

# 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  
+1 561 393 1621  
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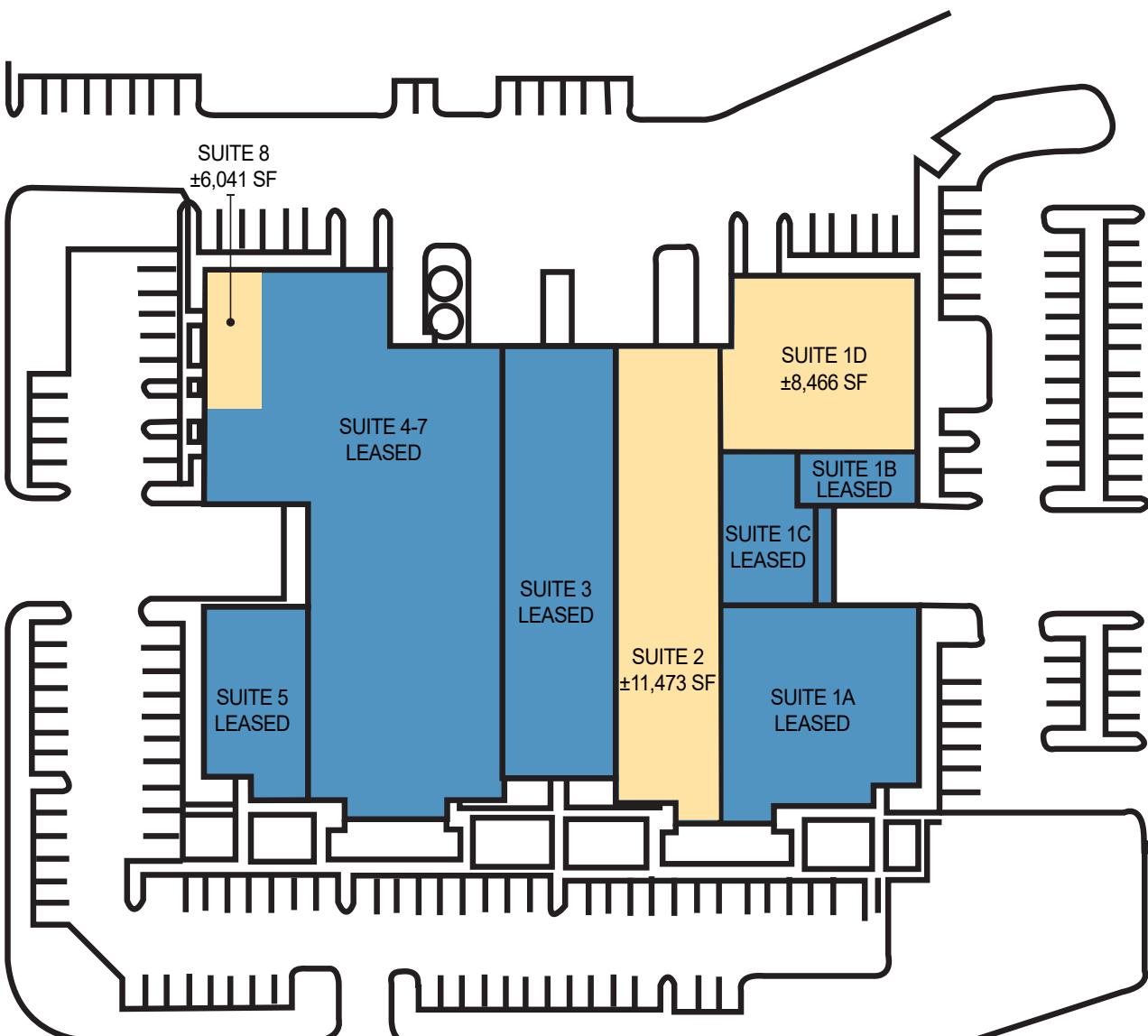
**KIRK NELSON**  
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**Lease Rate: - \$14.50-\$16.50 NNN**

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For Lease

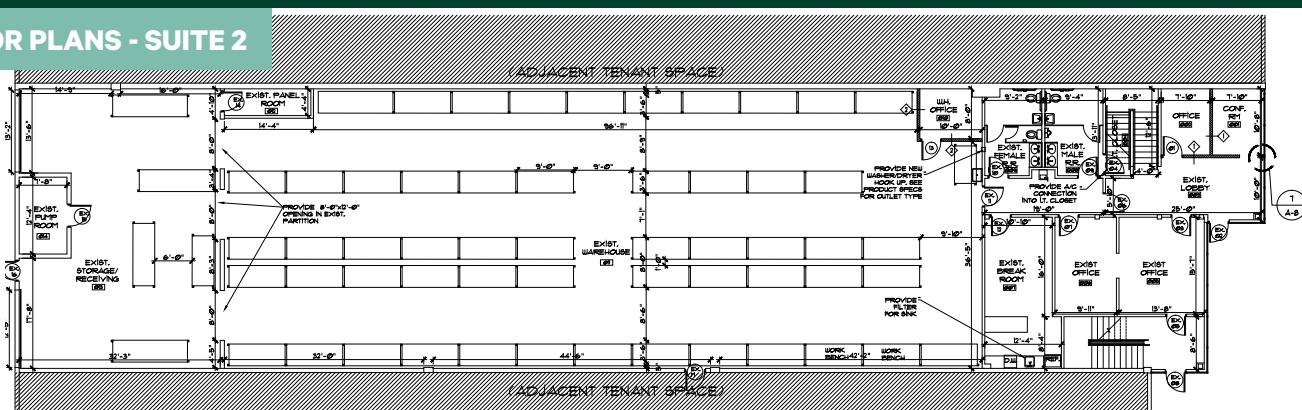
SITE PLAN



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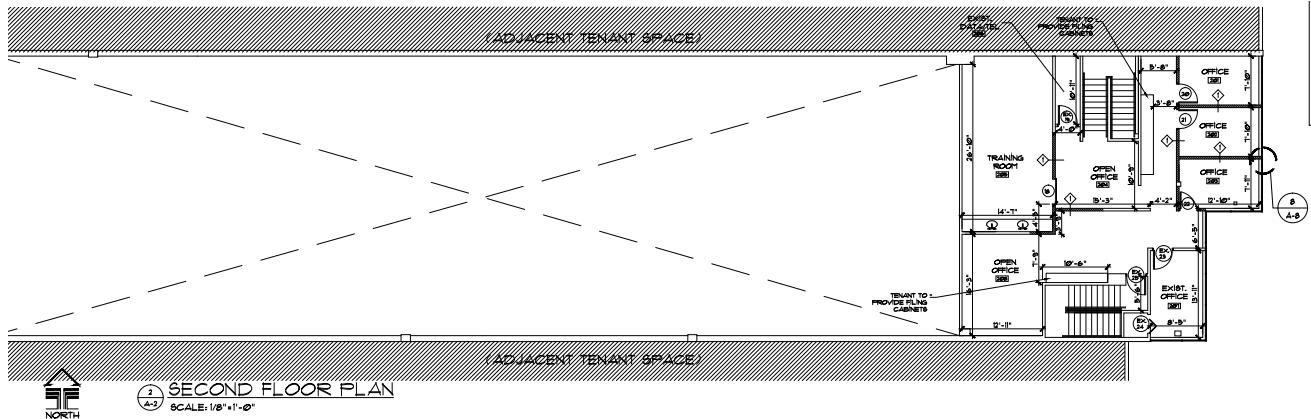
## FLOOR PLANS - SUITE 2



 NORTH

1 GROUND FLOOR PLAN  
A-2 SCALE:  $1/8"$  = " - 0"

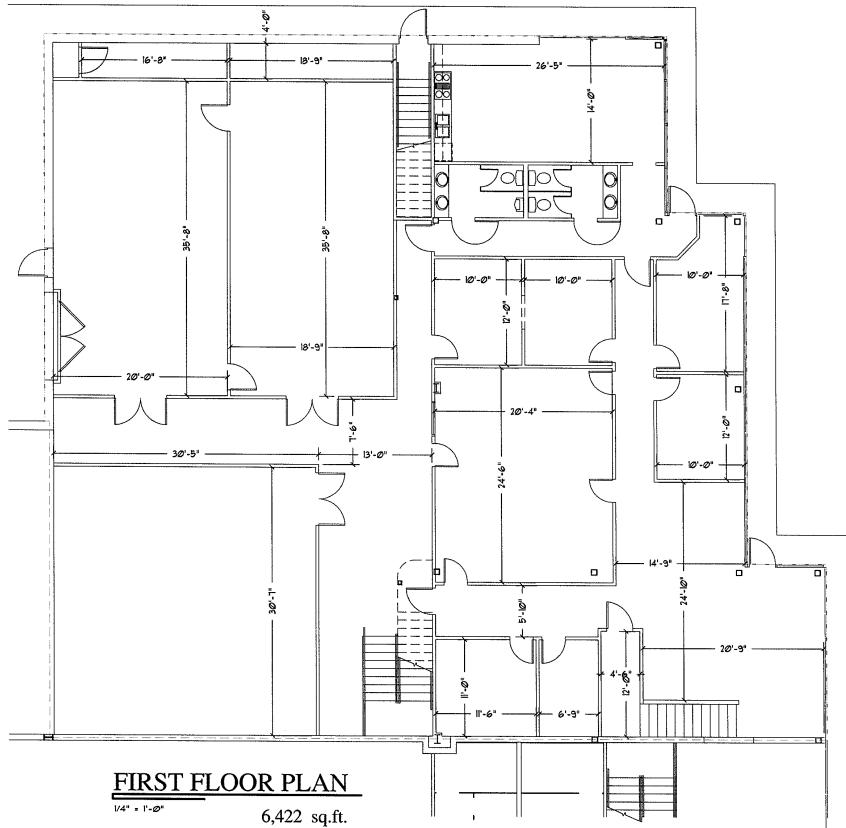
SCALE:  $1/8" = 1'-0"$



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

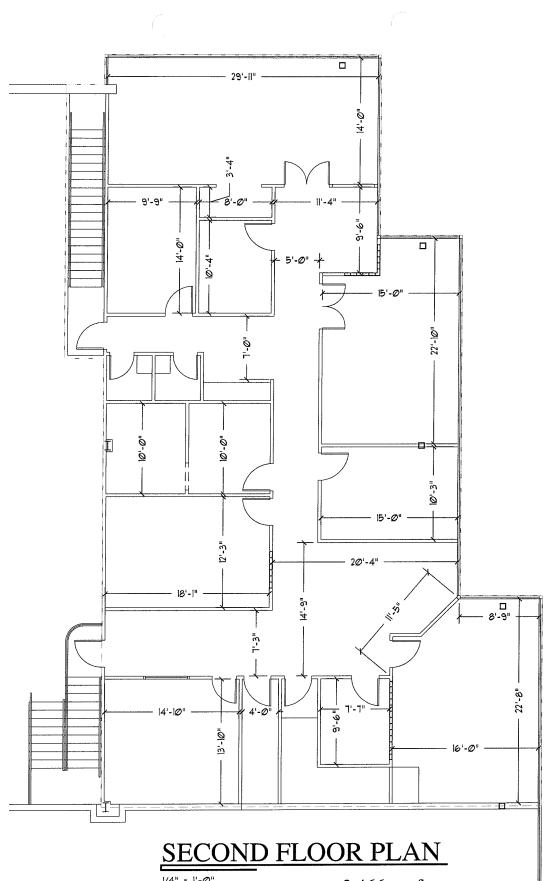
SCALE: 1/8" = 1'-0"

## FLOOR PLANS - SUITE 8



## FIRST FLOOR PLAN

1/4" = 1'-0"



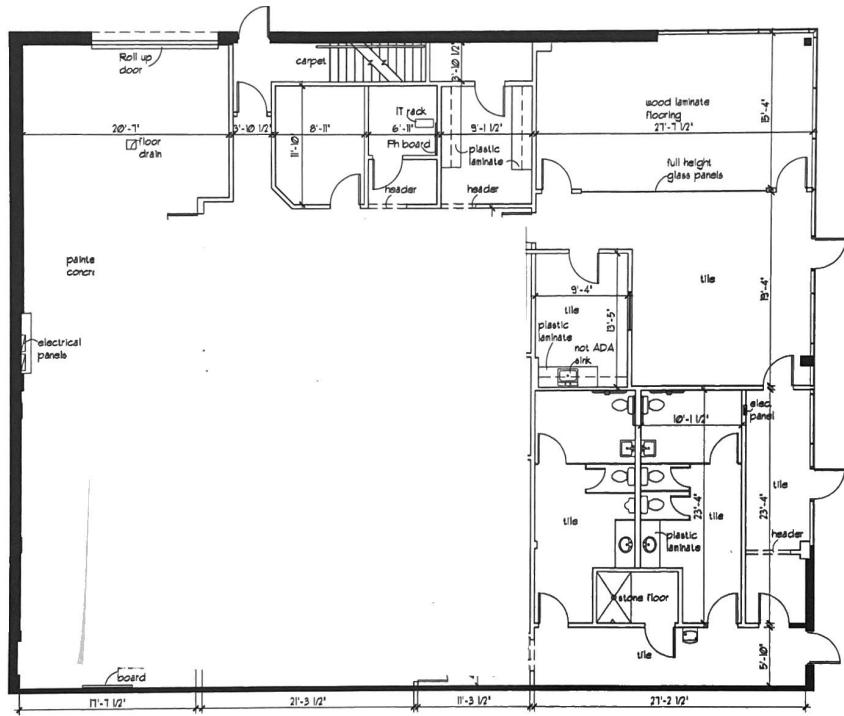
## SECOND FLOOR PLAN

## SEC

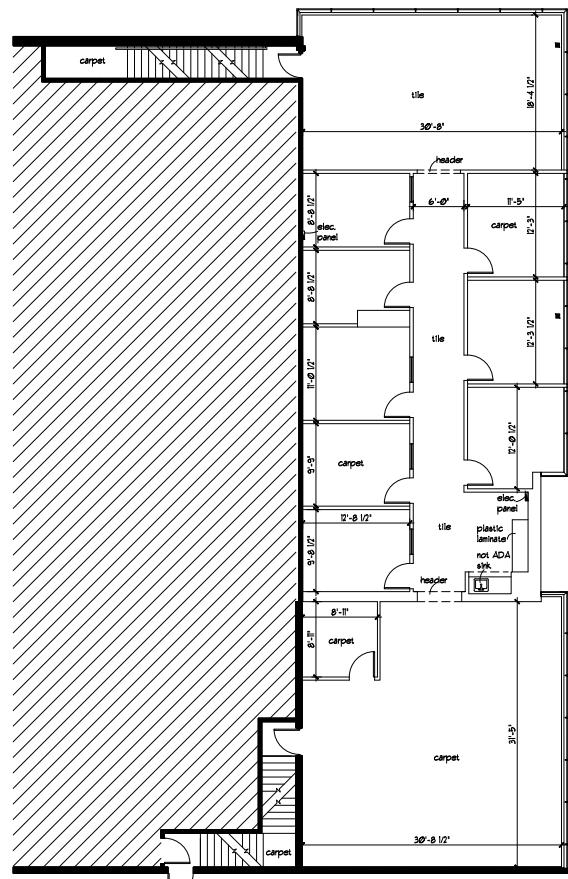
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## **FLOOR PLANS - SUITE 1D**



## FIRST FLOOR



## SECOND FLOOR

## Contact Us

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