

# TOWN SQUARE OFFICE BUILDING FOR LEASE

55 NE 5<sup>TH</sup> AVE



Jones Lang LaSalle Americas, Inc. License #: CO508577000



This impressive office building, located in Delray Beach, Florida, boasts over 18,000 square feet of prime commercial space spread across four well-designed floors. Situated in the city's thriving CBD, this property offers unmatched accessibility, proximity to amenities, and a vibrant business environment, making it an ideal venture for discerning investors looking to establish a strong presence in this dynamic market.



18,796 SF



4 Stories



Zoned within the CBD



52 Parking Spaces



~25 minutes to Palm Beach International Airport



Walking distance to shops and restaurants on Atlantic Ave

Welcome to  
Downtown

Delray  
Beach  
Village by the Sea

55 NE 5th Ave is in the heart of Downtown Delray



Georgian-style architecture



Located near Palm Beach County's major transportation arteries: I-95 & Florida Turnpike



Each floor has its own lobby and restrooms



"Best Small Town in The US" USA Today and the Travel Channel

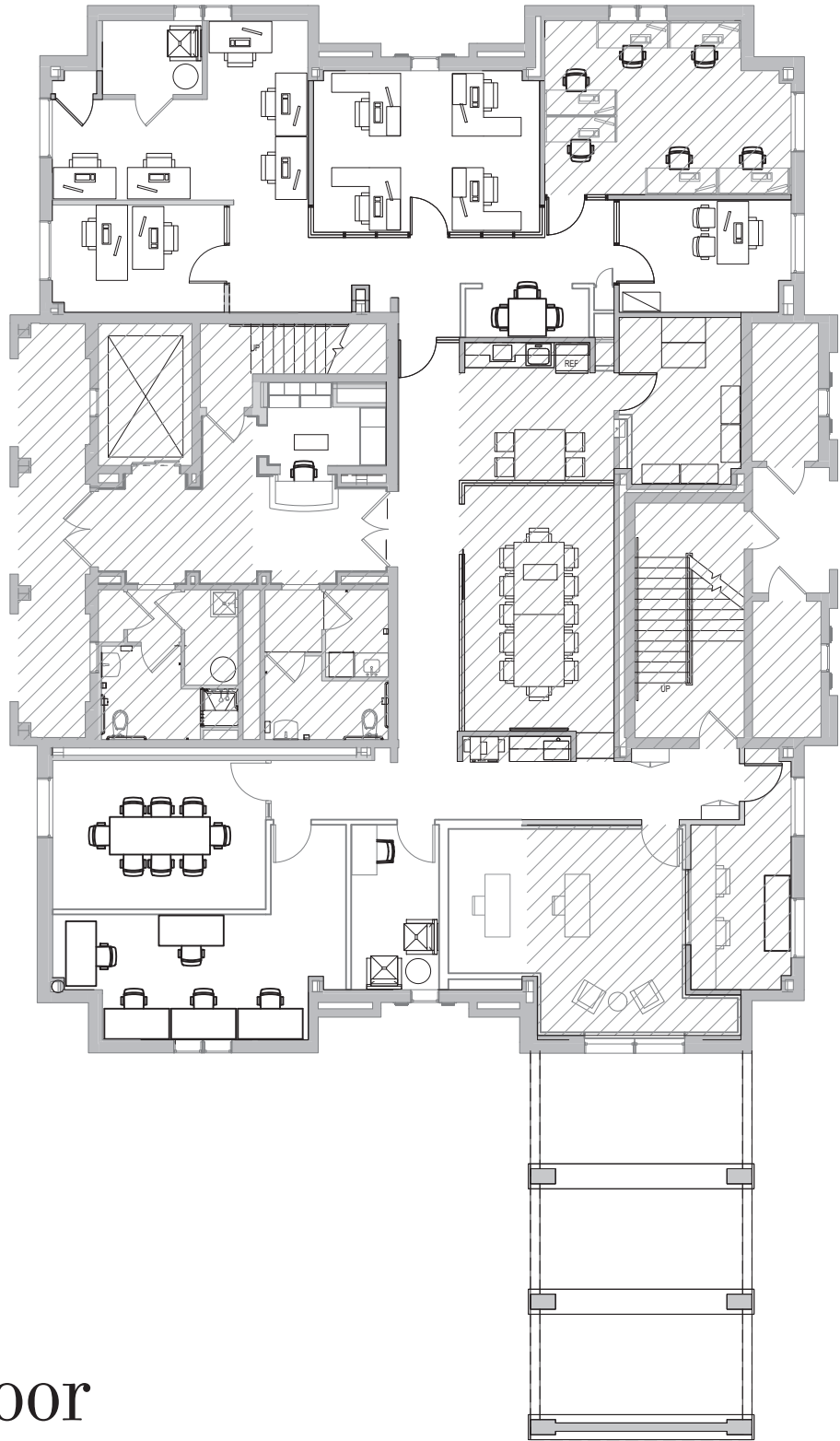


Two main public transportation options: Palm Tran and Tri-Rail

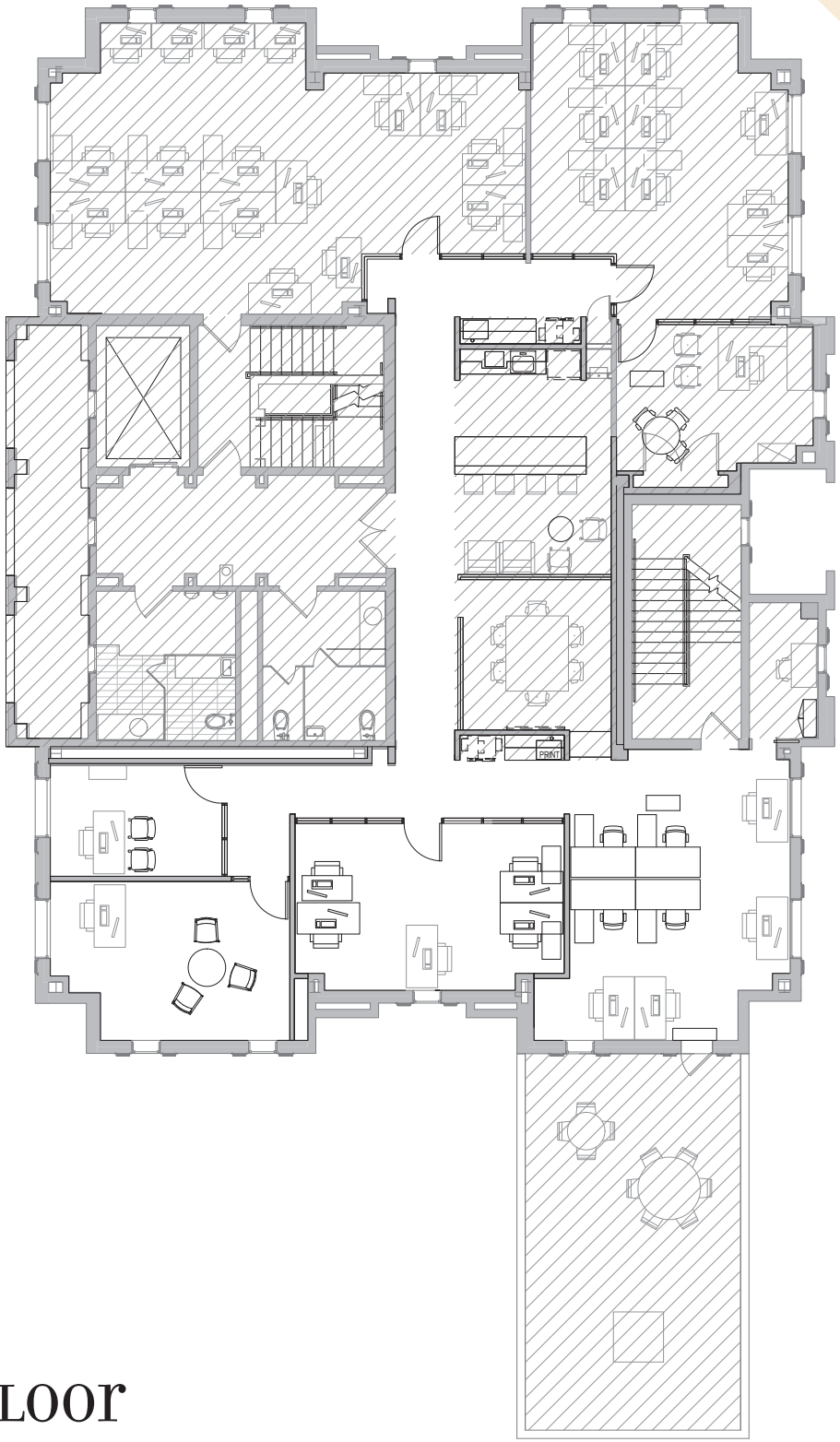


Explore Delray Beach

# FLOOR PLANS

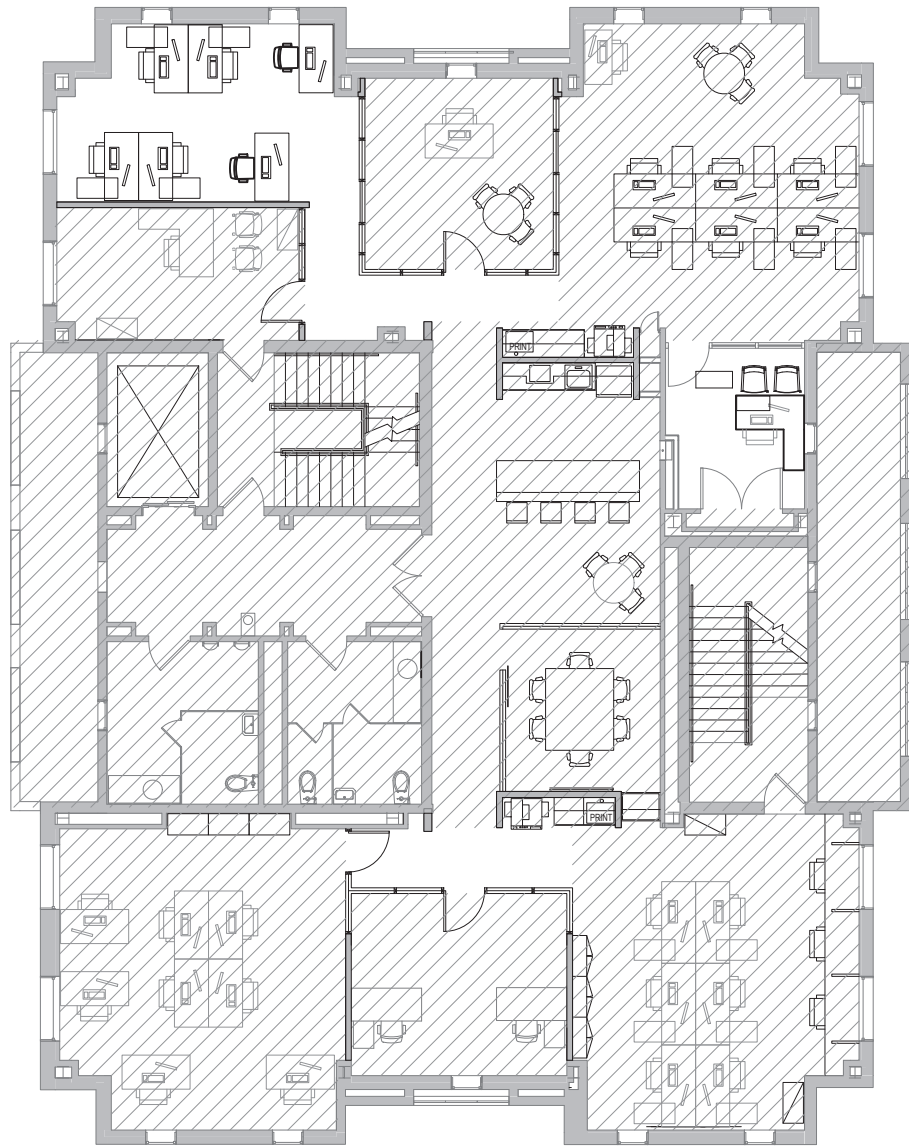


FIRST FLOOR

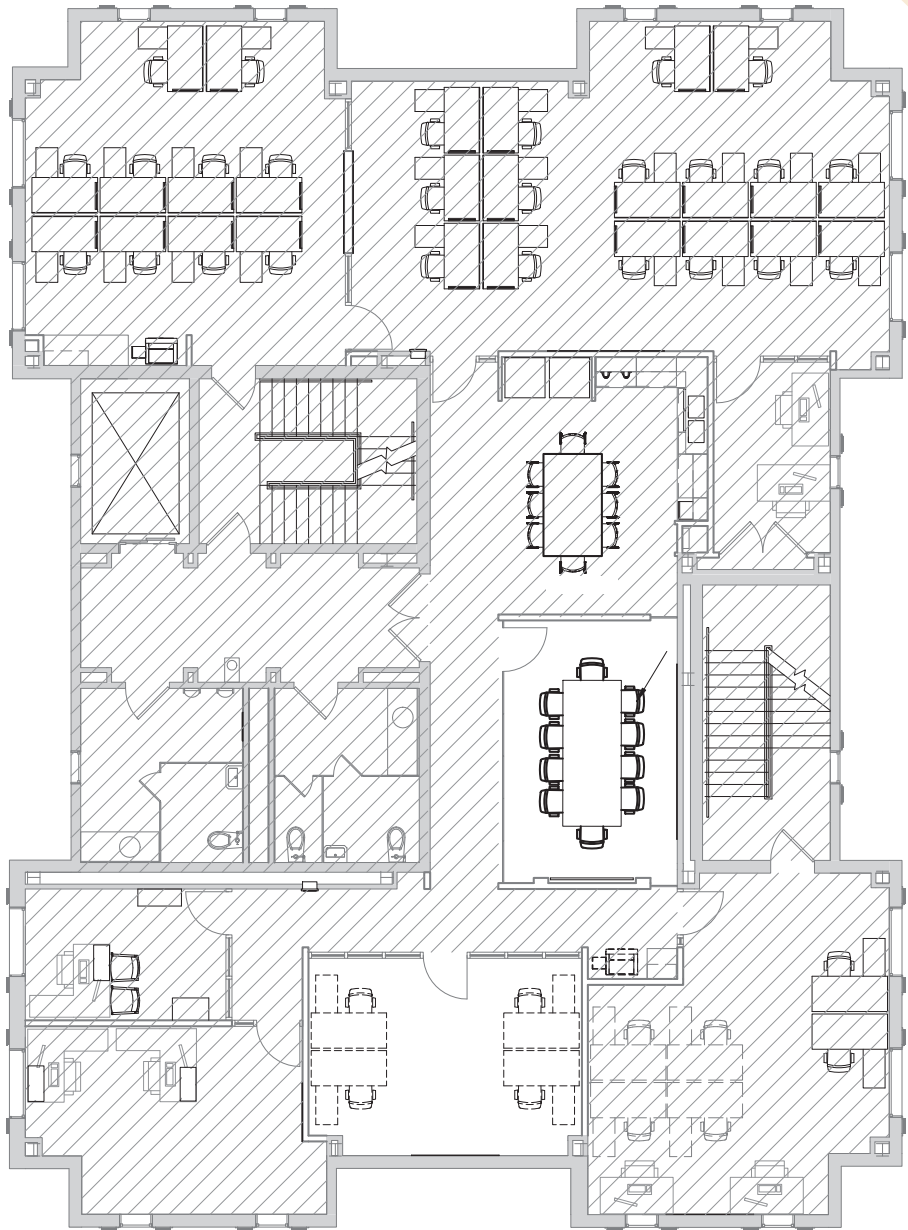


SECOND FLOOR

# FLOOR PLANS



THIRD FLOOR



FOURTH FLOOR

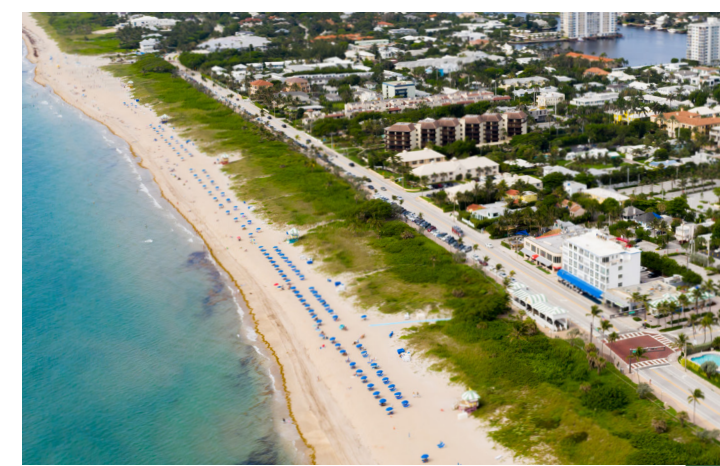
# AVAILABILITY

Floor	Sq. Footage	Availability
1	4,669	Immediate
2	4,669	Immediate
3	4,669	Immediate
4	4,669	Immediate

Asking Rate: \$50.00 NNN



Atlantic Avenue is the vibrant and bustling main street of Delray Beach, Florida. Known for its lively atmosphere and diverse offerings, it is one of South Florida's most popular destinations for residents and visitors alike. Stretching from Interstate 95 to the beautiful Atlantic Ocean, Atlantic Avenue is lined with a variety of shops, boutiques, art galleries, restaurants, bars, and entertainment venues.



# Nearby Amenities



## Wine and Dine

- The Wine Room Kitchen and Bar in Delray Beach
- Johnnie Brown's
- City Oyster & Sushi Bar
- Silverball Retro Arcade
- Ramen Lab Eatery
- El Camino
- Rocco's Tacos & Tequila Bar
- Tin Roof
- Elisabetta's Ristorante
- THRōW Social Delray Beach
- Lemongrass Asian Bistro
- Colombian Coffee House
- Amar Mediterranean Bistro
- Mussel Beach
- Le Colonial Delray Beach
- Hawkers Asian Street Food
- The Blue Anchor British Pub
- Deck 84
- the Bridge Café
- The Hampton Social - Delray Beach
- Delray Goodies
- Beer Trade Co
- Anthony's Coal Fired Pizza & Wings
- Two Fat BrEGGfast
- Bounce Delray Beach
- Park Tavern
- Cut 432
- Boheme Bistro
- Sandbar
- Tramonti Restaurante
- Cafe Luna Roda

## Health and Wellness

- F45 Training Delray Beach
- PurLife Fitness Center
- Juice Papi
- the seed. Coffee + Juice Bar
- PureLife Café

## Hotel and Lodging

- Crane's Beach House Boutique Hotel & Luxury Villas
- Dover House Resort
- The Seagate Hotel & Spa
- The Atlantic Suites on the Ave
- Opal Grand Resort
- The Grove Beach Vacation Rentals
- Berkshire By The Sea
- Hampton Inn Delray Beach
- The Ray Hotel Delray Beach, Curio Collection by Hilton
- Hyatt Place Delray Beach
- Colony Hotel & Cabana Club

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## PROPERTY CONTACT



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