

# OFFICE SUITE FOR LEASE

101 SE 6TH AVE, DELRAY BEACH, FL

ONE BLOCK SOUTH OF  
ATLANTIC AVE

1,190 SF  
\$48 PSF MG

## THE PROPERTY

Rare opportunity to be on the 2nd floor in a centrally located professional office building in downtown Delray Beach with free parking.

Suite G is 1,190 SF and contains 2 offices, a conference room, a reception area, a bathroom, and a break room.

Five minutes from I-95 and three minutes from the Palm Beach Courthouse. One block from Atlantic Avenue in the heart of downtown Delray Beach steps away from restaurants, cafes, and stores. Office building is next to the Courtyard by Marriott which is ideal for out-of-town business guests. One block south of Le Colonial, Hampton Social, and other restaurants and cafes.



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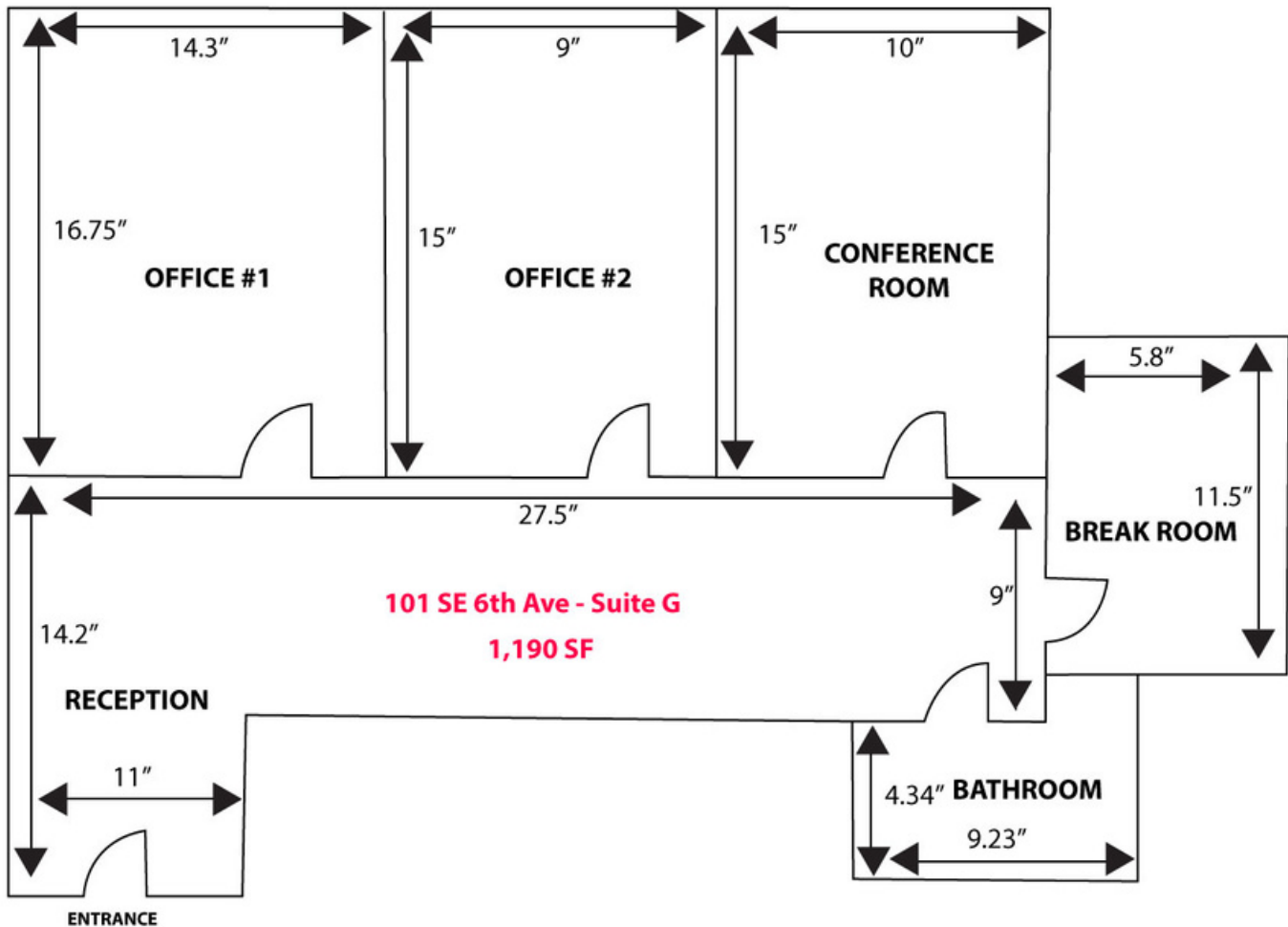
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# SUITE G - FLOOR PLAN + AERIAL



## HIGHLIGHTS

- Second floor office suite with free parking on Federal Highway one block south of Atlantic Ave
- 1,190 SF newly renovated in neutral tones
- 2 offices, a conference room, a reception area, a bathroom, and a break room.
- Rent: \$48/psf, Modified Gross (plus electric, phone, janitorial services)

