henry's Palm Beach
The Royal Poinciana Plaza
The Breakers Palm Beach
The Society of Four Arts
Norton Museum of Art
Kravis Center

**SEE THE SPACE.
IMAGINE THE
POSSIBILITIES.**

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