



DELRAY CENTRAL



FOR LEASE

1615 & 1625 S CONGRESS AVENUE
DELRAY BEACH, FL 33445



OFFICE SPACE FLOOR PLANS INTERIOR RENOVATIONS

1615 & 1625 S CONGRESS AVENUE
DELRAY BEACH, FL 33445

Delray Central is a two-building, state-of-the-art office campus on Congress Avenue in the heart of this vibrant city. The 176,000-square-foot campus has been beautifully renovated, offering modern, professional suites that reflect the needs of today's discerning corporate users and the workday wants of employees. Quick access from I-95 from either the Linton Boulevard or Congress Avenue interchanges, abundant surface parking, an onsite gym, and a hotel-inspired lobby are just a few of the unique features that corporate tenants will find at Delray Central. The project's location is also immersed in the city's newest emerging mixed-use district, with the recent delivery of 700 new midrise apartments and a new grocery-anchored retail center under construction. The renowned Atlantic Avenue is also just a few short miles north, offering the perfect spot for business lunches or happy hour gatherings.

DELRAY CENTRAL CAMPUS FEATURES:

- 176,000 RSF two-building campus
- Quick access to I-95
- Close to Delray's bustling Atlantic Avenue restaurant and shopping district
- On-site fitness center
- New hotel-style tenant conference and lobby lounge
- Ample 4.6 spaces per 1,000 RSF parking ratio
- Redundant chiller systems
- Potential building signage on Congress Avenue for large users
- Modern, light-laden office suites
- Ready-to-go office suites
- Newly renovated common areas
- Professional management and high-quality, service-driven landlord



1615



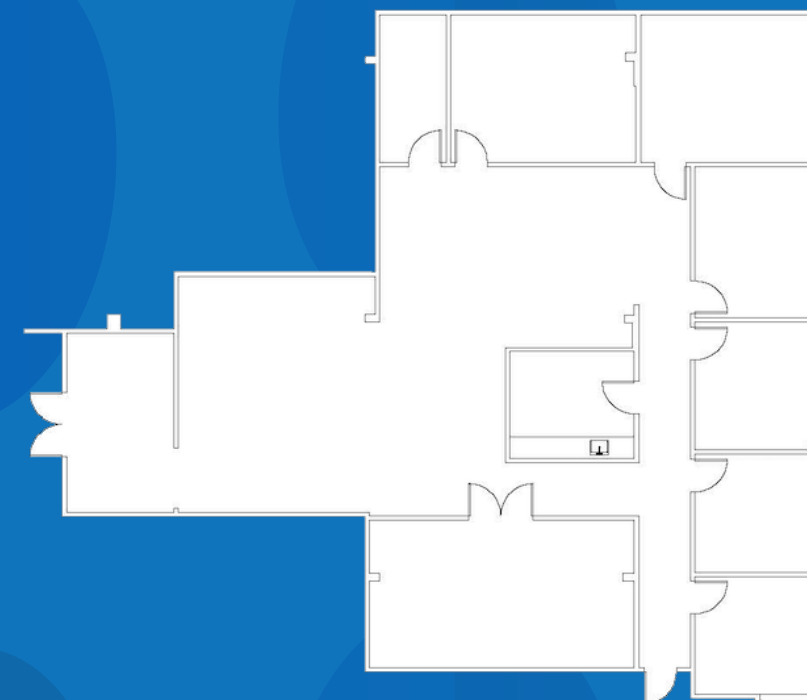
PROPERTY DETAILS

- 176,000 RSF two-building campus
 - 1615 - 98,000 RSF 2-Story Office
 - 1625 - 78,000 RSF 4-Story Office
- On-site, tenant-only fitness facility
- DirectTV and fiber optic available
- Newly-constructed tenant conference room and lounge area
- Modern glass offices
- Professional management
- 4.6/1,000 Parking ratio

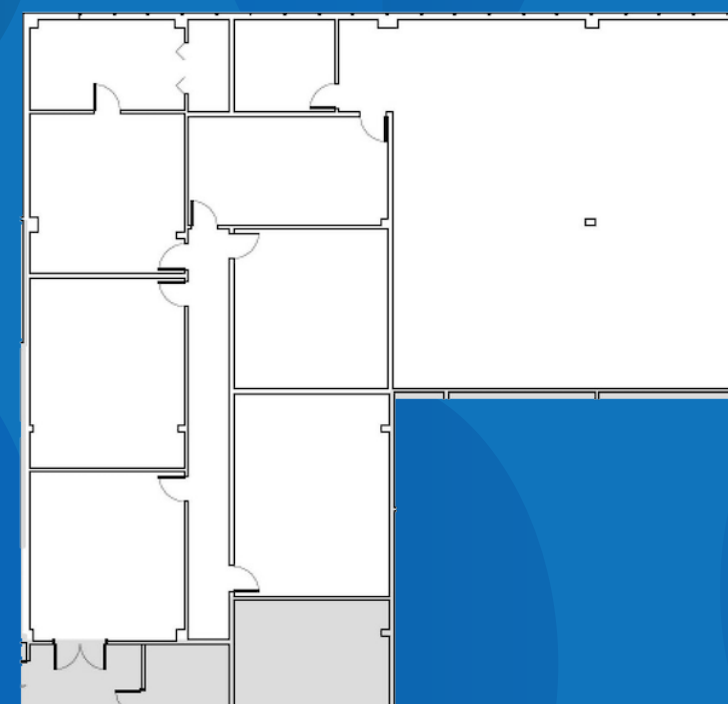
AVAILABILITY

SUITE	SQUARE FOOTAGE	STATUS	LEASE RATE
102	3,711 SF	Available	\$24.00 NNN, \$14.65 PSF CAM
104	5,778 SF	Available	\$24.00 NNN, \$14.65 PSF CAM

SUITE 102 - 3,711 SF



SUITE 104 - 5,778 SF



1625



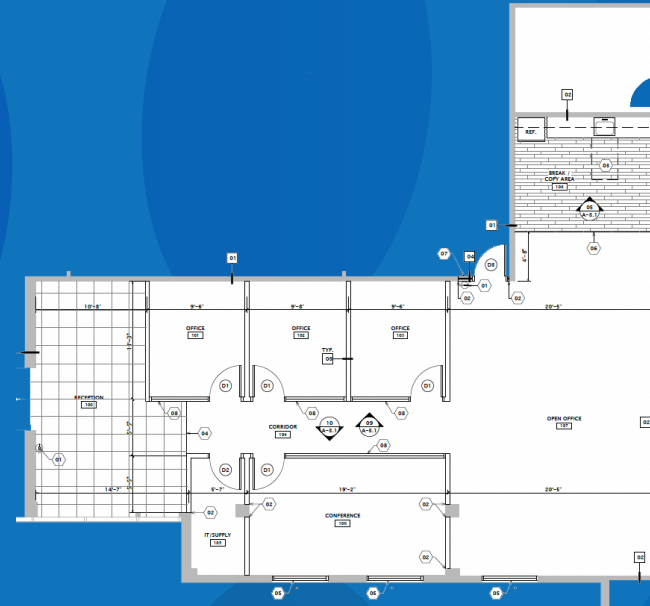
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AVAILABILITY

SUITE	SQUARE FOOTAGE	STATUS	LEASE RATE
150	2,265	Available	\$26.00 NNN, \$14.65 PSF CAM
200	19,223	Q2 2025	\$26.00 NNN, \$14.65 PSF CAM
301	9,048	Available	\$26.00 NNN, \$14.65 PSF CAM
330	2,346	Q2 2025	\$26.00 NNN, \$14.65 PSF CAM

SUITE 150 - 2,265 SF

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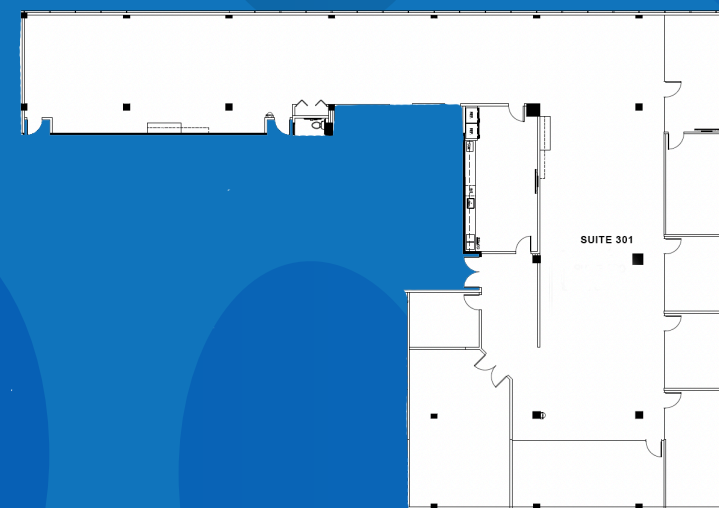


SUITE 200 - 19,223 SF

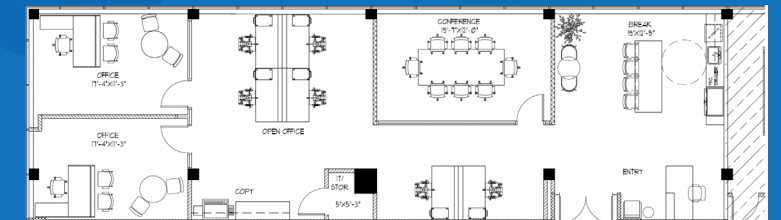


SUITE 301 - 9,048 SF

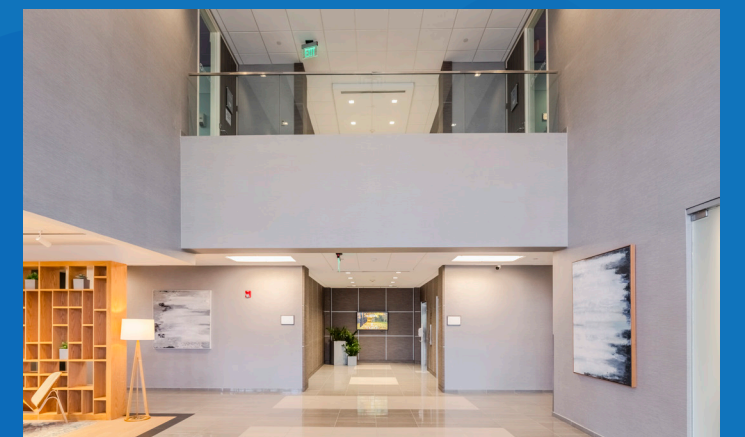
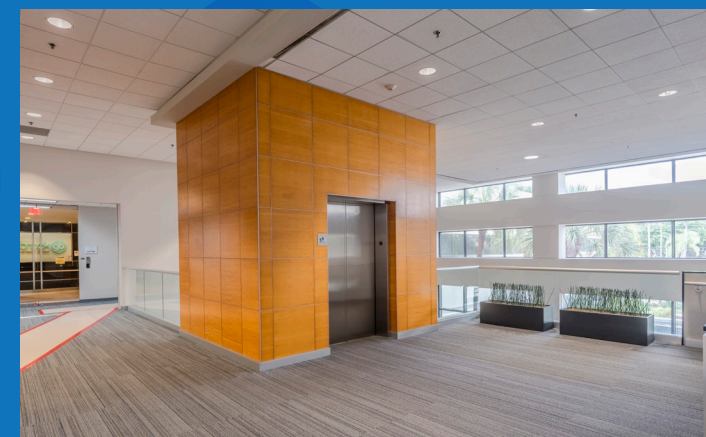
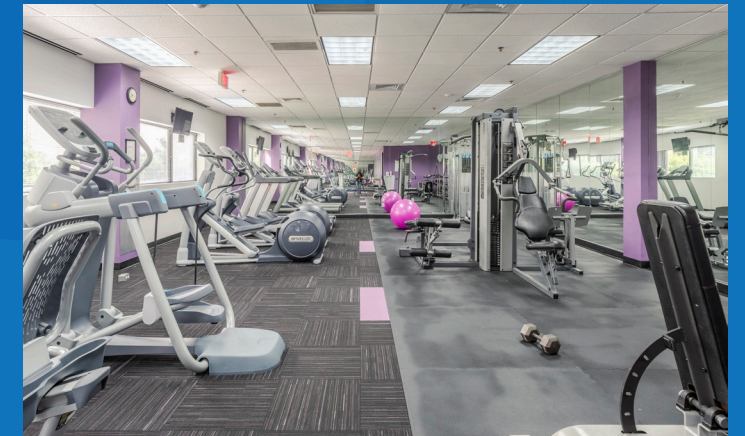
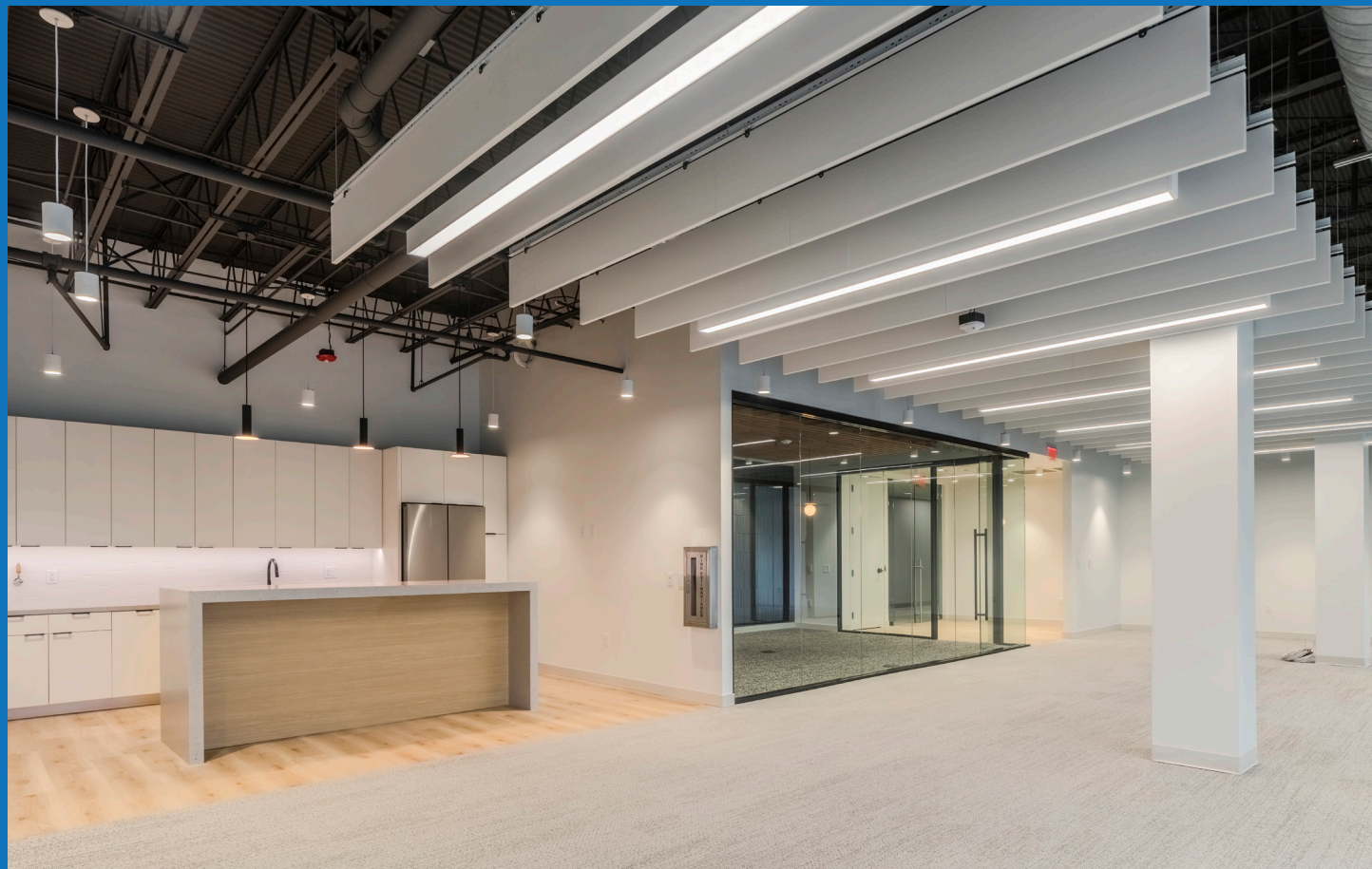
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SUITE 330 - 2,346 SF



STUNNING INTERIOR RENOVATIONS



AREA MAP



5 Minutes
to Interstate 95



24 Minutes
to Palm Beach
International Airport



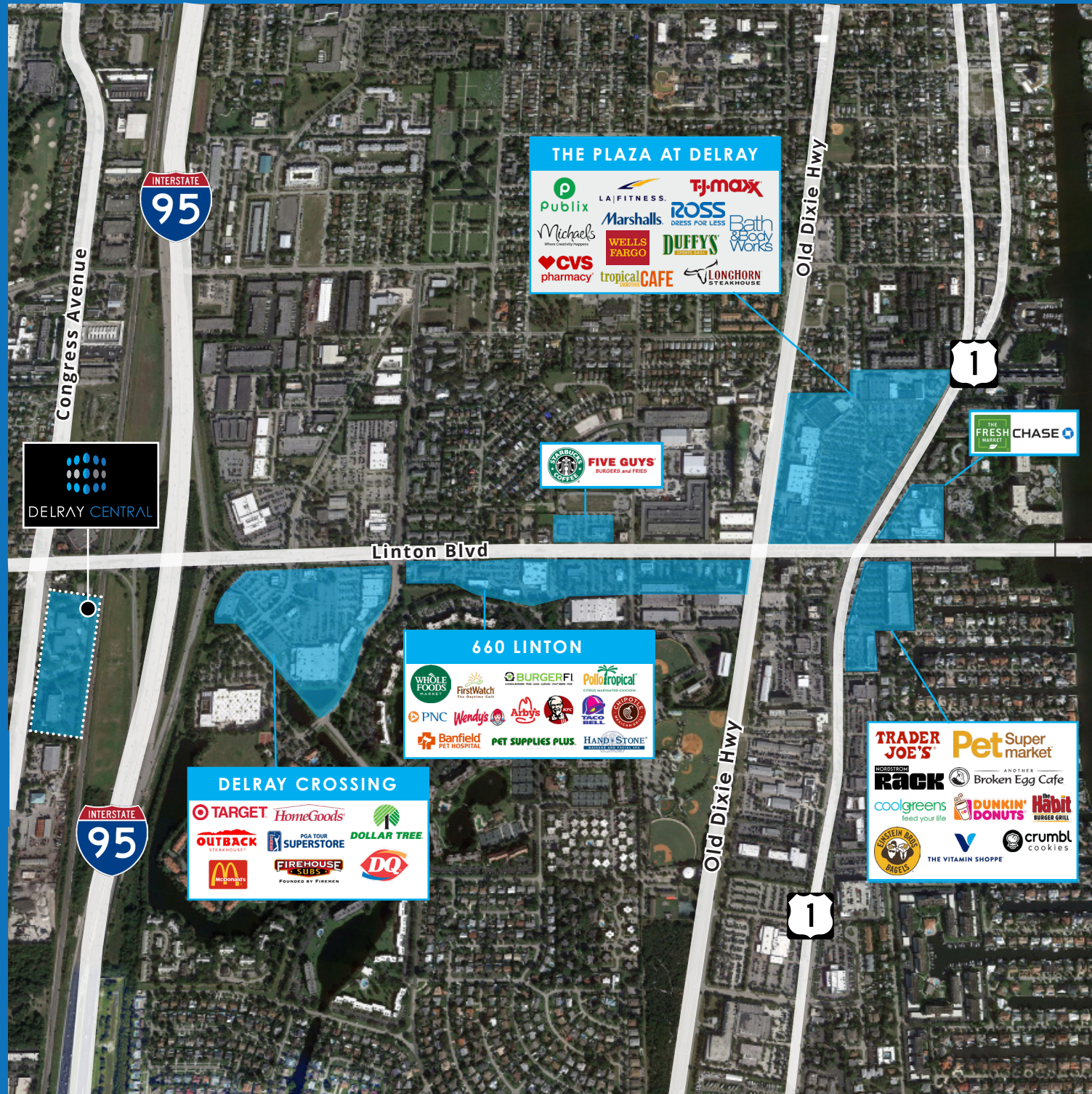
45 Minutes
to Fort Lauderdale -
Hollywood International Airport



3 Miles to Atlantic
Avenue



Close proximity to
Restaurants, Retail & Hotels



DELRAY CENTRAL



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