

# PRIME COMMERCIAL SPACE



**3415 S. FEDERAL HWY., DELRAY BEACH, FL. 33483**

- 4,200 SF AVAILABLE WITH BUILDING FRONTAGE AND SIGNAGE DIRECTLY ON FEDERAL HWY.
- PROPERTY ZONED GC IN CITY OF DELRAY BEACH. PERMITTED USES INCLUDE RETAIL, OFFICE, SHOWROOM, VOCATIONAL. AMPLE SURFACE PARKING.
- **LEASE RATE: \$35.00+\$9.07cam + SALES TAX.** TENANT PAYS FOR OWN ELECTRIC, JANITORIAL SERVICES, PHONE AND DATA WITHIN THE SPACE. 24/7 ACCESS.
- SPACE BUILT OUT WITH THREE LARGE ROOMS, THREE PRIVATE OFFICES, OPEN WORK AREA, STORAGE, THREE ADA RESTROOMS.
- **MOTIVATED LANDLORD; LEASE INCENTIVES AVAILABLE TO QUALIFIED TENANTS.**

*For additional information or to schedule an appointment, contact:*

**Henry Gluckstern, Senior Associate**

**ComNet Realty, Inc.**

**Commercial Real Estate Solutions**

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*All information is subject to errors, omission or withdrawal at anytime without notice.*

Exhibit A

3415 D. Federal Hwy  
Raleigh Beach, FL 33463

(4,200 SF)

2,639 SF

(4,200 SF)

