

LEASE

HILLSBORO CENTER

700 W Hillsboro Blvd Deerfield Beach, FL 33441



PROPERTY DESCRIPTION

Flexible Sublease Terms through January 2027
Fully Built-Out with 8 Private Offices/8-person Conference Room
Space is in Excellent Condition
Corner Unit with Lots of Natural Light
Large Open Area for Workstations
Kitchenette and the Property has an On Site Cafe

OFFERING SUMMARY

Lease Rate:	\$21.25 SF/yr (NNN)
Building & Suite	Bldg 4 - Suite 201
Available SF:	2,828 SF
Lot Size:	130,606 SF
Building Size:	41,680 SF

PROPERTY HIGHLIGHTS

- Located in the heart of Deerfield Beach, the property is just minutes away from the International Fishing Pier and the spacious Deerfield Island Park, providing ample opportunities for relaxation and recreation. The nearby Hillsboro Blvd and Federal Highway offer convenient access to a range of businesses. Embrace the unique coastal lifestyle while benefiting from a dynamic business environment at this prime location.

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	398	1,149	6,504
Total Population	797	2,608	14,984
Average HH Income	\$43,023	\$52,298	\$66,130

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COLDWELL BANKER
COMMERCIAL
REALTY

700 W Hillsboro Blvd 4 Ste 201-2,828 SF, Deerfield, FL

