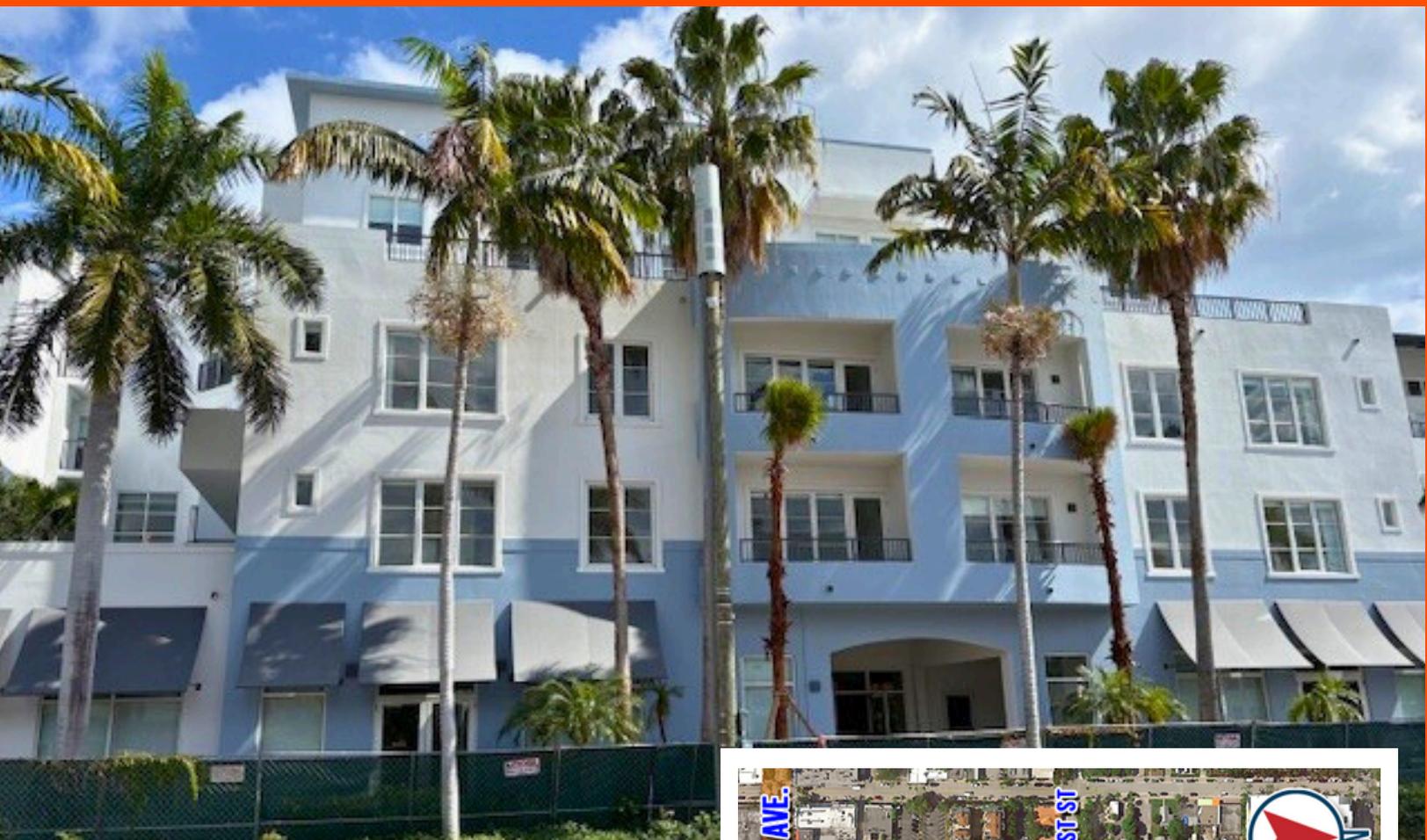


OFFICE/ RETAIL FOR LEASE

1,242 SF - 1,977 SF AVAILABLE

151 NE 5TH AVE., DELRAY BEACH, FL



THE PROPERTY

The 151 Building is located one block north of Atlantic Avenue and directly fronting NE 5th Avenue (a.k.a. Federal Highway).

These suites contain Class A improvements including flooring, lighting and other improvements



CONTACT INFORMATION:

Gary Broidis
561-703-9298
gary@atlanticcg.com

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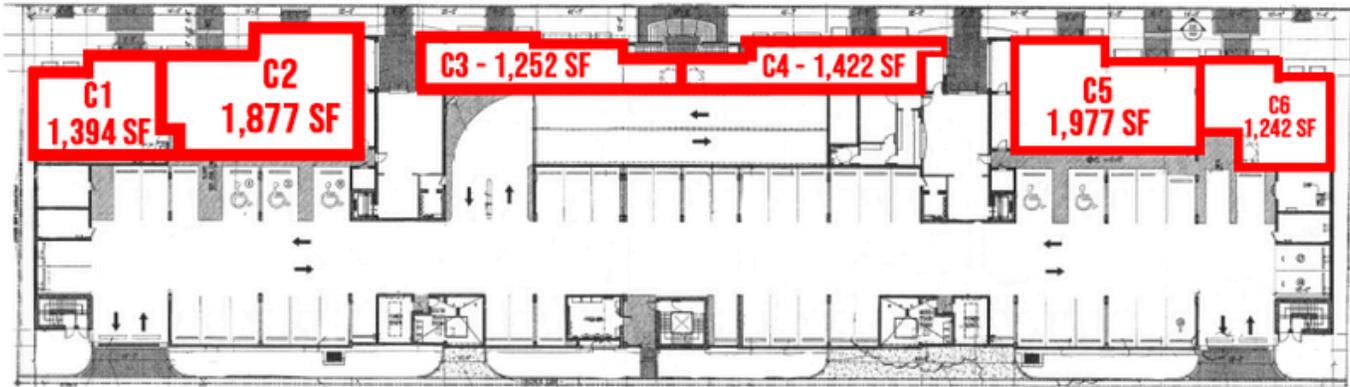
GARY BROIDIS | 561-703-9298 | GARY@ATLANTICCG.COM

SITE PLAN

NE 5TH AVENUE (FEDERAL HWY)



NE 1ST STREET



NE 2ND STREET



SITE HIGHLIGHTS

- Class A Finishes
- Base Rent \$45 PSF NNN
+ \$15 PSF in OP Expenses
- Walking distance to
Downtown Delray Beach
- Property manager on site

UNITS AVAILABLE

SUITE	RENT	SF
C-1	\$45/PSF NNN	1,394 SF
C-2	\$45/PSF NNN	1,877 SF
C-3	\$45/PSF NNN	1,252 SF
C-4	\$45/PSF NNN	1,422 SF
C-5	\$45/PSF NNN	1,977 SF
C-6	\$45/PSF NNN	1,242 SF