

# OFFICE SUITE FOR LEASE

101 SE 6TH AVE, DELRAY BEACH, FL

ONE BLOCK SOUTH  
OF ATLANTIC AVE

2,500 SF

\$47.00 PSF  
MODIFIED GROSS



## PROPERTY SUMMARY

Rare opportunity to be in a professional office building in downtown Delray Beach with free parking for all tenants and clients. This ground floor 2,500 square foot office has been beautifully renovated and is bright and light with impact windows.

The office contains a reception area, conference room for eight, six offices, extra-large work area for additional offices or cubicles, kitchen and two private bathrooms. Located only 1 block south of the iconic Atlantic Avenue with dozens of shops, restaurants and coffee shops and only five minutes from I-95 and three minutes from the Palm Beach County Courthouse.

Office building is next to the brand-new Courtyard by Marriott which is ideal for out-of-town business guests. One block south of Atlantic Crossing.

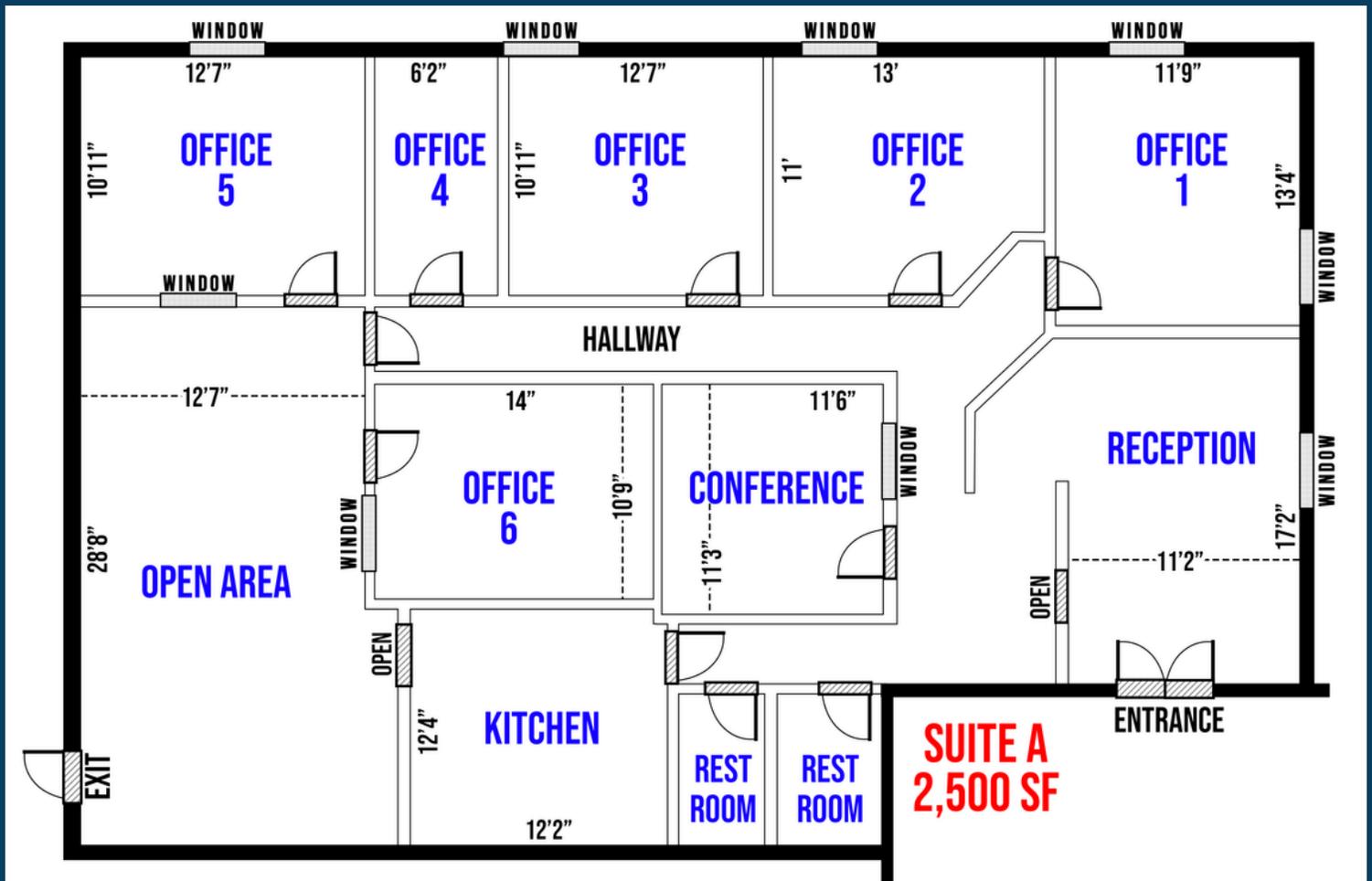


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# FLOOR PLAN & PHOTOS



Lobby



Lobby



Office



Office

## HIGHLIGHTS

- Recently Renovated Lobby and Entrance
- Free Ample Parking for all Tenants/Employees/Clients
- Rent: \$47/psf, Modified Gross (plus electric, phone, janitorial services)
- April 15 Occupancy (or sooner)