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Historic Downtown WPB Office Building Sells For Over \$600 PSF In Under 65 Days

Written by [ADMIN](#) on September 21, 2025 in [Done Deals](#), [News](#) - [No comments](#)



NAI Merin Hunter Codman, Inc. successfully closed a high-priced office building sale in Downtown West Palm Beach.

NAI Merin Hunter Codman Managing Directors **Lesley Sheinberg** and **Barbara LeBrun** represented the owner, **Thaler and Thaler, PA**, in the \$5,950,000 sale of the historic 9,446-square-foot **Thaler & Thaler building**, located at **700 N Olive Avenue**.

The transaction equated to \$630 per square foot, one of the highest sales per square foot for an office building in the West Palm Beach Central Business District submarket within the last year.

The two-story property, situated on 0.3 acres in the heart of downtown, went under contract within seven (7) days of listing and closed in just 65 days. **Constance T. Thomas** and **David J. Thomas IV** of **TCRE** represented the buyer, **Palm Equity LLC**.

According to CoStar Group's September 2025 *West Palm Beach CBD Office Submarket Report*, the 12-month average sales price per square foot is \$422, well below 700 N Olive's \$630 per square foot sale price. Downtown West Palm Beach, often dubbed "Wall Street South," has benefited from tremendous development and growth over the past five years. It is no wonder that a property at the northeast corner of N Olive Avenue and N 7th Street, just blocks from N Flagler Drive and N Quadrille Boulevard, would achieve above-market pricing in what could be record time.

Thaler & Thaler P.A., a local law firm, engaged Sheinberg and LeBrun to bring their longtime property to market after owning the property for almost 40 years. Originally built in 1961, the property was purchased by Thaler & Thaler in 1987. In 2001 the firm built a new two-story office building on site comprised of a ground floor gated parking garage and larger, upper-level office space.

Thaler and Thaler praised the NAI Merin Hunter Codman team by stating, "Barbara LeBrun and Lesley Sheinberg are incredible. We went from listing to contract to closing at the speed of light and they went the extra mile on every detail. I've never had a transaction go so smoothly and I would recommend NAI/Merin Hunter Codman and these ladies in particular to anyone looking for a high rate of professionalism and effectiveness."

Barbara LeBrun, Managing Director of NAI/Merin Hunter Codman commented, "It was an honor for my partner, Lesley Sheinberg, and me to exceed the goals and expectations of our client. Our constant and thorough evaluation of local market conditions allows us to properly advise our clients on timing. And as they say, timing is everything."

"Lesley and Barbara are a powerhouse duo. Their professionalism and exceptional market knowledge, coupled with their superior negotiation skills are the secrets to their success. It is my honor to have them on the NAI Merin Hunter Codman brokerage team," stated Jordan Paul, CEO, NAI Merin Hunter Codman.

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