

**Modern Office/Flex Space with
Prominent Frontage in Delray Beach**

**3,000 SqFt
\$6,500 Per Month NNN**



**601 N. Congress Avenue, Unit 105
Delray Beach, FL 33445**

CONTACT

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COMMERCIAL**



PROPERTY & LOCATION OVERVIEW

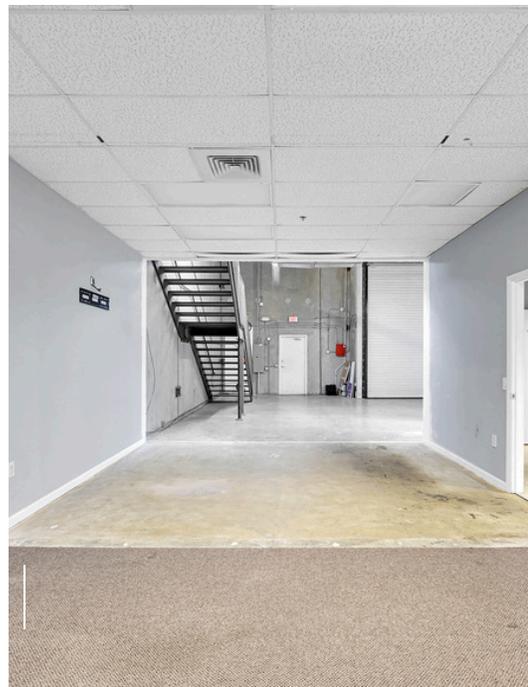
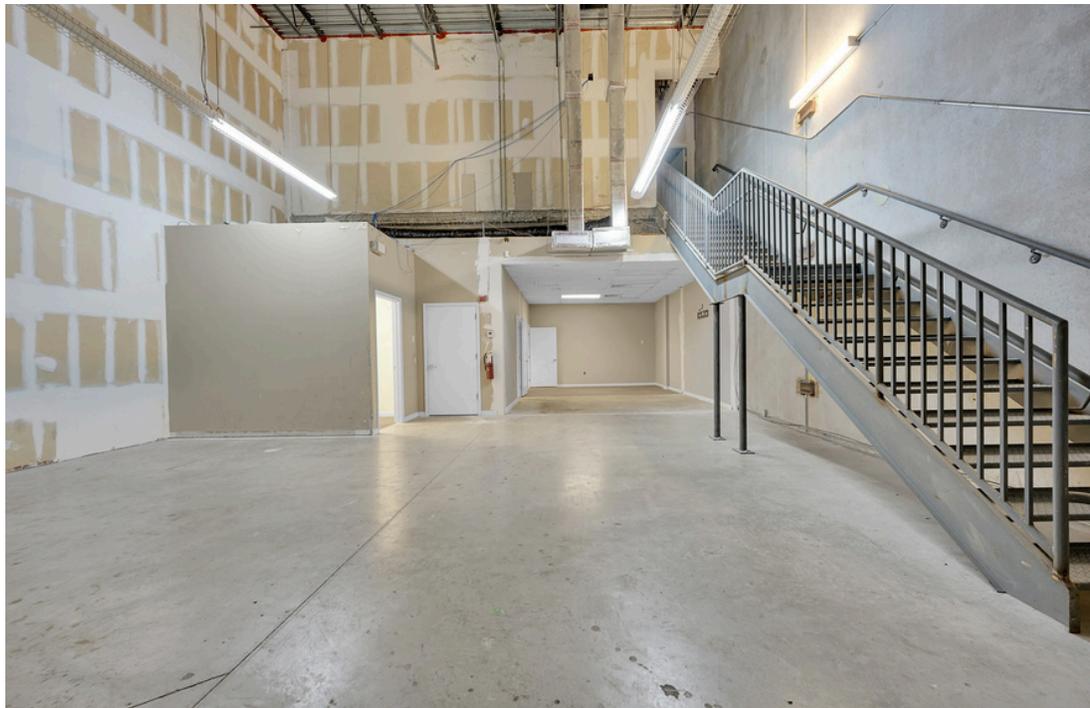
This ±3,000 SF two-story office/warehouse condo is located in the heart of Delray Beach's Delray Business Park, offering an ideal combination of professional office space and functional warehouse. The first floor features three private offices, a restroom, and a warehouse area with approximately 18-foot ceilings and a 12-foot-high street-level roll-up door. Upstairs, you'll find two additional offices, a conference room, a second restroom, and a newly updated kitchenette with granite countertops and modern cabinetry. The property faces Congress Avenue with strong frontage and signage visibility, just minutes from I-95 and Atlantic Avenue, and surrounded by high-traffic retail, including Lowe's, Publix, LA Fitness, and Walgreens. With convenient access, ample on-site parking, and a prime central location near major residential neighborhoods, this space is well-suited for office, light industrial, e-commerce, or service-based businesses seeking efficiency and visibility.

PROPERTY HIGHLIGHTS

- ±3,000 SF Total
- Office/Showroom + Warehouse Layout
- Warehouse with ~18' Ceiling Height & 12' Roll-Up Door
- 2 Restrooms (1 per floor)
- Updated Kitchenette
- Great Natural Light
- Ample On-Site Parking
- Direct Frontage and Signage on Congress Avenue

PROPERTY STATS

Property Address	601 N Congress Avenue, Unit 105
Asking Price	\$6,500 Per Month, NNN
Unit Size	± 3,000 SF
Doors	1 Street Door
Zoning	PCC - Planned Commerce Center
Use	Office / Flex / Industrial



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E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Compass Florida, LLC



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