DELRAY CENTRAL

FOR LEASE

1615 & 1625 S CONGRESS AVENUE
DELRAY BEACH, FL 33445

OFFICE SPACE
FLOOR PLANS
INTERIOR RENOVATIONS

Step inside Delray's premier office destination and see how Delray Central brings business to life!

CLICK HERE TO WATCH THE VIDEO TOUR

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DELRAY BEACH, FL 33445

Delray Central is a two-building, state-of-the-art office campus on Congress Avenue in the heart of this vibrant city. The 176,000-square-foot campus has been beautifully renovated, offering modern, professional suites that reflect the needs of today's discerning corporate users and the workday wants of employees. Quick access from I-95 from either the Linton Boulevard or Congress Avenue interchanges, abundant surface parking, an onsite gym, and a hotel-inspired lobby are just a few of the unique features that corporate tenants will find at Delray Central. The project's location is also immersed in the city's newest emerging mixed-use district, with the recent delivery of 700 new midrise apartments and a new grocery-anchored retail center under construction. The renowned Atlantic Avenue is also just a few short miles north, offering the perfect spot for business lunches or happy hour gatherings.

DELRAY CENTRAL CAMPUS FEATURES:

- 176,000 RSF two-building campus
- Quick access to I-95
- Close to Delray's bustling Atlantic Avenue restaurant and shopping district
- On-site fitness center
- New hotel-style tenant conference and lobby lounge
- Ample 4.6 spaces per 1,000 RSF parking ratio
- Redundant chiller systems
- Potential building signage on Congress Avenue for large users
- Modern, light-laden office suites
- Ready-to-go office suites
- Newly renovated common areas
- Professional management and high-quality, service-driven landlord

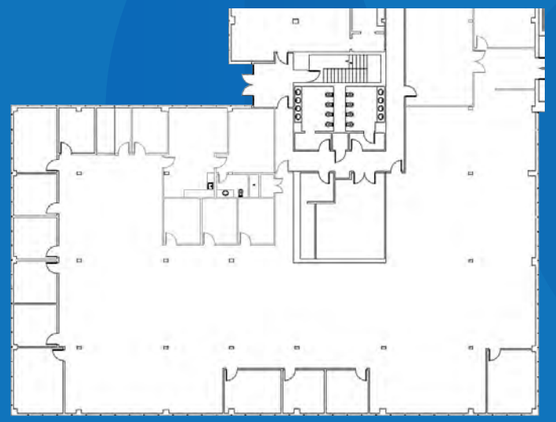
PROPERTY **DETAILS**

- 176,000 RSF two-building campus
  - 1615 - 98,000 RSF 2-Story Office
  - 1625 - 78,000 RSF 4-Story Office
- On-site, tenant-only fitness facility
- DirecTV and fiber optic available
- Newly-constructed tenant conference and lounge area
- Modern glass offices
- Professional management
- 4.6/1,000 Parking ratio

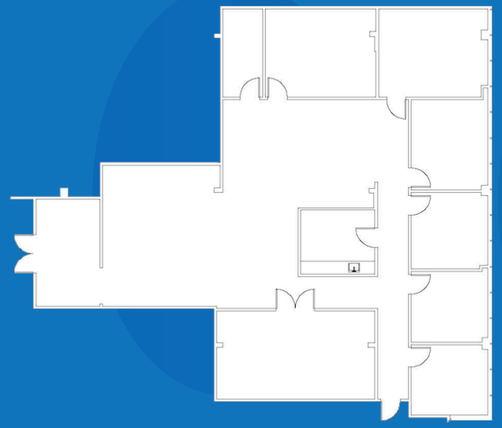
AVAILABILITY

SUITE	SQUARE FOOTAGE	STATUS	LEASE RATE
100	7,526 SF	Q2 2026	$26.00 NNN, $14.62 PSF CAM
102	3,711 SF	Available	$26.00 NNN, $14.62 PSF CAM
104	5,778 SF	Available	$26.00 NNN, $14.62 PSF CAM

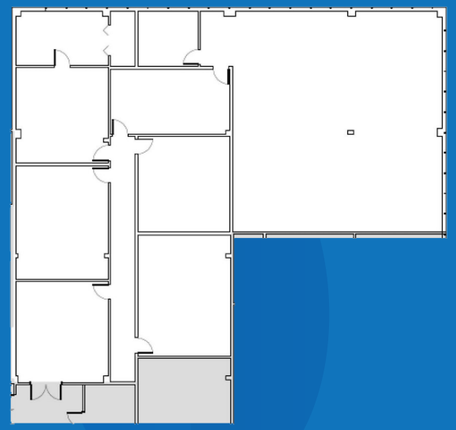
SUITE 100 - 7,526 SF



SUITE 102 - 3,711 SF



SUITE 104 - 5,778 SF

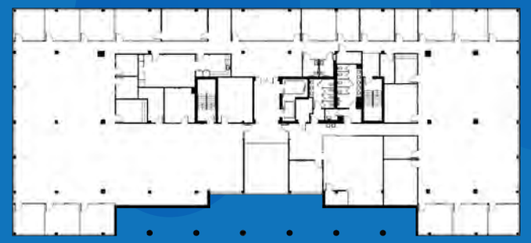


CLICK TO VIEW VIRTUAL TOUR OF THE LOBBY

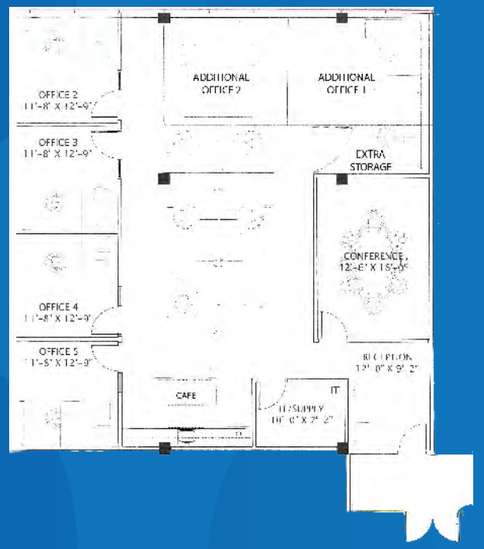
AVAILABILITY

SUITE	SQUARE FOOTAGE	STATUS	LEASE RATE
200	19,223 (full floor)	Available	$25.00 Gross (short term lease)
200A	6,389	Available	$28.00 NNN, $15.54 PSF CAM
200B	12,834	Available	$28.00 NNN, $15.54 PSF CAM
406	2,868	Available	$28.00 NNN, $15.54 PSF CAM

SUITE 200 - 19,223 SF



SUITE 406 - 2,868 SF



SUITE 200A - 6,389 SF
SUITE 200B - 12,834 SF

STUNNING INTERIOR **RENOVATIONS**

AREA **MAP**

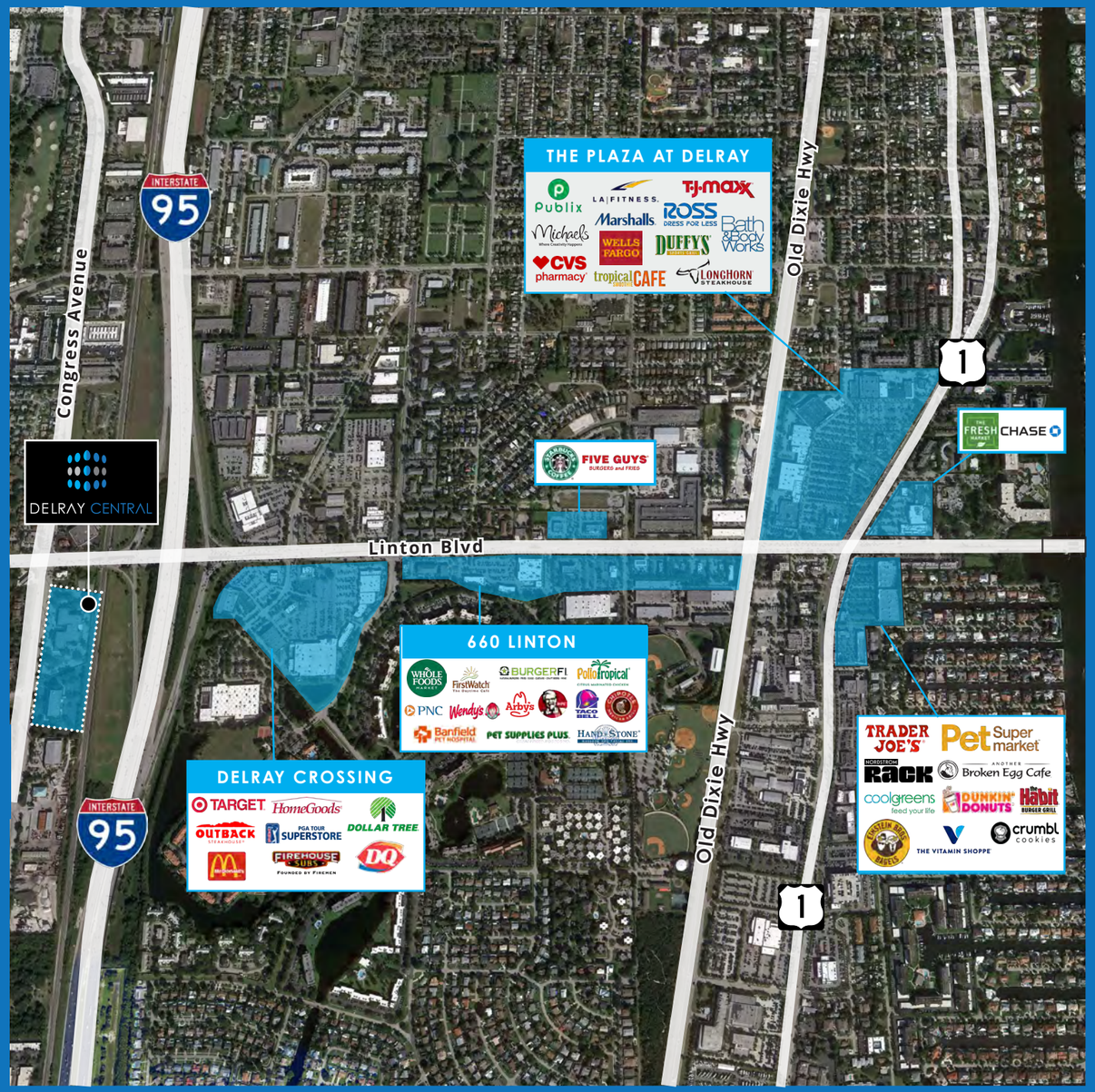
5 Minutes
Interstate 95

24 Minutes
to Palm Beach International Airport

45 Minutes
to Fort Lauderdale - Hollywood International Airport

3 Miles to Atlantic Avenue

Close proximity to
Restaurants, Retail & Hotels



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