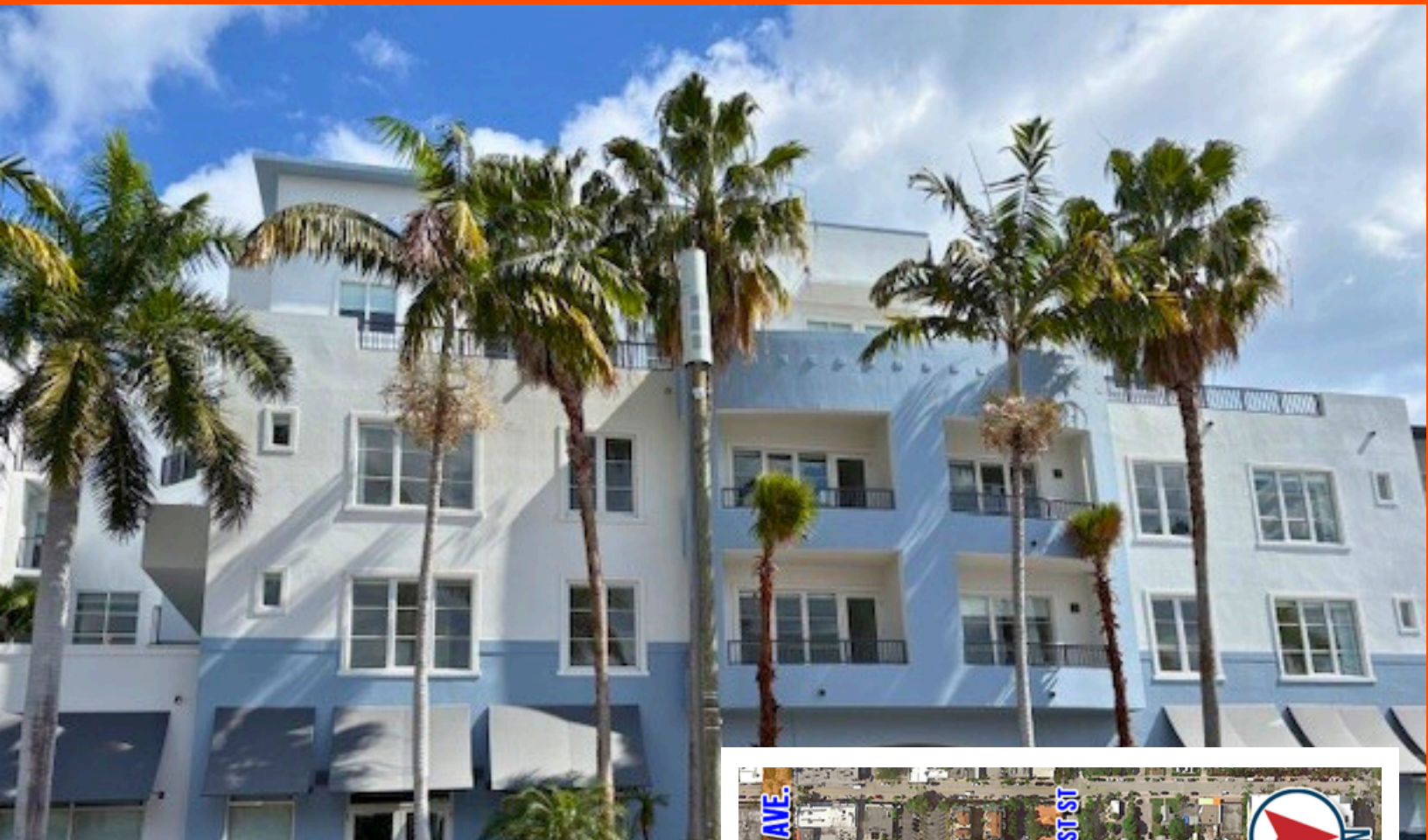


OFFICE/ RETAIL FOR LEASE

1,248 SF - 1,986 SF AVAILABLE

151 NE 5TH AVE., DELRAY BEACH, FL



THE PROPERTY

The 151 Building is located one block north of Atlantic Avenue and directly fronting NE 5th Avenue (a.k.a. Federal Highway).

These suites contain Class A improvements including flooring, lighting and other improvements



CONTACT INFORMATION:

Gary Broidis
561-703-9298
gary@atlanticcg.com

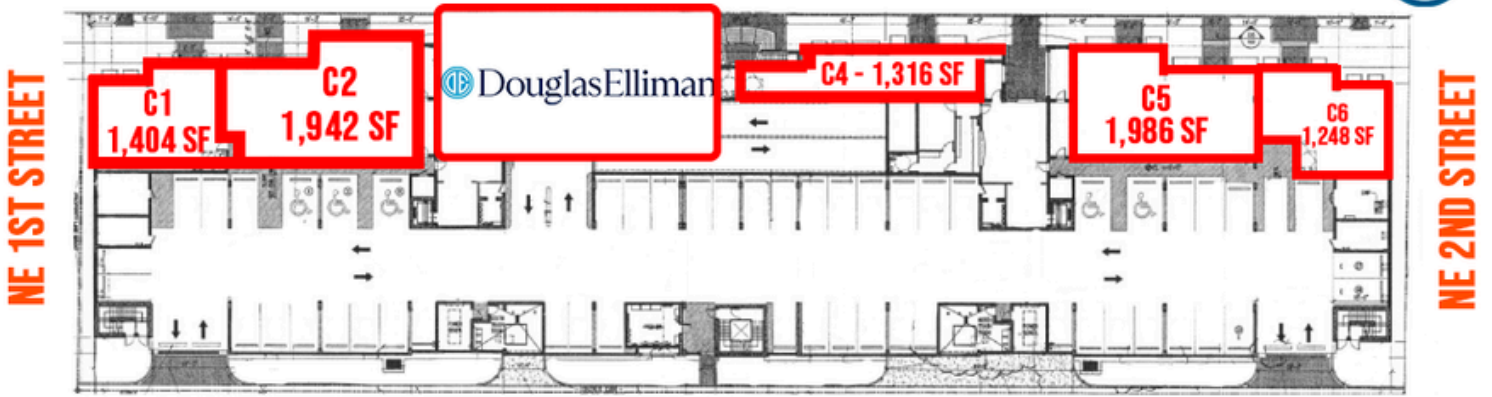
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SITE PLAN

NE 5TH AVENUE (FEDERAL HWY)



SITE HIGHLIGHTS

- Class A Finishes
- Base Rent \$45 PSF NNN
+ \$15 PSF in OP Expenses
- Walking distance to
Downtown Delray Beach
- Property manager on site

UNITS AVAILABLE

SUITE	RENT	SF
C-1	\$45/PSF NNN	1,404 SF
C-2	\$45/PSF NNN	1,942 SF
C-3	LEASED	LEASED
C-4	\$45/PSF NNN	1,316 SF
C-5	\$45/PSF NNN	1,986 SF
C-6	\$45/PSF NNN	1,248 SF