

**UNIQUE
OPPORTUNITY**

**2,544 SF
AVAILABLE**

FOR LEASE

THE SPACE



419 E. ATLANTIC AVE DELRAY BEACH, FL 33483

BASE RENT \$50/PSF GROSS

LIVE/WORK OR LOFT OFFICE ON HISTORIC ATLANTIC AVENUE

Position your business — and your lifestyle — in the heart of Delray Beach, directly on vibrant Atlantic Avenue, named by USA Today as “The Most Fun Small Town in America.” This unique space offers the flexibility to be leased as either a dynamic office environment or a live/work loft, giving you the best of both worlds.

Ascend your private staircase to an inspiring open layout with soaring cathedral ceilings, exposed beams, and abundant natural light. The sleek kitchen with marble backsplash, high-gloss cabinetry, and gas range is perfect for team meals, client entertaining, or daily living. Balcony and rooftop access on either side of the main space provide fresh-air retreats for breaks, informal meetings, or evening gatherings. A spacious primary suite overlooking Atlantic Avenue can serve as a tranquil bedroom retreat, an executive office, or a creative studio.

With walkability to the beach, boutique shops, restaurants, and nightlife, this property is ideal for a fun, energetic company or an entrepreneur seeking a true live/work lifestyle. Whether you envision it as your team's loft office or as a home and workspace combined, this Atlantic Avenue address delivers inspiration, visibility, and convenience in one iconic location.

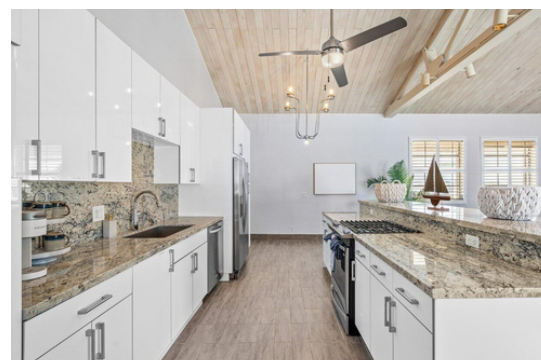
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AERIAL + PHOTOS



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