



# BLOCK 70 – SUNDY VILLAGE

## FOR SUBLEASE



100 SE 1ST AVE DELRAY BEACH FL 33444



# OFFICE WITH HISTORIC CHARM

An unparalleled opportunity to occupy a brand-new, Class A+ office environment seamlessly woven into the rich historical fabric of Delray Beach's vibrant Sundy Village.

Welcome to Block 70 at Sundy Village, a workplace destination where modern ambition meets timeless character. This 79,141 SF sublease offers a unique opportunity for a company to establish its presence in one of South Florida's most dynamic neighborhoods. Designed for the future of work, the building features sun-drenched interiors, private terraces, and flexible floor plates that inspire collaboration and creativity.

The building overlooks a beautifully curated campus and is steps away from casual and fine dining, boutique retail, and the lush, shaded landscapes that define Sundy Village. This strategic location provides your team with an unmatched work-life experience and your company with a distinctive identity in the heart of Delray Beach.



# BUILDING OVERVIEW



One of a kind;  
new class A+  
office with  
historic charm



Boutique lobby



Valet drop off



Views overlooking  
landscaped campus



Private terraces  
& balconies



Casual fine & dining  
options available on-site



Suite Floors 1-4



**Size (Divisible)**  
1st Floor - 21,209 RSF  
2nd Floor - 28,837 RSF  
3rd Floor - 19,438 RSF\*  
4th Floor - 8,919 RSF\*  
Garage - 738 RSF\*  
Full Building - 79,141 RSF



**Asking Rate:**  
\$72.00 NNN



**Estimated OPEX:**  
\$22.11



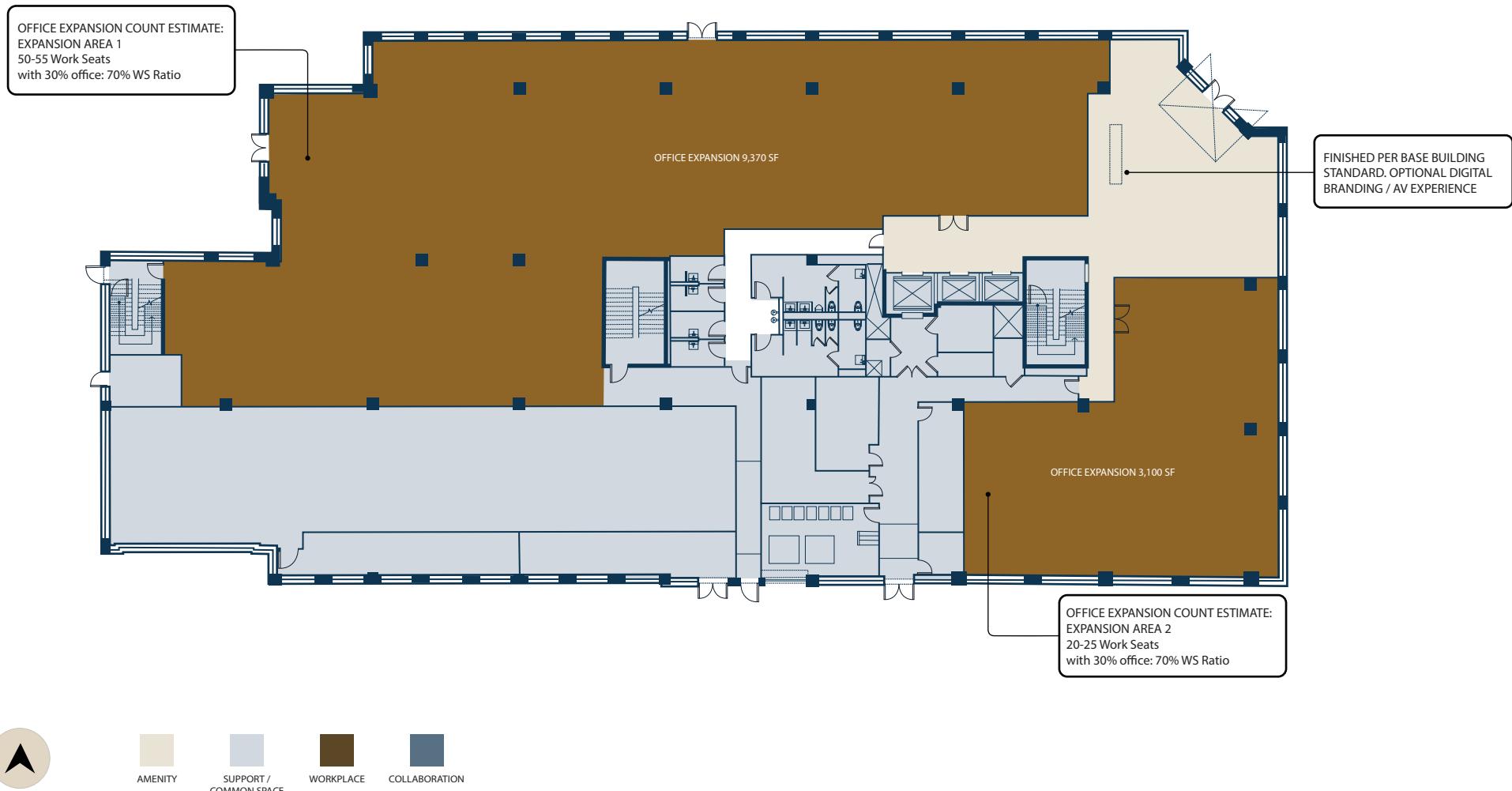
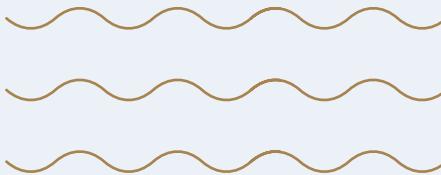
**Available:** 11/1/26  
**Expiration:** 1/1/37

\* The 3rd floor, 4th floor, and garage are only available as part of a full building lease.



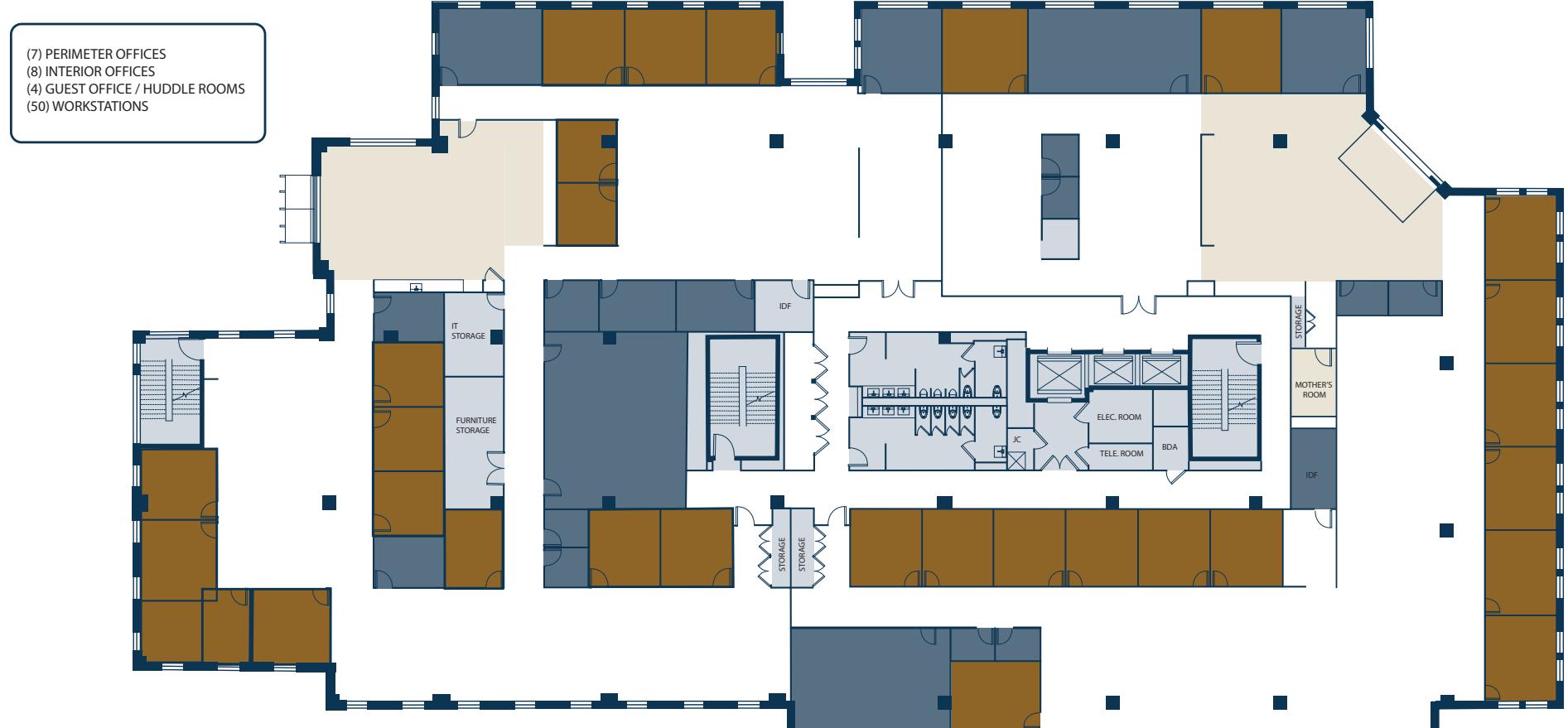
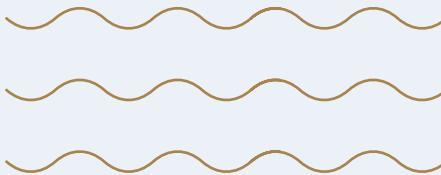
# FLOOR PLAN : LEVEL—1

21,209 RSF



# FLOOR PLAN : LEVEL-2

28,837 RSF



AMENITY

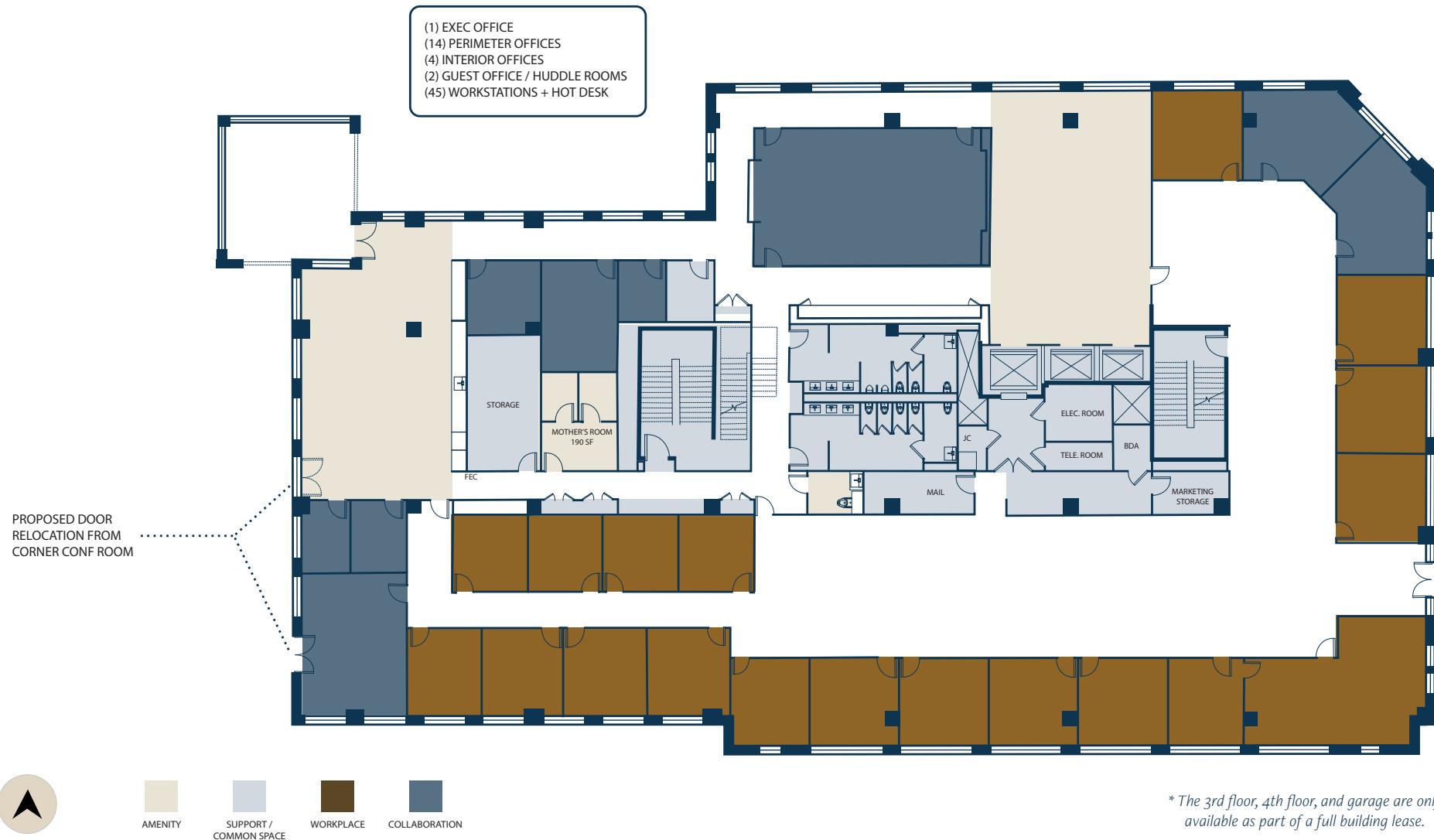
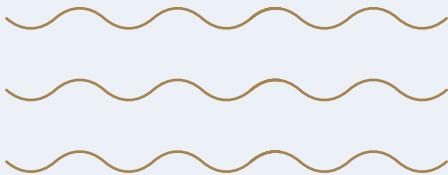
SUPPORT /  
COMMON SPACE

WORKPLACE

COLLABORATION

# FLOOR PLAN : LEVEL-3

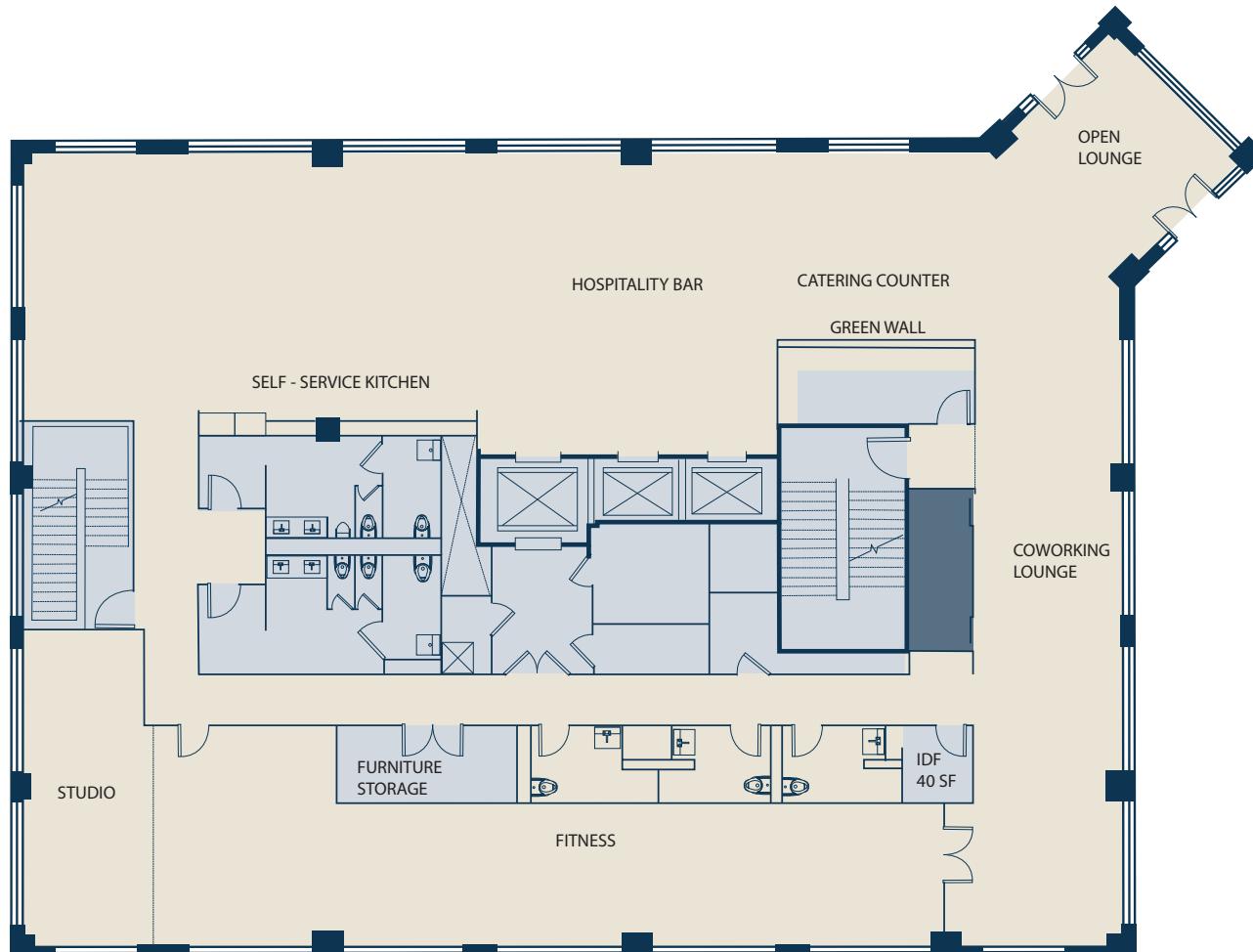
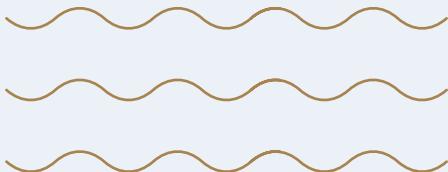
19,438 RSF\*



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# FLOOR PLAN : LEVEL-4

8,919 RSF\*



AMENITY

SUPPORT /  
COMMON SPACE

WORKPLACE

COLLABORATION

\* The 3rd floor, 4th floor, and garage are only available as part of a full building lease.

# WHAT'S IN THE NEIGHBORHOOD

From casual to fine dining amenities



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