

# 430 South Congress Avenue

Delray Beach, FL 33445

FROM ±6,041 SF TO ±11,473 SF OFFICE/FLEX SPACE IN DELRAY BEACH, FL



## Property Features

- » Conveniently located on Congress Avenue between Atlantic Avenue and Linton Boulevard
- » Available Spaces:
  - Suite 2 - 11,473 SF - 25% Office/75% HVAC Warehouse/ Available on 9/26 (possibly sooner)
  - Suite 8 - 6,041 SF (2-Story) / 100% Office
  - Suite 1D - 8,466 SF - 70% Office/30% HVAC Warehouse Available on 2/26
- » Beautiful golf course views
- » MROC Zoning
- » Immediate Occupancy
- » High quality office build-out
- » Parking ratio of 2:1,000 SF
- » Easy Access to I-95
- » Fully Air-Conditioned Building

## Contact Us

### JEFF KELLY

Executive Vice President  
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### KIRK NELSON

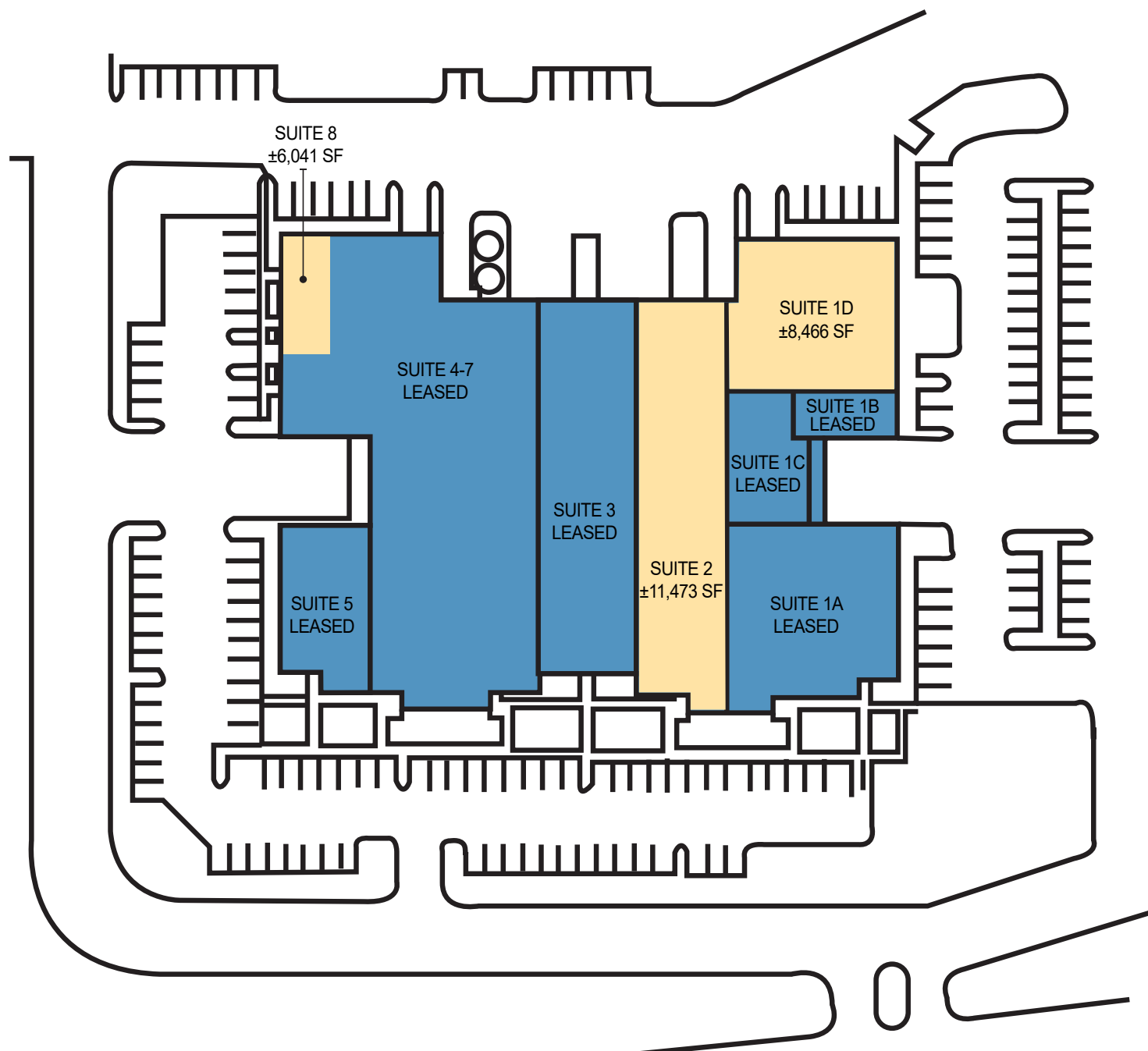
Executive Vice President  
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[kirk.nelson@cbre.com](mailto:kirk.nelson@cbre.com)

**Lease Rate: - \$14.50-\$16.50 NNN**

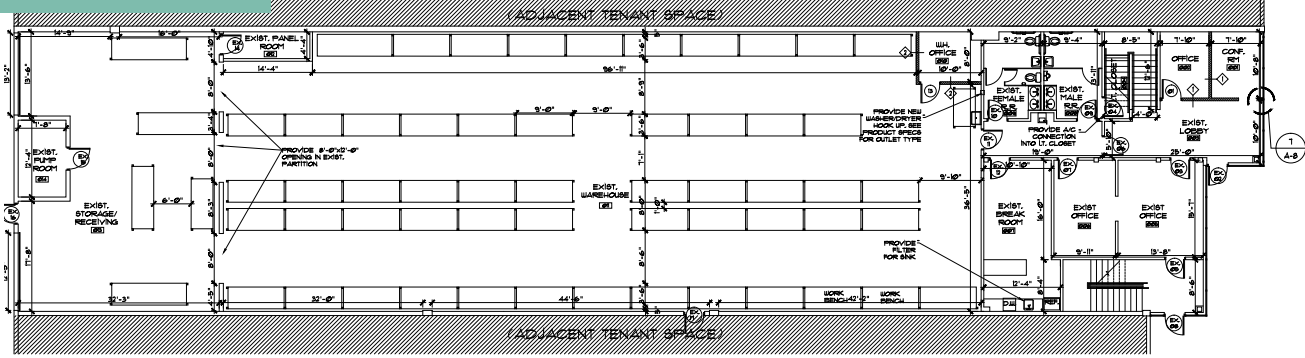
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For Lease

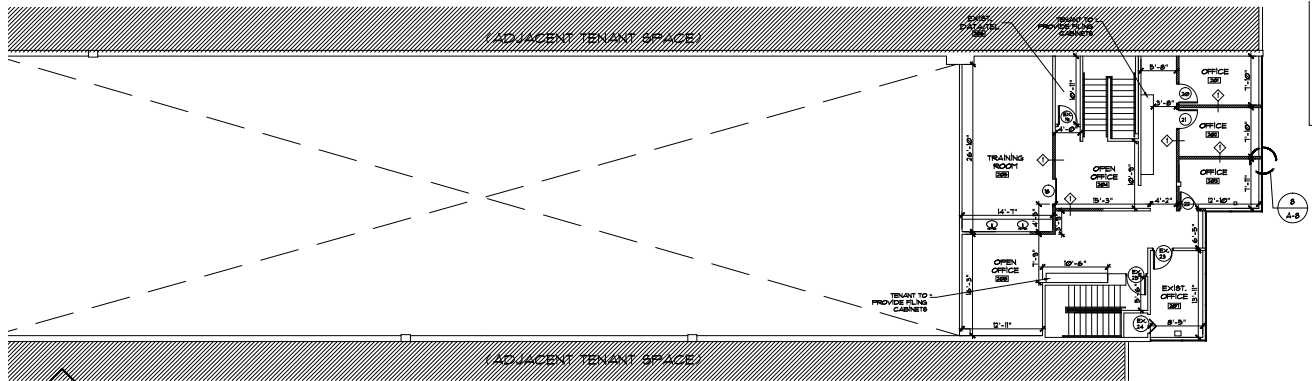
SITE PLAN



FLOOR PLANS - SUITE 2

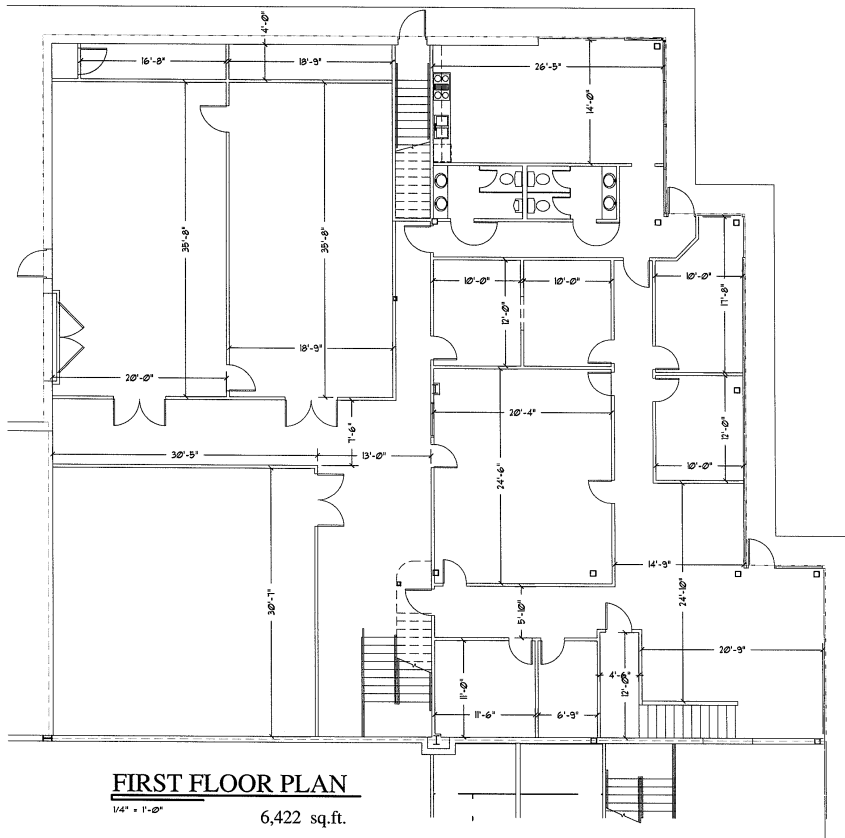


1 GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

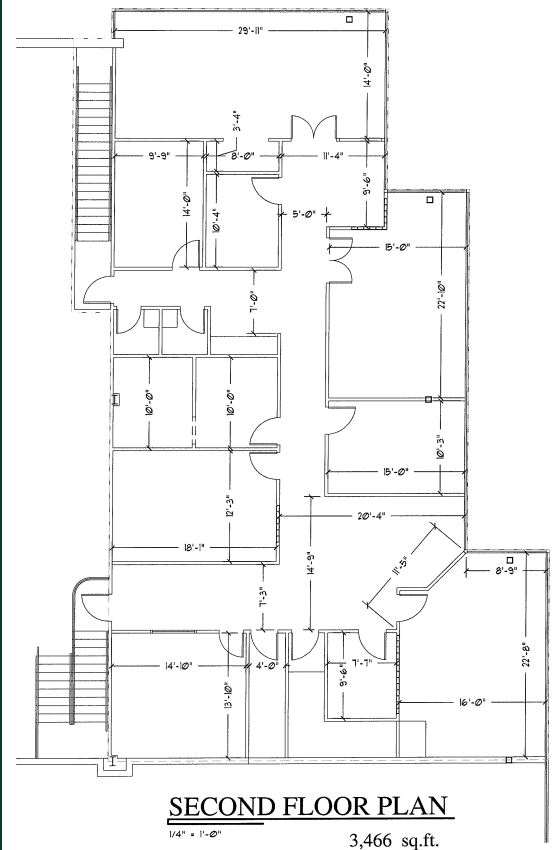


2 SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

FLOOR PLANS - SUITE 8



FIRST FLOOR PLAN  
1/4" = 1'-0" 6,422 sq.ft.

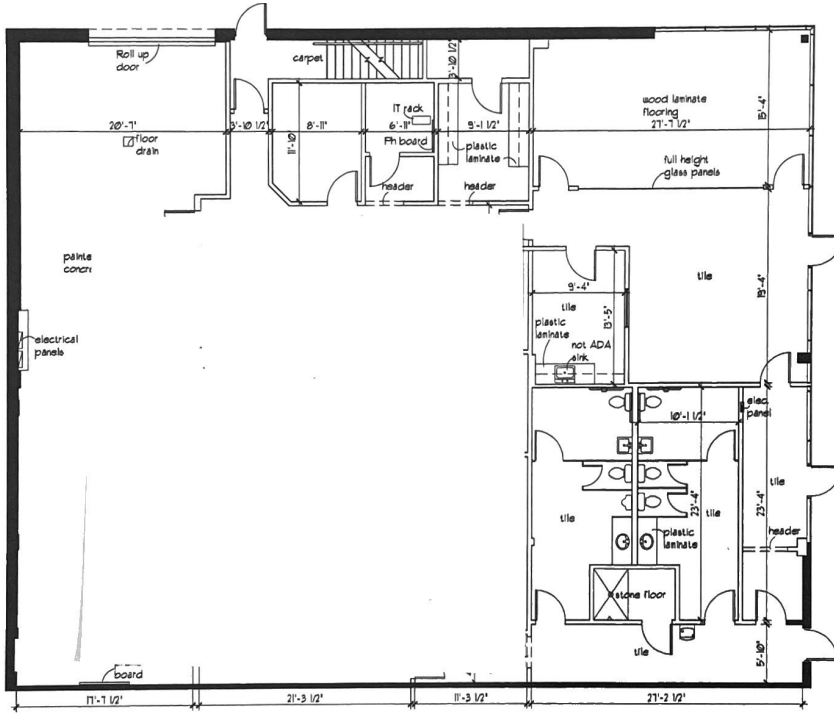


SECOND FLOOR PLAN  
1/4" = 1'-0" 3,466 sq.ft.

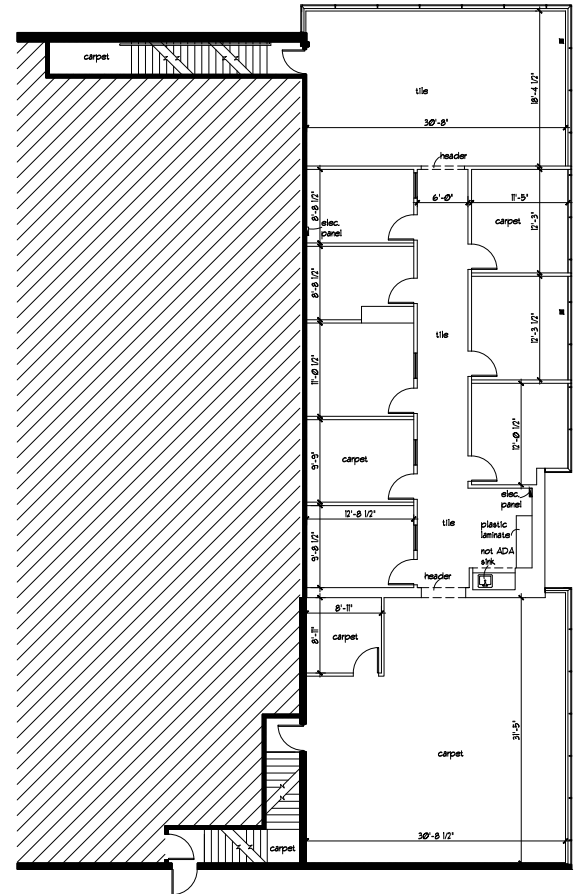
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## FLOOR PLANS - SUITE 1D



FIRST FLOOR



SECOND FLOOR

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