



BLOCK 70 — SUNDY VILLAGE

FOR SUBLEASE



100 SE 1ST AVE DELRAY BEACH FL 33444

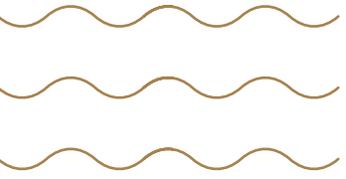


OFFICE WITH HISTORIC CHARM

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

Welcome to Block 70 at Sundry 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 Sundry 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



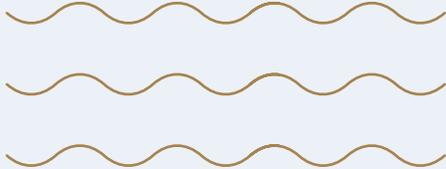
Available: 11/1/26
Expiration: 1/1/37

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

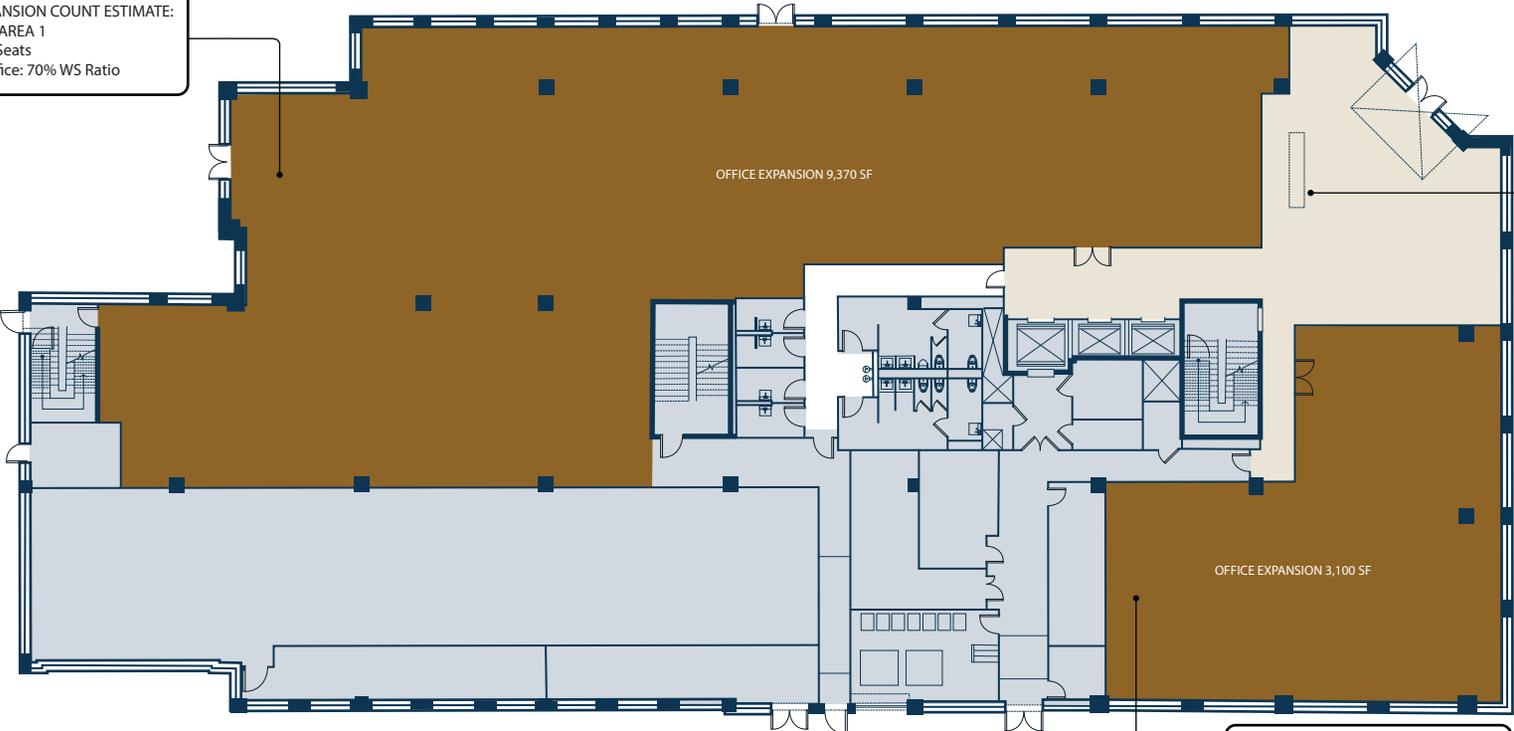


FLOOR PLAN : LEVEL-1

21,209 RSF



OFFICE EXPANSION COUNT ESTIMATE:
EXPANSION AREA 1
50-55 Work Seats
with 30% office: 70% WS Ratio



FINISHED PER BASE BUILDING
STANDARD. OPTIONAL DIGITAL
BRANDING / AV EXPERIENCE

OFFICE EXPANSION COUNT ESTIMATE:
EXPANSION AREA 2
20-25 Work Seats
with 30% office: 70% WS Ratio

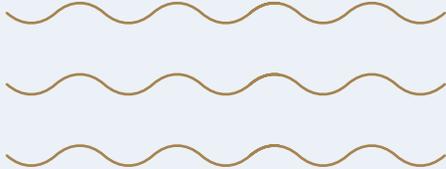


- AMENITY
- SUPPORT / COMMON SPACE
- WORKPLACE
- COLLABORATION



FLOOR PLAN : LEVEL-2

28,837 RSF



- (7) PERIMETER OFFICES
- (8) INTERIOR OFFICES
- (4) GUEST OFFICE / HUDDLE ROOMS
- (50) WORKSTATIONS

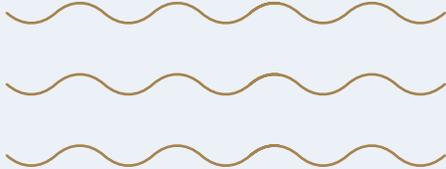


- AMENITY
- SUPPORT / COMMON SPACE
- WORKPLACE
- COLLABORATION



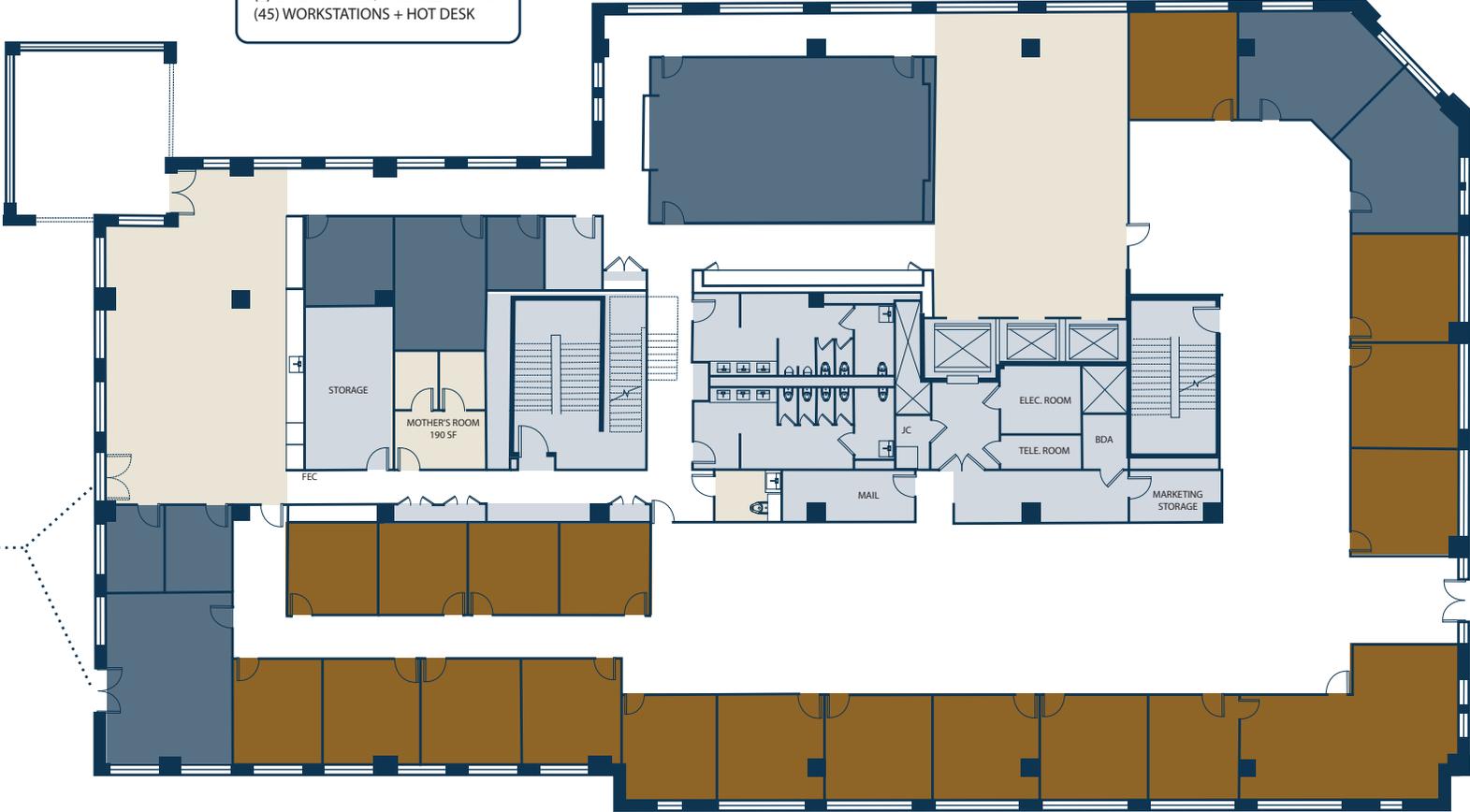
FLOOR PLAN : LEVEL-3

19,438 RSF*



- (1) EXEC OFFICE
- (14) PERIMETER OFFICES
- (4) INTERIOR OFFICES
- (2) GUEST OFFICE / HUDDLE ROOMS
- (45) WORKSTATIONS + HOT DESK

PROPOSED DOOR
RELOCATION FROM
CORNER CONF ROOM

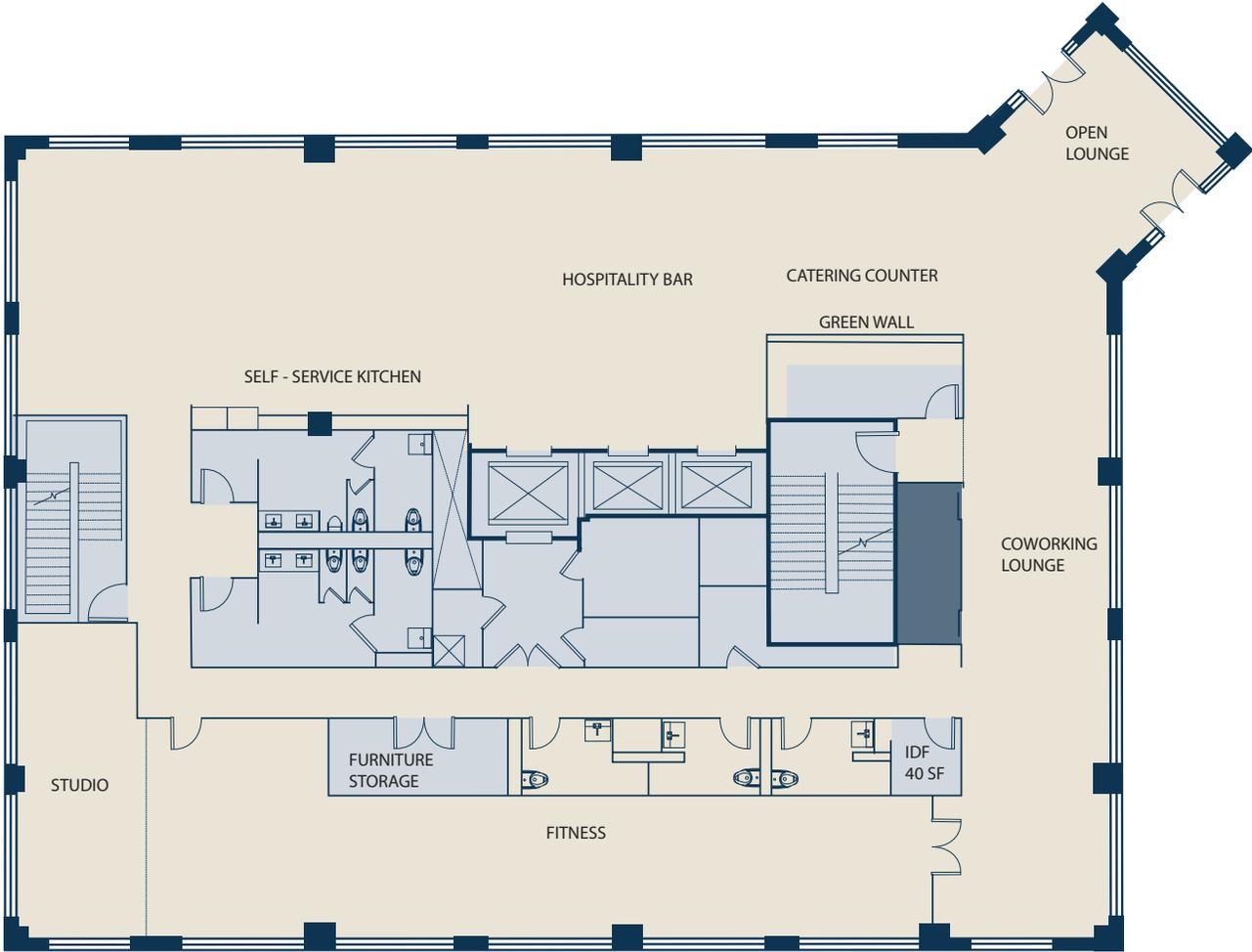
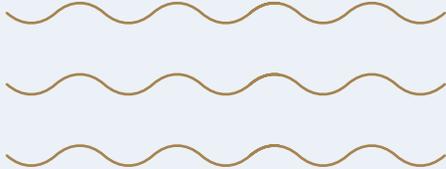


- AMENITY
- SUPPORT / COMMON SPACE
- WORKPLACE
- COLLABORATION

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

FLOOR PLAN : LEVEL-4

8,919 RSF*



- AMENITY
- SUPPORT / COMMON SPACE
- WORKPLACE
- COLLABORATION

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WHAT'S IN THE NEIGHBORHOOD

From casual to fine dining amenities



- Boca Raton – 15 Min
- PBI Airport – 25 Min
- West Palm Beach – 30 Min
- **FLL Airport** – 32 Min



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