



SUNDY VILLAGE

GATEWAY TO
ATLANTIC AVENUE



22 W ATLANTIC AVE, DELRAY BEACH, FL 33444

SUNDYVILLAGE.COM

DOWNLOAD PROPERTY VIDEO

CBRE



Sundy Village is the premier fully immersed mixed-use campus located in Palm Beach County at the signalized intersection of Atlantic Avenue and Swinton Avenue in Delray Beach, Florida known as “The Gateway to Atlantic Avenue.”

Atlantic Avenue continues to flourish as the prime destination for Palm Beach and Broward County’s most affluent residents to dine, shop and entertain due to the abundance of food & beverage options and the unparalleled vibrant atmosphere the downtown district has to offer.





+70K SF
OF PRE-LEASING
COMPLETED

Ownership has secured high-end food operators and institutional office Tenants to anchor the main building at the project. Following the initial lease up, the campus offers a diverse selection to office Tenants consisting of two highly unique free standing boutique office buildings with private balconies overlooking the well manicured paseo.

Located on the most prominent corner in Southern Palm Beach County, Sundy Village will be a one of kind office environment for Tenants, providing the best access to I-95 without fighting the Atlantic Avenue congestion reducing commute times. Tenants will benefit from a “true” urban outdoor centric environment with cultivated food and beverage to be combined with the Tenant lounge, bar, café and valet creating an **exclusive experience** that has never been seen in South Florida.

AVAILABILITIES

55 SW 1st Avenue

8N Ability to divide by Floor

Ground Floor: 1,058 SF & 1,099 SF

2nd Floor: 2,385 SF

3rd Floor: 1,234 SF

65 SW 1st Avenue

8S Full building available | 5,776 SF

Ground Floor: 1,058 SF & 1,099 SF

2nd Floor: 2,385 SF

3rd Floor: 1,234 SF



CONSTRUCTION UPDATE

AS OF JUNE 25, 2025



Immediate delivery to tenants, buildout on track for Q4 2025.



Subterranean garage completed



Main Building – 2nd and 3rd Floor construction in process for first tenants



Building 8's & 9's – nearly complete



LOCAL AMENITIES



PROPERTY HIGHLIGHTS

A+

One of a kind. New Class A+ office with historic charm



Boutique lobby



Valet drop off



Direct elevator access to tenant suites



Views overlooking landscaped campus



Subterranean parking



Private terraces & balconies



Casual & fine dining options are available on site



DELIVERY FOR TENANT IMPROVEMENTS Q4 2025



BUILDING HIGHLIGHTS

OFFICE BUILDING	8N (Divisible by Floor 1,058 - 5,776 SF) 8S Full Building (1,058 - 5,776 SF)
ASKING RATES	Main Building: \$80.00 - \$85.00 NNN Bldgs. 8: \$80.00 - \$85.00 NNN (Full Bldg.) Bldg. 8: 1st & 2nd Floor - \$80.00 - \$85.00 NNN 3rd Floor - \$100.00 NNN
OPEX	\$20.00 + Electric & HVAC separately metered
HISTORIC VILLAGE	Consisting of chef driven fast casual food and beverage as well as retail with large outdoor patios for seating
PARKING	268 Space subterranean parking garage spanning the full length of the site providing tenants both reserved and unreserved parking with direct access to the office buildings Subject to market rates



SPEC DETAILS

HVAC

High level of sustainability and energy conservation. The office areas and retail space program of the building will be served off of the central building's MEP/FP systems. Office space has a single air handler per floor with VAV distribution. Mechanical means to enhance indoor environmental quality that are already in design as per CDC and ASHRAE guidelines include:

- Ability to flush dining room and kitchen space with 100% outdoor air (conditioned) prior to occupancy
- Ability to maintain indoor humidity between 40 - 60% Relative Humidity
- MERV 13 HVAC filtration
- Tankless Water Heaters (offers reduced risk of bacteria, such as Legionella, compared to tank-type water storage heaters)

CEILING HEIGHTS

Main Building:
11'4" Slab to slab

Bldg 8: Floor to bottom of slab ceiling heights are:
Level 1 - 10'4"
Level 2 - 9'10"
Level 3 - 9'0"*

OPTIONS

Utilization of Bi-Polar ionization at HVAC supply air and Interior Quality (IAQ) monitoring systems.*

* Subject to change

ACROSS THE VILLAGE

HISTORIC HOMES

Modern highly coveted fast casual food and beverage operators to occupy these homes

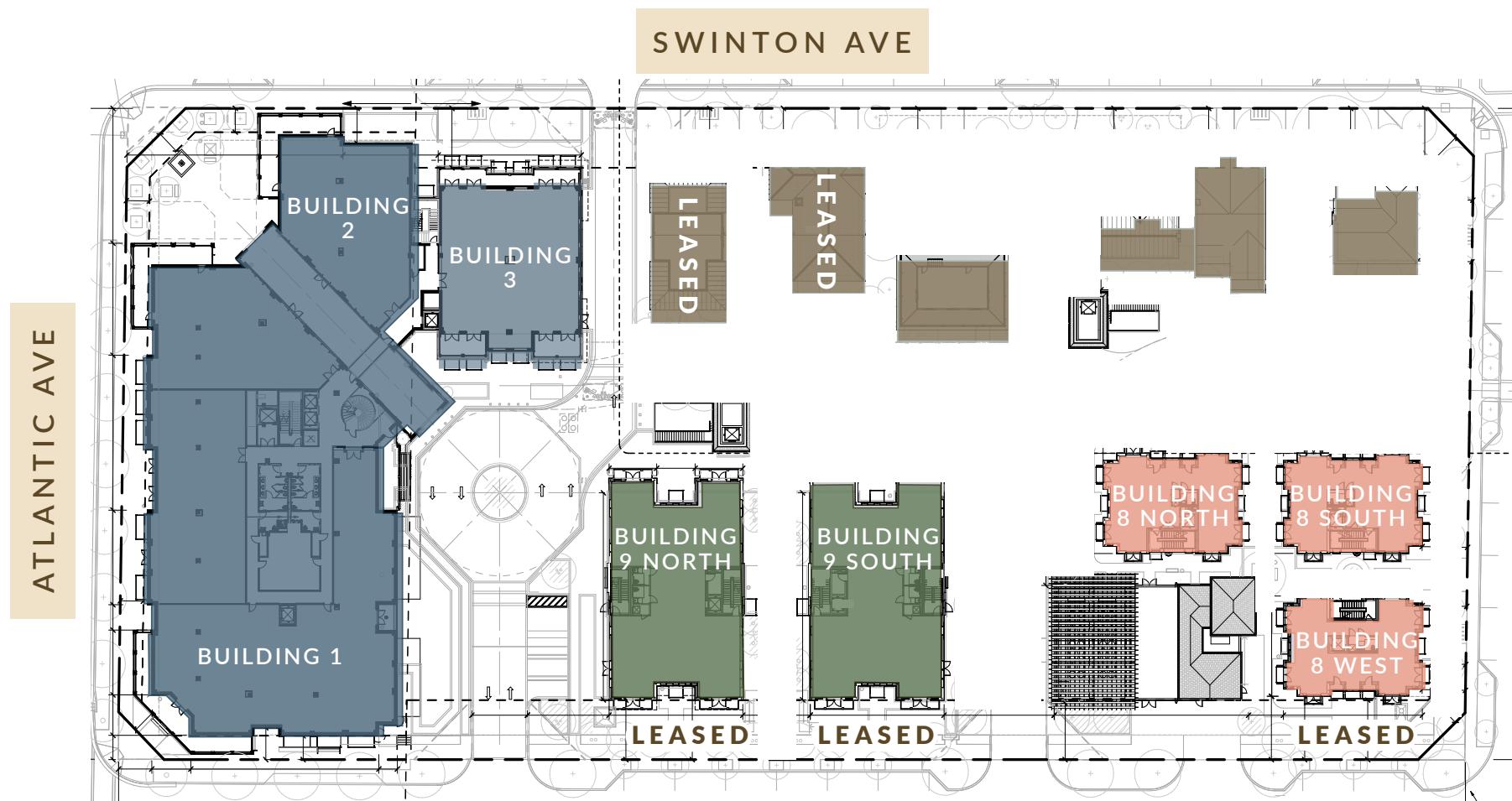
BUILDING 8N & 8S

Boutique Single Tenant Office Building
8N - 1,058 SF - 5,776 SF
8S - 1,058 SF - 5,776 SF

BUILDING 9 LEASED

MAIN BUILDING (2ND & 3RD FLOOR - OFFICE)

4,357 SF - 2nd Floor



MAIN BUILDING

RETAIL ONLY



9,066 indoor GSF with
1,883 GSF outdoor terrace*

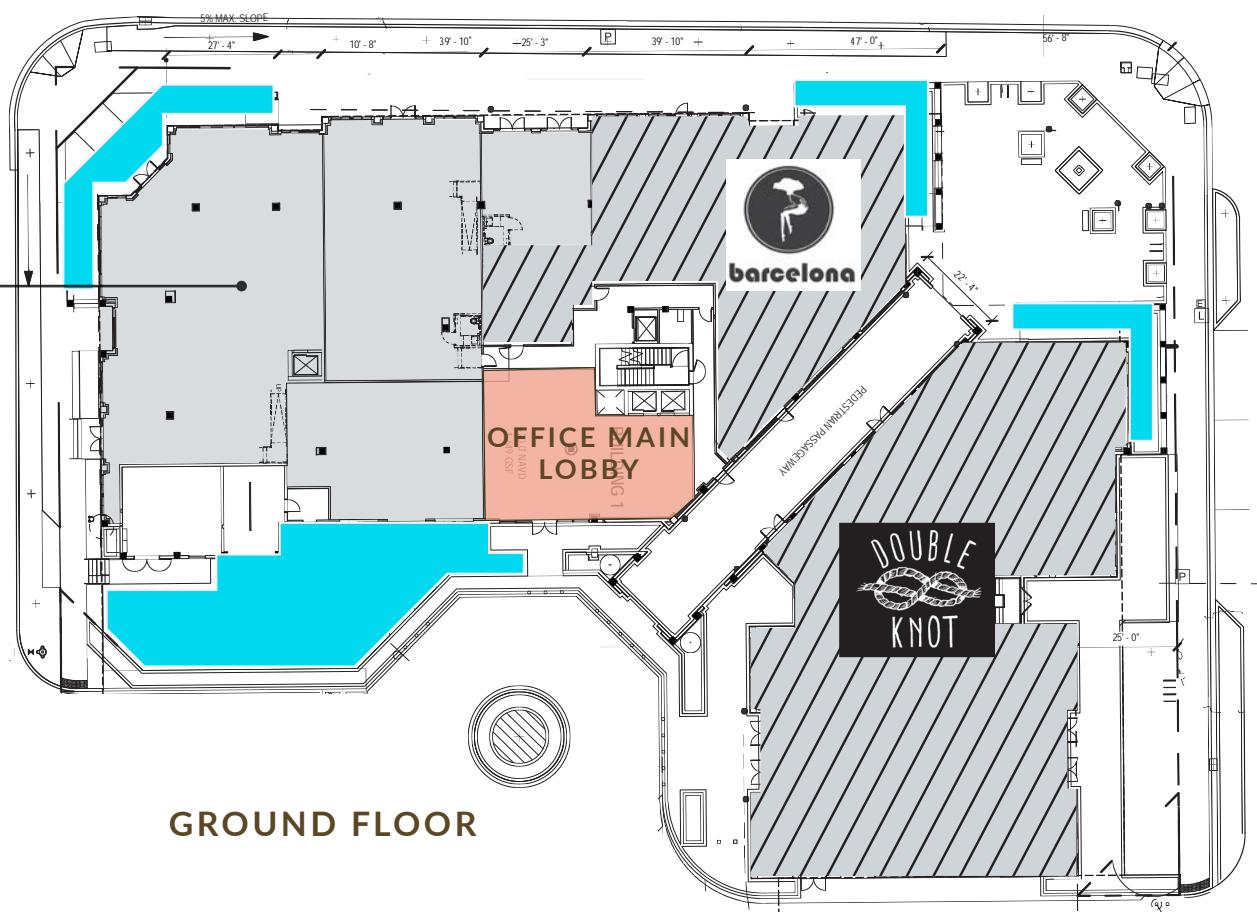
*Ability to Subdivide

■ Significant Terrace Space

■ Leased Space

■ Available

■ Office Main Lobby

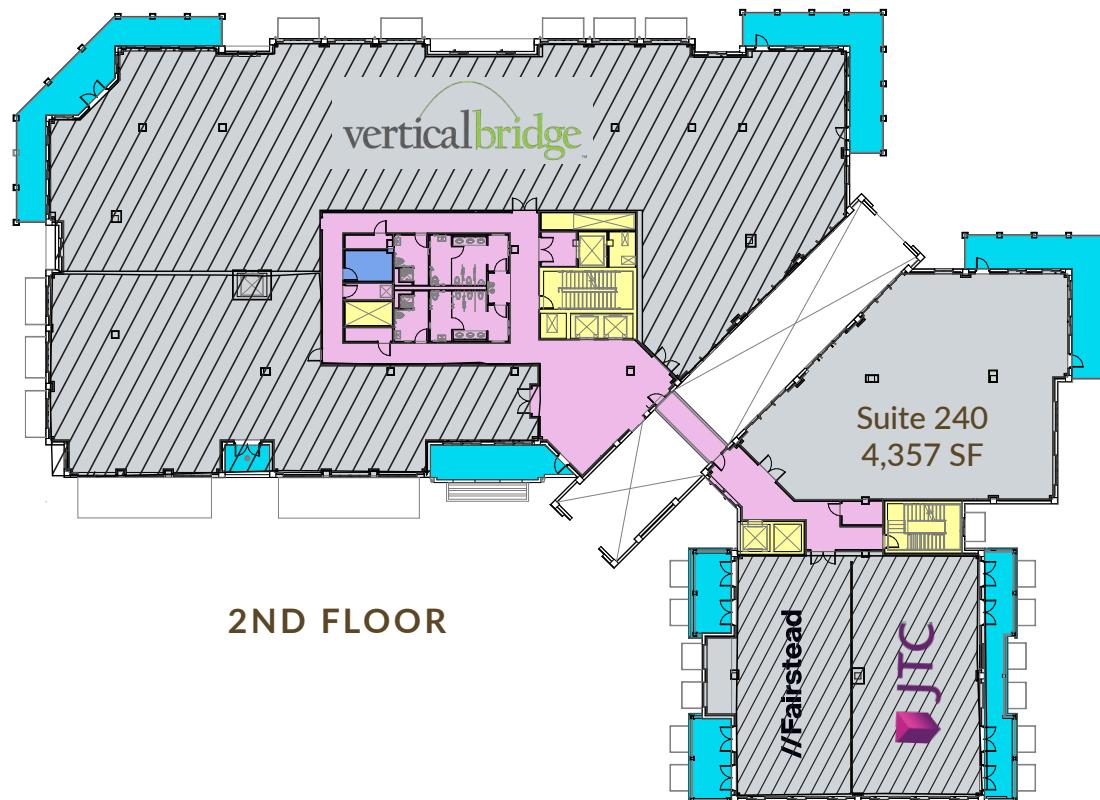


MAIN BUILDING

BLOCKING PLAN



- Significant Terrace Space
- Leased Space
- Available



MAIN BUILDING

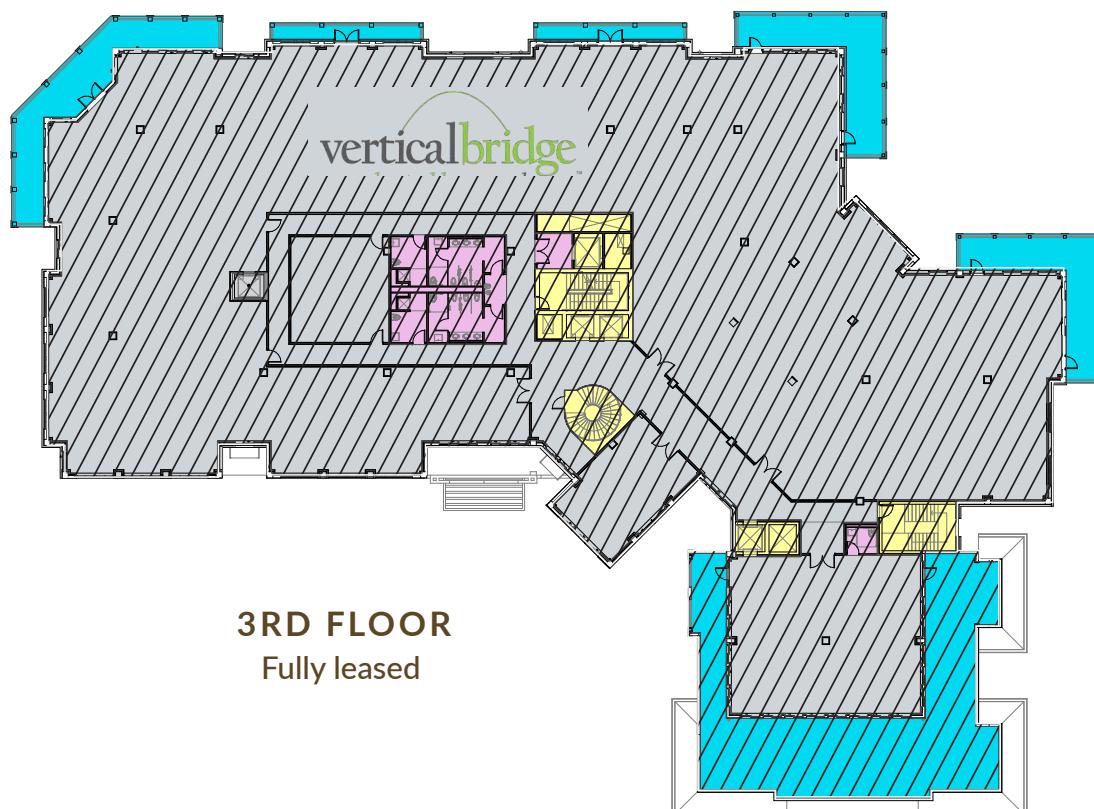
BLOCKING PLAN



■ Significant Terrace Space

■ Leased Space

■ Available



DELRAY

BEACH



SUNNY VILLAGE

BUILDING 8





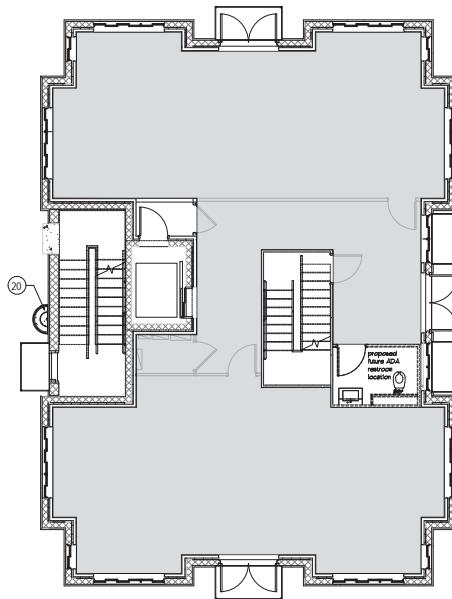
BUILDING 8S LAYOUT

Building 8S | 65 SW 1st Avenue

■ Significant Terrace Space

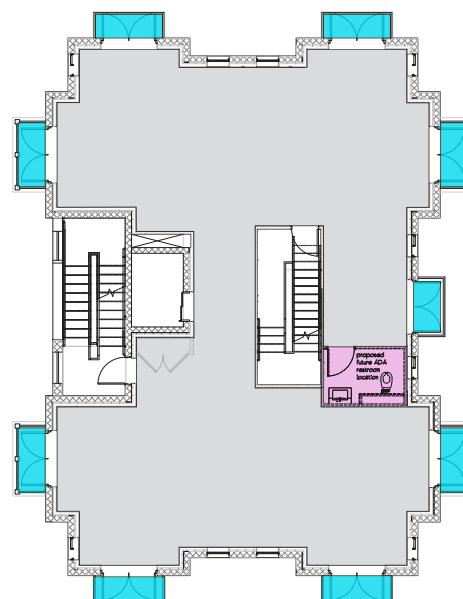
■ Leased Space

■ Available



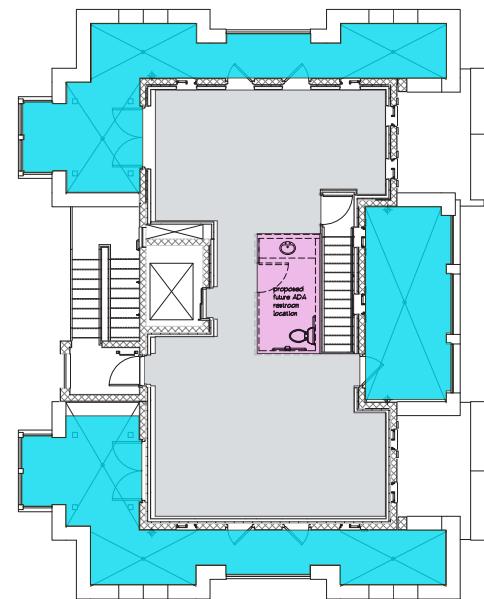
GROUND FLOOR

1,099 SF
&
1,058 SF



2ND FLOOR

2,385 SF



3RD FLOOR

1,234 SF



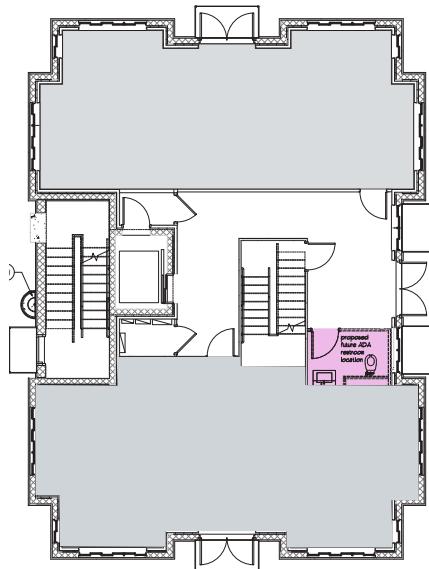
BUILDING 8N LAYOUT

Building 8N | 55 SW 1st Ave

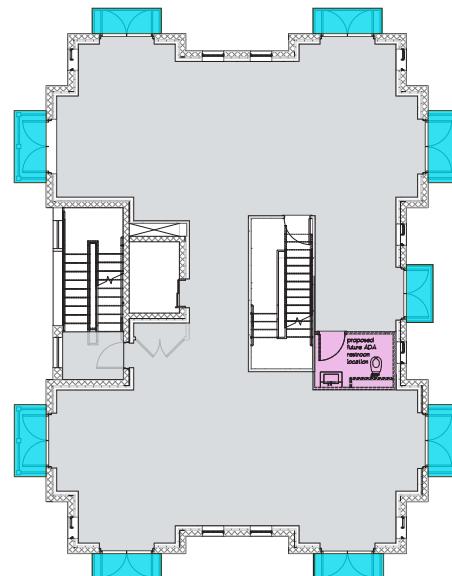
■ Significant Terrace Space

■ Leased Space

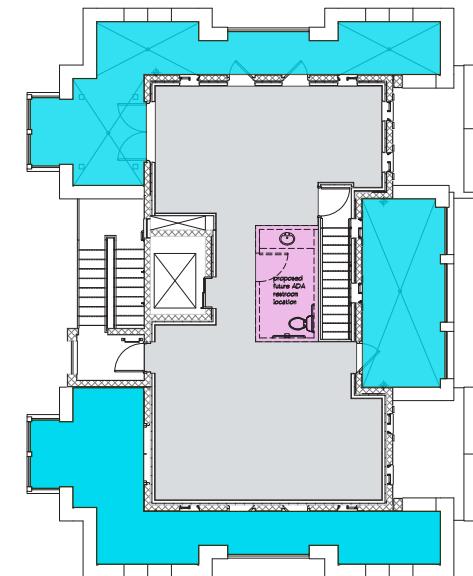
■ Available



GROUND FLOOR
2,157 SF



PRIVATE BALCONIES
2ND FLOOR
2,385 SF



PRIVATE TERRACE
3RD FLOOR
1,234 SF

LEASED BUILDING 9

BOUTIQUE SINGLE TENANT
OFFICE BUILDING



Full building user



Private balconies



Direct elevator access
to/from parking



BUILDING 9 LAYOUT

LEASED

Applicable to both North & South Buildings

■ Significant Terrace Space

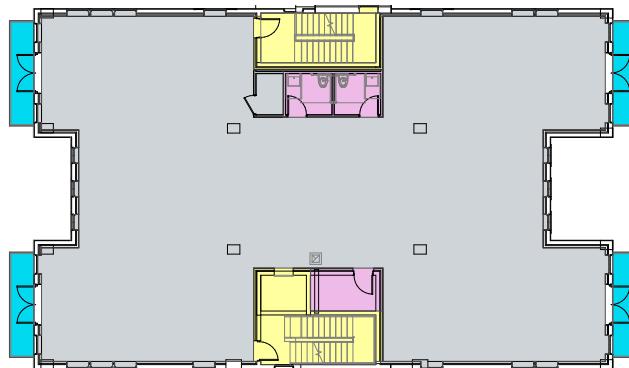
■ Leased Space

■ Available



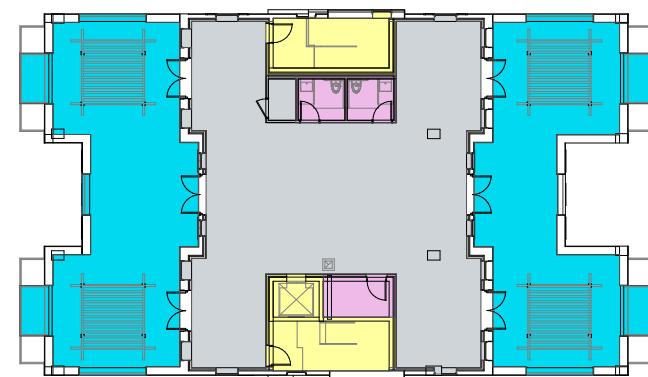
GROUND FLOOR

4,967 SF



2ND FLOOR

5,245 SF



3RD FLOOR

2,383 SF

BUILDING 8 ONE OF A KIND

A+

Super Class A+ modern
& elegant finish level
throughout project



EV Charging Available



DELRAY BEACH

Downtown Delray Beach, is the Village of the Sea located on Florida's southeast coast. The City is rich in history and cultural diversity. Two miles of pristine beach on the crystal blue Atlantic Ocean, which connects to the vibrant shopping district filled with one of a kind shops, dining, entertainment and hip business district Downtown Delray Beach, long known for its eclectic community and vibrant atmosphere, has become a cultural mecca. It has become a fun, festive, and one-of-a-kind oceanfront town. The walkability, wide range of offerings, and proximity to the beach make Downtown Delray a resort town, and one of the only "downtowns" across the United States with a beach attached.





DINE OUT

RESTAURANT WEEK DOWNTOWN DELRAY

Foodies unite in downtown Delray Beach to tuck into the diverse dining scene and wide array of culinary experiences available during this annual event. Simply select your choice from the list of participating restaurants and make reservations directly through the restaurant. No passes, tickets or coupons required. Dine from multicourse prix fixe lunch or dinner menus.



SAVOR THE AVENUE

Make your reservations for a memorable night of dining under South Florida starlight during this annual outdoor culinary event on renowned Atlantic Avenue in Delray Beach. Make reservations directly with the restaurant of your choice. And on the night of the event, take your seat at Florida's longest dining table (more than five blocks long!) to relish a specially designed four-course dinner with beverage pairings. Past participating restaurants have included Cabana El Rey, L'Acqua, Rocco's Tacos, Gary Rack's Farmhouse Kitchen, Kapow, The Office Delray, City Oyster and Sushi Bar, Vic & Angelo's, Caffe Luna Rosa, 50 Ocean, and Lemongrass Asian Bistro.

BEACH ARTS FESTIVAL DOWNTOWN DELRAY

With the sparkling Atlantic Ocean as a backdrop, art lovers converge on this much-anticipated juried art festival that features hundreds of local and international artists. Produced by Jupiter-based Howard Alan Events, this festival is consistently ranked as one of the top fine art festivals in the country by Sunshine Artist™ Magazine. Discover artistic treasures in a variety of mediums, including glass, fiber, wood, jewelry, paintings, photography, mixed media and pottery.

DELRAY BEACH OPEN

Get a thrill when you witness the world's only 10-day ATP (Association of Tennis Professionals) Champions Tour and ATP 250 event. Compete in amateur tennis tournaments or watch legends and top-ranked ATP stars hit the Delray Beach courts during action-packed days of matches.

DELRAY FASHION WEEK

Couture is part of downtown Delray Beach culture, and never more so than during this international, award-winning event. The glamorous multiday production shines a spotlight on the designs, collections and coiffures of downtown boutiques, designers, hairstylists and makeup artists. Models strut Atlantic Avenue on catwalks around downtown, showcasing resort wear, evening wear, swim and surf fashions.

DELRAY AFFAIR

Stroll along the palm tree-lined downtown streets of Delray Beach while witnessing the diverse mix of fine art, crafts and funky products found at the oldest and largest arts-and-crafts festival in the southeastern United States. Take your time as you make your way along 12 city blocks, viewing handcrafted wares, listening to live music and chatting with artisans who come from around the country and across the globe.

JULY 4TH CELEBRATION

Celebrate Independence Day Delray-style—with barbecue, beaches, family fun and, of course, fireworks. This free event along A1A and Atlantic Avenue is perfect for all ages, with a kids' zone, teen activities, an adrenaline-pumping obstacle course and live music all evening long. It all ends with a fireworks show that illuminates the Atlantic Ocean.

100 FT CHRISTMAS TREE LIGHTING & HOLIDAY FESTIVITIES

Celebrate the start of the holiday season by watching Santa Claus light Delray Beach's famous 100-foot-tall Christmas tree in Old School Square Park on NE 2nd Avenue. Take a walk through the enormous tree to view magical scenes, including a reindeer barn, Santa's workshop, 'Twas the Night Before Christmas House, and a favorite with kids, the Train House.



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FOR MORE
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