

DELRAY



BEACH

SUNDY VILLAGE

GATEWAY TO
ATLANTIC AVENUE



22 W ATLANTIC AVE, DELRAY BEACH, FL 33444

SUNDYVILLAGE.COM

[DOWNLOAD PROPERTY VIDEO](#) ↓





Sundy Village is the premier fully immersed mixed-use campus located in Palm Beach County at the signalized intersection of Atlantic Avenue and Swinton Avenue in Delray Beach, Florida known as “The Gateway to Atlantic Avenue.”

Atlantic Avenue continues to flourish as the prime destination for Palm Beach and Broward County’s most affluent residents to dine, shop and entertain due to the abundance of food & beverage options and the unparalleled vibrant atmosphere the downtown district has to offer.





±70K SF
OF PRE-LEASING
COMPLETED

Ownership has secured high-end food operators and an institutional 40,000 SF office Tenant to anchor the main building at the project. Following the initial lease up, the campus offers a diverse selection to office Tenants consisting of four highly unique free standing boutique office buildings with private balconies and direct elevator access from below building garage.

Located on the most prominent corner in Southern Palm Beach County, Sundry Village will be a one of kind office environment for Tenants, providing the best access to I-95 without fighting the Atlantic Avenue congestion reducing commute times. Tenants will benefit from a “true” urban outdoor centric environment with cultivated food and beverage to be combined with the Tenant lounge, bar, café and valet creating an **exclusive experience** that has never been seen in South Florida.

AVAILABILITIES

2ND FLOOR Office | 3,823 SF

2ND FLOOR Office | 4,357 SF

2ND FLOOR Office | 2,458 SF

8S Single Tenant Office Building | 5,776 SF

8N Single Tenant Office Building | 5,776 SF

9S Single Tenant Office Building | 12,595 SF

9N Single Tenant Office Building | 12,595 SF



CONSTRUCTION UPDATE

AS OF DECEMBER 2024



On track for Q4 2024 delivery



Subterranean garage completed











Main Building – 3rd Floor construction
in process



Building 8's & 9's – Initial Infrastructure
being lifted



PROPERTY HIGHLIGHTS

-  One of a kind. New Class A+ office with historic charm
-  Boutique lobby
-  Valet drop off
-  Direct elevator access to tenant suites
-  Views overlooking landscaped campus
-  Subterranean parking
-  Private terraces & balconies
-  Casual & fine dining options are available on site



DELIVERY FOR TENANT
IMPROVEMENTS Q4 2024



BUILDING HIGHLIGHTS

OFFICE BUILDING

Main Building (2nd & 3rd Floor) 2,400 - 5,519 SF

Bldgs. 8: 5,776 SF

Bldgs. 9: 12,595 SF

ASKING RATES

Main Building: \$75.00 NNN &
Bldgs. 8 & 9: \$75.00 NNN

OPEX

\$20.00 + Electric & HVAC separately metered

HISTORIC VILLAGE

Consisting of chef driven fast casual food and beverage as well as retail with large outdoor patios for seating

PARKING

268 Space subterranean parking garage spanning the full length of the site providing tenants both reserved and unreserved parking with direct access to the office buildings
Subject to market rates



SPEC DETAILS

<p>HVAC</p>	<p>High level of sustainability and energy conservation. The office areas and retail space program of the building will be served off of the central building's MEP/FP systems. Office space has a single air handler per floor with VAV distribution Mechanical means to enhance indoor environmental quality that are already in design as per CDC and ASHRAE guidelines include:</p> <ul style="list-style-type: none"> • Ability to flush dining room and kitchen space with 100% outdoor air (conditioned) prior to occupancy • Ability to maintain indoor humidity between 40 - 60% Relative Humidity • MERV 13 HVAC filtration • Tankless Water Heaters (offers reduced risk of bacteria, such as Legionella, compared to tank-type water storage heaters) 	
<p>CEILING HEIGHTS</p>	<p>Main Building: 11'4" Slab to slab</p> <p>Bldg 8: Floor to bottom of slab ceiling heights are: Level 1 - 10'4" Level 2 - 9'10" Level 3 - 9'0"*</p>	<p>Bldg 9: Floor to bottom of slab ceiling heights are: Level 1 - 11'4" Level 2 - 9'4" Level 3 - 8'4"*</p> <p>*3rd floor will now be vaulted on areas where the roof is not flat.</p>
<p>OPTIONS</p>	<p>Utilization of Bi-Polar ionization at HVAC supply air and Interior Quality (IAQ) monitoring systems.*</p>	

* Subject to change

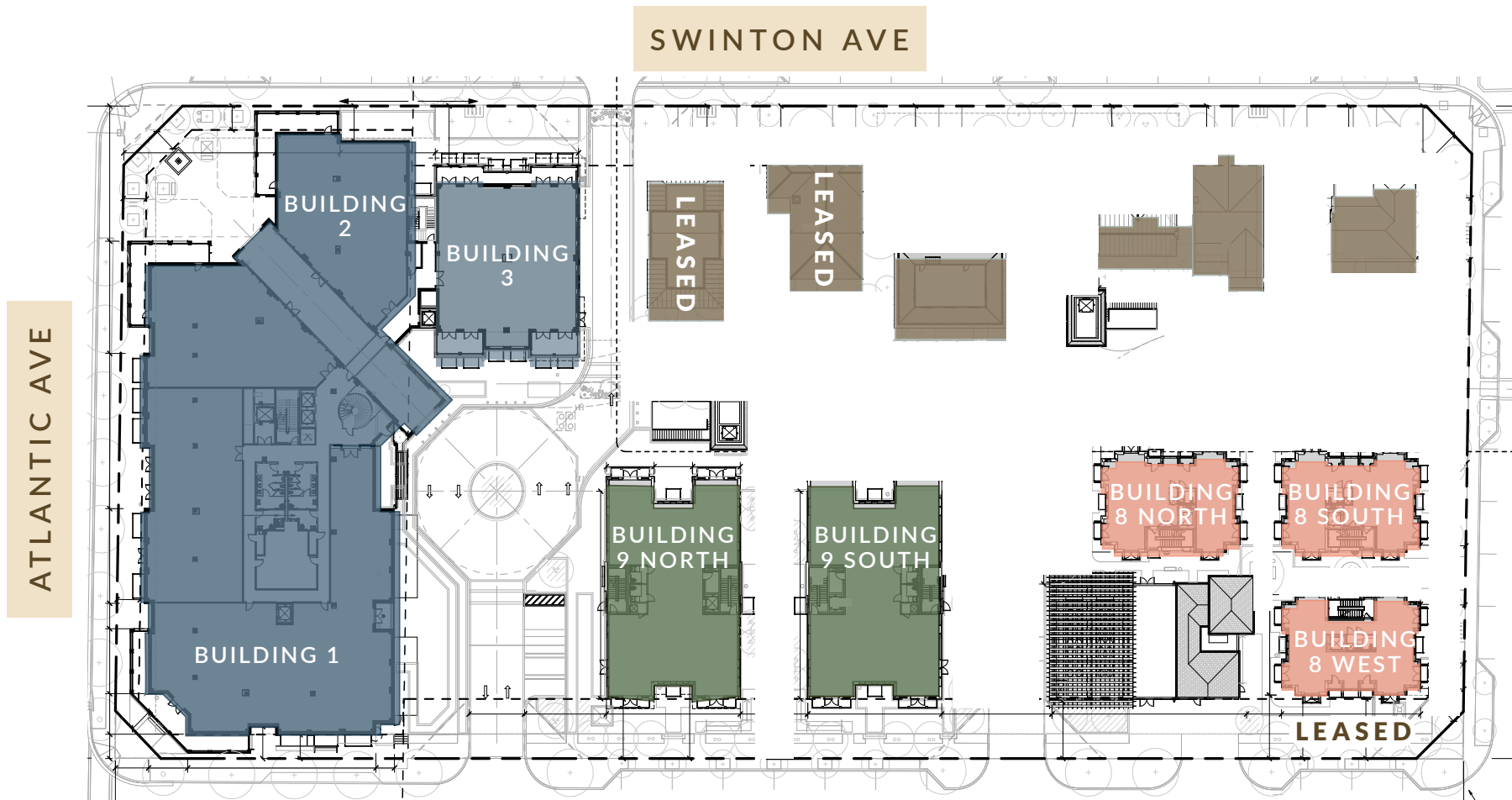
ACROSS THE VILLAGE

HISTORIC HOMES
Modern highly coveted fast casual food
and beverage operators to occupy these
homes

**MAIN BUILDING (2ND & 3RD
FLOOR - OFFICE)**
4,357 SF - 2nd Floor
2,458 SF - 3rd Floor
5,519 SF - 3rd Floor

BUILDING 8
Boutique Single Tenant Office Building
5,776 SF

BUILDING 9
Boutique Single Tenant Office Building
12,595 SF



MAIN BUILDING

RETAIL ONLY



9,066 indoor GSF with
1,883 GSF outdoor terrace*

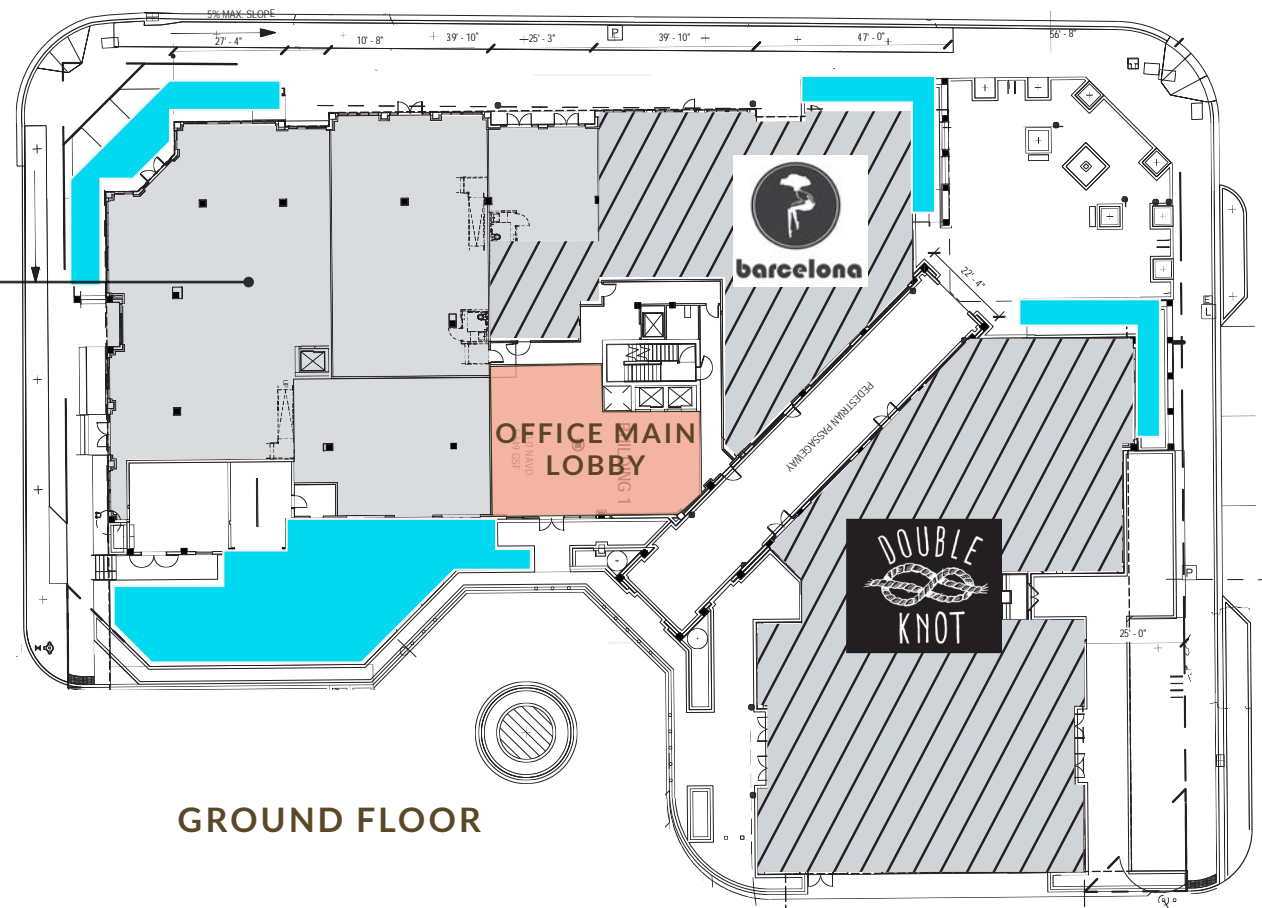
**Ability to Subdivide*

 Significant Terrace Space

 Leased Space

 Available

 Office Main Lobby



MAIN BUILDING

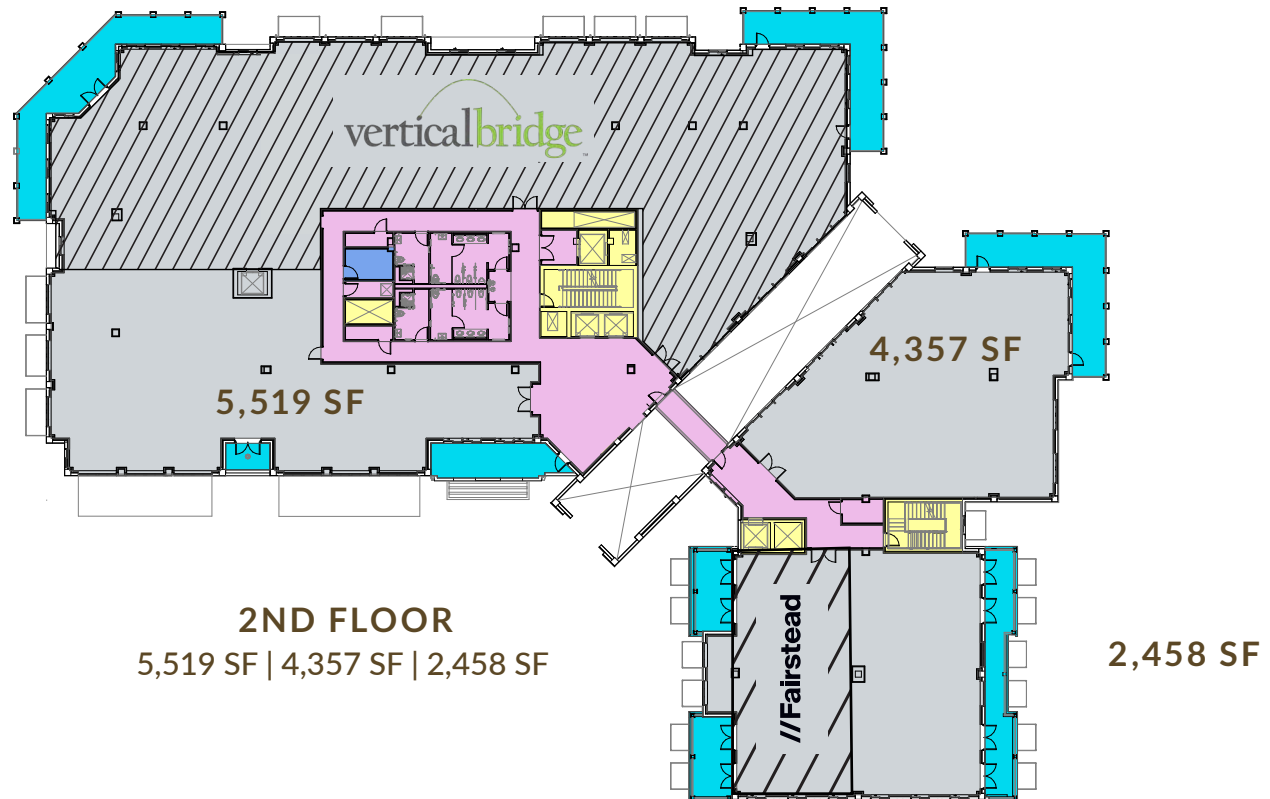
BLOCKING PLAN



Significant Terrace Space

Leased Space

Available



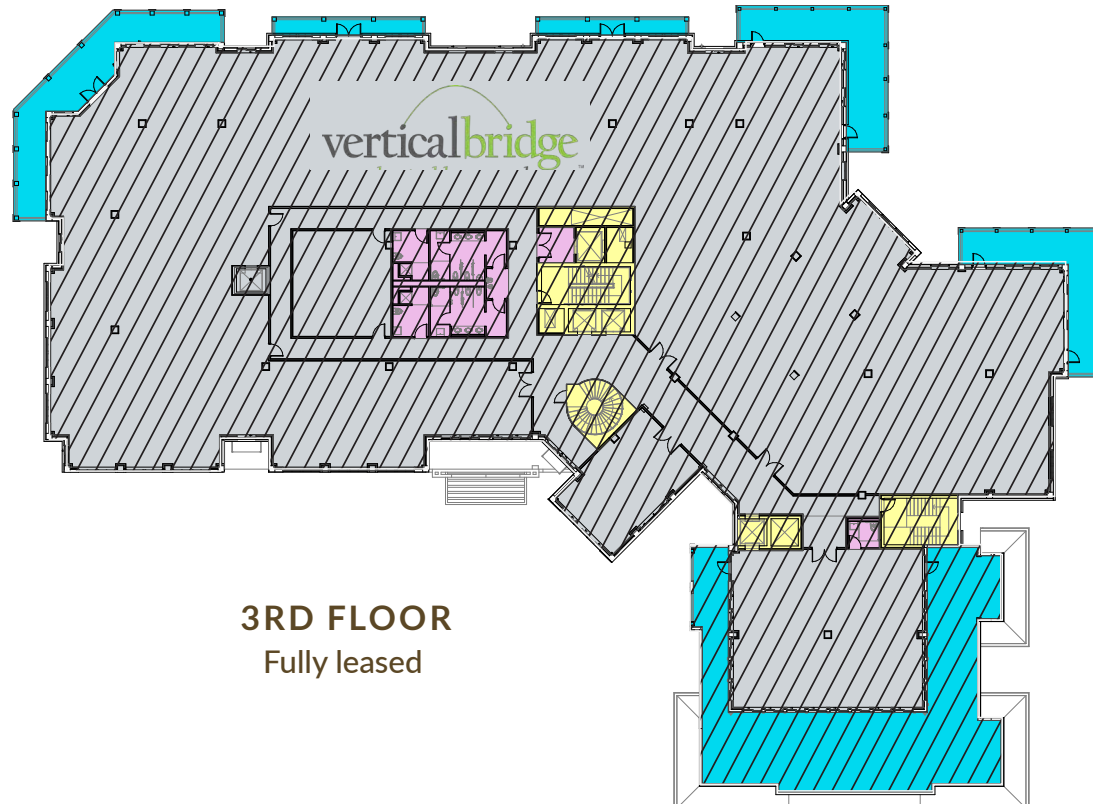
MAIN BUILDING BLOCKING PLAN



Significant Terrace Space

Leased Space

Available



DELRAY



BEACH

SUNDY VILLAGE

BUILDING 8

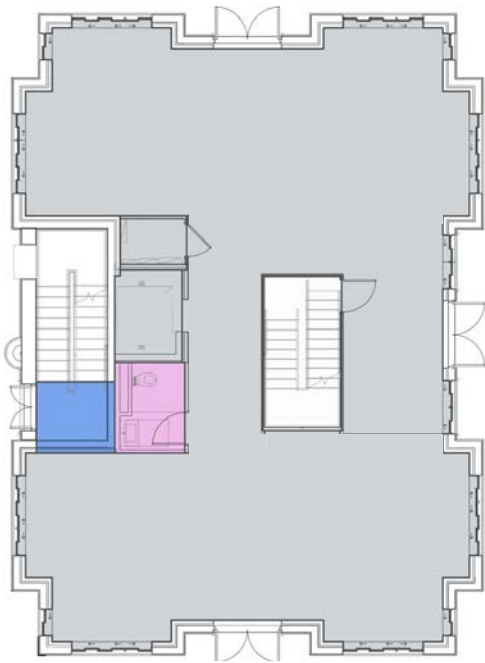




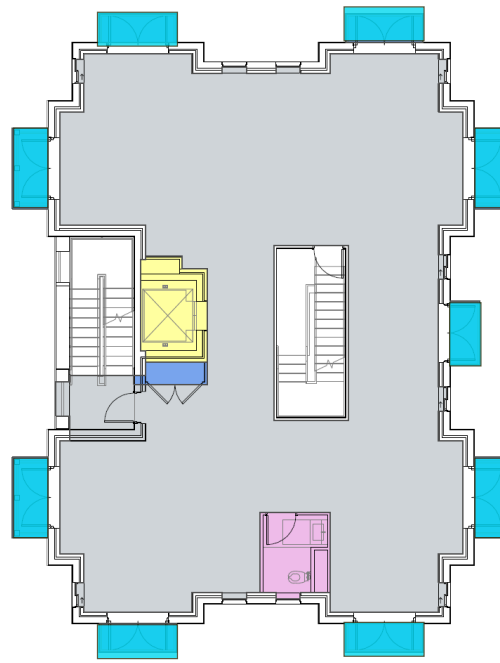
BUILDING 8 LAYOUTS

Applicable to both North & South Buildings

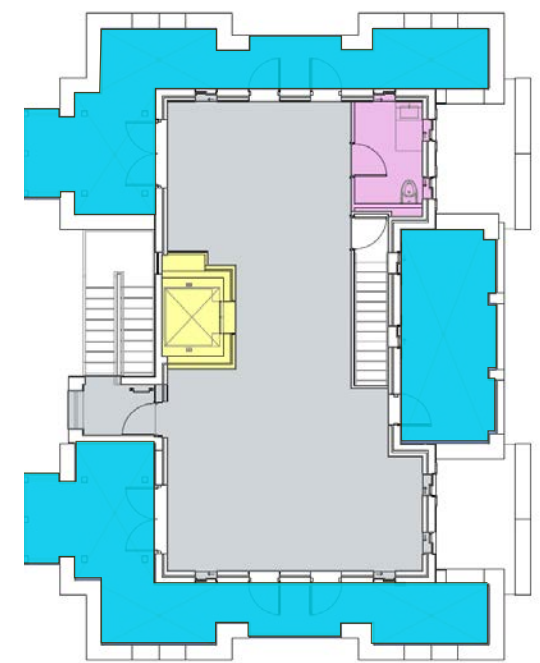
 Significant Terrace Space  Leased Space  Available



GROUND FLOOR
2,365 SF



2ND FLOOR
2,281 SF



3RD FLOOR
1,130 SF

BUILDING 9

BOUTIQUE SINGLE TENANT
OFFICE BUILDING



Full building user



Private balconies



Direct elevator access
to/from parking





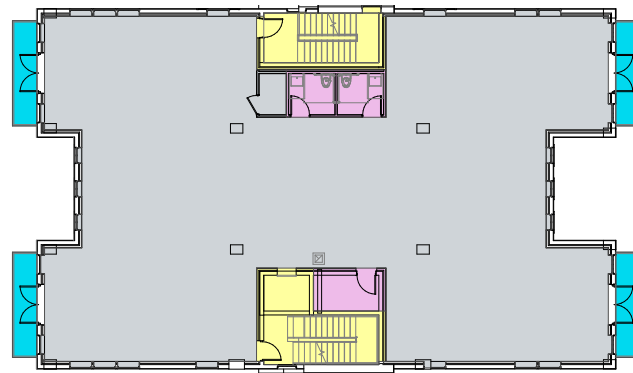
BUILDING 9 LAYOUTS

Applicable to both North & South Buildings

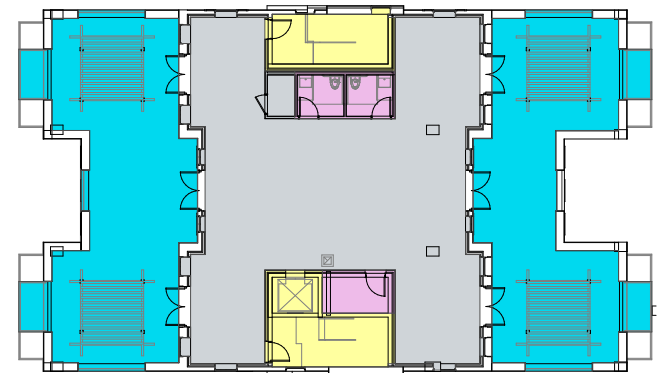
Significant Terrace Space Leased Space Available



GROUND FLOOR
4,967 SF



2ND FLOOR
5,245 SF



3RD FLOOR
2,383 SF

BUILDINGS 8 & 9

ONE OF A KIND

A+

Super Class A+ modern & elegant finish level throughout project



Building 9 | Direct elevator access to/from parking



EV Charging Available



BOUTIQUE SINGLE
TENANT OFFICE BUILDING

DELRAY BEACH

Downtown Delray Beach, is the Village of the Sea located on Florida's southeast coast. The City is rich in history and cultural diversity. Two miles of pristine beach on the crystal blue Atlantic Ocean, which connects to the vibrant shopping district filled with one of a kind shops, dining, entertainment and hip business district Downtown Delray Beach, long known for its eclectic community and vibrant atmosphere, has become a cultural mecca. It has become a fun, festive, and one-of-a-kind oceanfront town. The walkability, wide range of offerings, and proximity to the beach make Downtown Delray a resort town, and one of the only "downtowns" across the United States with a beach attached.





DINE OUT

RESTAURANT WEEK DOWNTOWN DELRAY

Foodies unite in downtown Delray Beach to tuck into the diverse dining scene and wide array of culinary experiences available during this annual event. Simply select your choice from the list of participating restaurants and make reservations directly through the restaurant. No passes, tickets or coupons required. Dine from multicourse prix fixe lunch or dinner menus.




SAVOR THE AVENUE

Make your reservations for a memorable night of dining under South Florida starlight during this annual outdoor culinary event on renowned Atlantic Avenue in Delray Beach. Make reservations directly with the restaurant of your choice. And on the night of the event, take your seat at Florida's longest dining table (more than five blocks long!) to relish a specially designed four-course dinner with beverage pairings. Past participating restaurants have included Cabana El Rey, L'Acqua, Rocco's Tacos, Salt7, Gary Rack's Farmhouse Kitchen, The Office Delray, City Oyster and Sushi Bar, Vic & Angelo's, Caffè Luna Rosa, Che!!!, 50 Ocean, Death or Glory, and Lemongrass Asian Bistro.



BEACH ARTS FESTIVAL DOWNTOWN DELRAY

With the sparkling Atlantic Ocean as a backdrop, art lovers converge on this much-anticipated juried art festival that features hundreds of local and international artists. Produced by Jupiter-based Howard Alan Events, this festival is consistently ranked as one of the top fine art festivals in the country by Sunshine Artist™ Magazine. Discover artistic treasures in a variety of mediums, including glass, fiber, wood, jewelry, paintings, photography, mixed media and pottery.



DELRAY BEACH OPEN

Get a thrill when you witness the world's only 10-day ATP (Association of Tennis Professionals) Champions Tour and ATP 250 event. Compete in amateur tennis tournaments or watch legends and top-ranked ATP stars hit the Delray Beach courts during action-packed days of matches.



DELRAY FASHION WEEK

Couture is part of downtown Delray Beach culture, and never more so than during this international, award-winning event. The glamorous multiday production shines a spotlight on the designs, collections and coiffures of downtown boutiques, designers, hairstylists and makeup artists. Models strut Atlantic Avenue on catwalks around downtown, showcasing resort wear, evening wear, swim and surf fashions.

DELRAY AFFAIR

Stroll along the palm tree-lined downtown streets of Delray Beach while witnessing the diverse mix of fine art, crafts and funky products found at the oldest and largest arts-and-crafts festival in the southeastern United States. Take your time as you make your way along 12 city blocks, viewing handcrafted wares, listening to live music and chatting with artisans who come from around the country and across the globe.

JULY 4TH CELEBRATION

Celebrate Independence Day Delray-style—with barbecue, beaches, family fun and, of course, fireworks. This free event along A1A and Atlantic Avenue is perfect for all ages, with a kids' zone, teen activities, an adrenaline-pumping obstacle course and live music all evening long. It all ends with a fireworks show that illuminates the Atlantic Ocean.

100 FT CHRISTMAS TREE LIGHTING & HOLIDAY FESTIVITIES

Celebrate the start of the holiday season by watching Santa Claus light Delray Beach's famous 100-foot-tall Christmas tree in Old School Square Park on NE 2nd Avenue. Take a walk through the enormous tree to view magical scenes, including a reindeer barn, Santa's workshop, 'Twas the Night Before Christmas House, and a favorite with kids, the Train House.



SUNNY VILLAGE

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