

AVAILABLE FOR LEASE



1680 SE 3RD COURT  
DEERFIELD BEACH, FL 33441

# Five Elements Medical Spa & Wellness Center

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# Premier *Waterfront* Destination

3,200 RSF

1680 SE 3rd Ct | 2 | Available for Lease

# BECOME PART OF THE *BEST* WELLNESS & PROFESSIONAL COMMUNITY AROUND

1680 SE 3rd Court in Deerfield Beach is a recently renovated, two-story, 12,500-square-foot commercial property offering modern infrastructure and strong visibility within The Cove Shopping Center. The building features a 10-foot ceiling height and high-traffic, street-level frontage, supporting both convenience and exposure for tenants.

Its prime location in Deerfield Beach's Cove Overlay District places it within a vibrant commercial corridor just minutes from the Intracoastal Waterway, making it an attractive option for businesses seeking a move-in-ready space in an established destination.

## PROPERTY *FEATURES*

- Reconstructed 2024
- 30 parking spaces
- Intracoastal views
- Elevator
- COD zoning
- Iconic East Deerfield Beach location



1680 SE 3rd Ct | 3 | Available for Lease





# The Heart of *Everything*

THE *COVE WATERFRONT* DISTRICT IS A LIVELY, TROPICAL WATERFRONT HUB KNOWN FOR ITS SEAFOOD DINING, SIGNATURE COCKTAILS, AND STUNNING INTRACOASTAL WATERWAY VIEWS. BLENDING A LAID-BACK COASTAL VIBE WITH EASY ACCESS TO BOATING, BEACHES, AND LOCAL SHOPS, IT OFFERS BOTH RESIDENTS AND VISITORS A RELAXED YET VIBRANT SOUTH FLORIDA EXPERIENCE.

## RESTAURANTS

- 1 The Cove Waterfront Restaurant & Tiki Bar
- 2 Casa Maya Grill
- 3 The Whale's Rib
- 4 Patrizia's of NYC
- 5 JB's on the Beach

## ATTRACTIONS

- 1 The Cove Shopping Center
- 2 Deerfield Island Park

## CONDOS

- 1 Hillsboro Cove
- 2 Hillsboro Landings One



# The *Cove Waterfront* District in Deerfield Beach, Florida



# *A Vibrant* Blend of Culture and Community



# Location *Highlights*

## NEARBY RESTAURANTS & DINING

Waterfront seafood and casual spots in the Cove.



## TRANSPORTATION

I-95, AIA, US-1 access; Minutes to beaches and Tri-Rail.



## FOOT TRAFFIC

Steady local & tourist activity from marinas, beaches, and events.



## CULTURAL EVENTS

Weekly live music, festivals, waterfront concerts, and beach events.



## OUTDOOR SPACES

Outdoor spaces with marina access and potential seating.

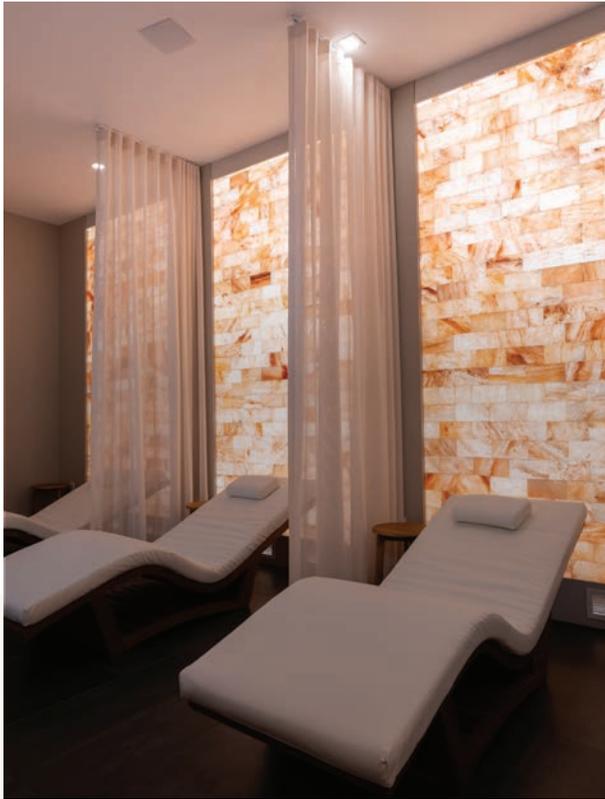


## PARKING

30 surface spaces plus street/municipal overflow and event incentives.

# Premier Co-Tenant: *Five Elements Medical Spa & Wellness Center*

LUXURY *MED-SPA* INSPIRED BY THE FIVE ELEMENTS

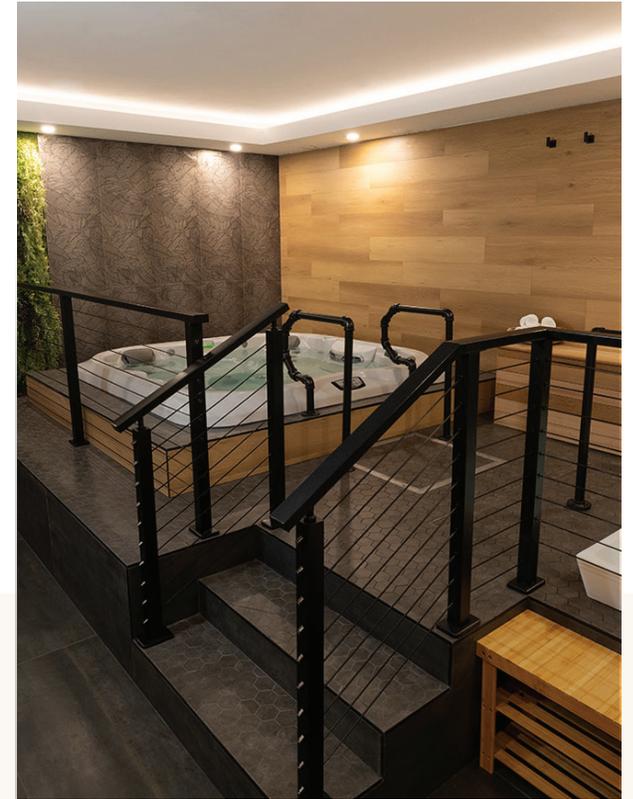


## SERVICES

Medical Aesthetics, Day Spa, IV Therapy, Wellness Room, Licensed Providers.

## SYNERGY FOR TENANTS

Chiropractic, Acupuncture, PT, Nutrition, Mental Wellness, Hormone Optimization, Regenerative Medicine.



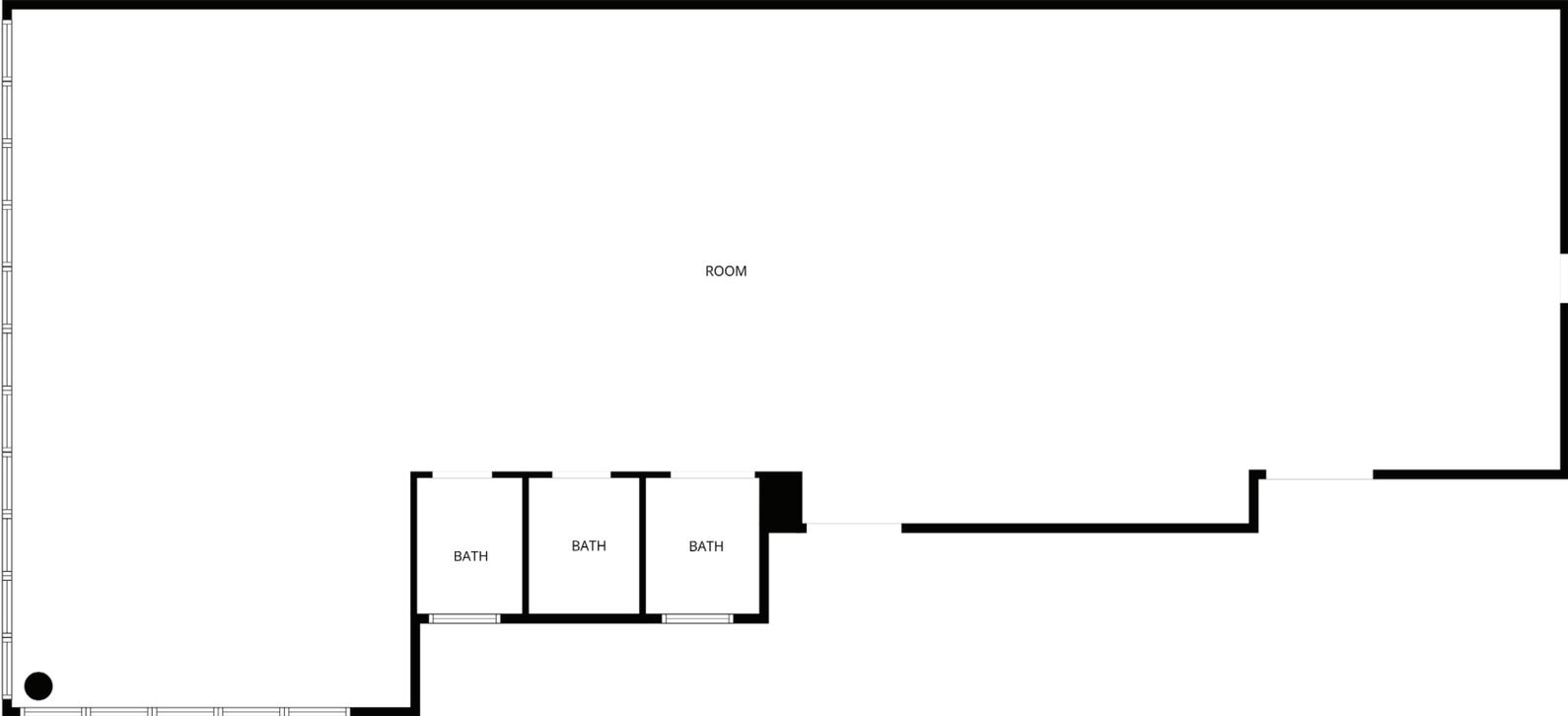
## CO-LOCATION BENEFITS

Shared Clientele, Cross-Referrals, Joint Marketing, Increased Traffic.

# Floorplans

A UNIQUE *AND* MODERN DESIGN

SECOND FLOOR (DIVISIBLE)  
3,200 RSF



# Availability

## AVAILABILITY *DETAILS*

Floor	Suite	Available SF	Rate	Type
Full 2nd Floor (Divisible)	Full 2nd Floor	3,200	\$38.00	NNN
<b>Total Available</b>		<b>3,200</b>		

## SUITE *HIGHLIGHTS*

- Join a premier waterfront destination blending luxury wellness with professional services.
- Second-floor Medical/Professional/Creative space. Flexible RSF (full or divisible). Open-plan loft with intracoastal views and natural light.
- The conference room is a shared space, not part of the floor plan.

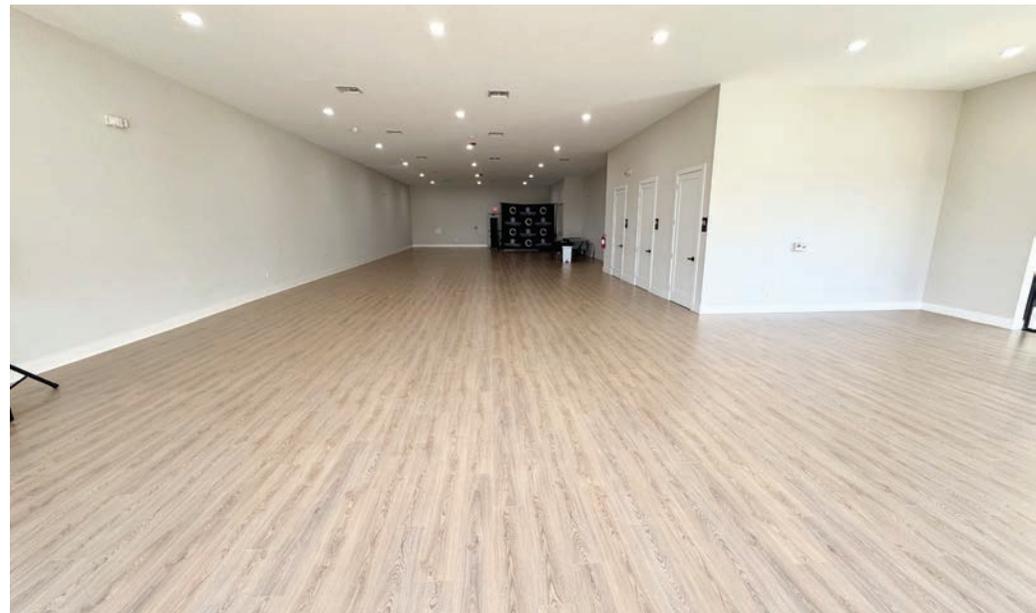


# Interior Photos

## UNIQUE AND *MODERN DESIGN*

- Bright, open second-floor interior photo showing natural light, water views, high ceilings, modern finishes.
- Unique and Modern Design – Flexible Second-Floor Loft / Medical / Professional Space (full-floor or divisible). Recently reconstructed (2024) with natural light, intracoastal views, open-plan layout, modern systems, and 30 parking spaces. Ideal for medical, wellness, office, creative, or service uses.







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