

DELRAY OFFICE PARK

3333 S CONGRESS AVE, DELRAY BEACH, FL 33445

PROPERTY SUMMARY

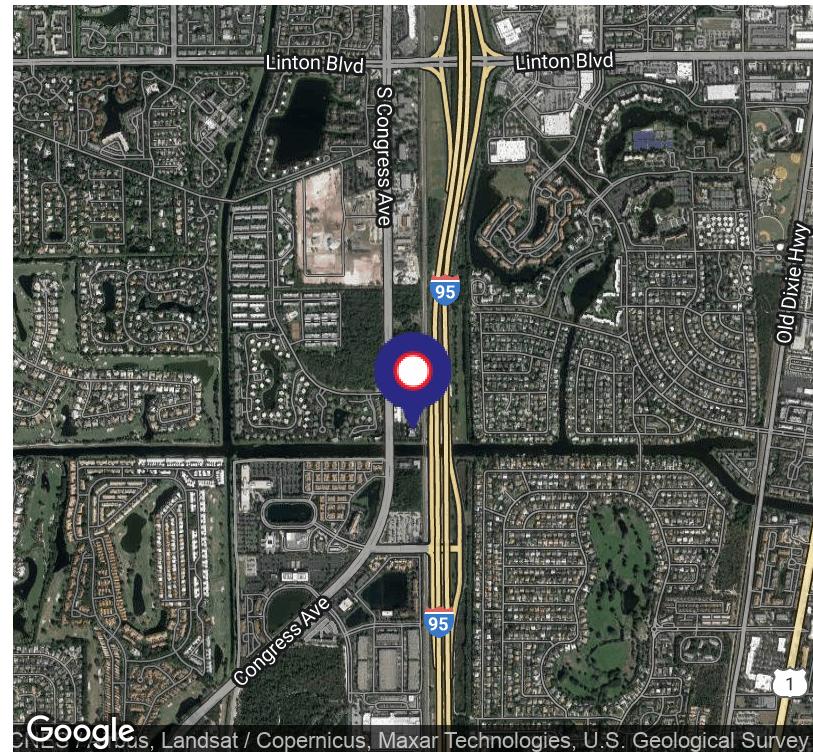


PROPERTY DESCRIPTION

The Delray Office Park is a four-story Class B+ professional office building measuring approximately 42,118 square feet conveniently located less than $\frac{1}{2}$ a mile from the I-95 Congress Avenue exit and zoned MROC for Mixed Residential, Office and Commercial uses. The building serves both Delray Beach and Boca Raton markets, and there are Tri-Rail and bus stops nearby for public transportation. The property is also conveniently located near restaurants and shopping centers. The building was built in 1987, it has fiber optic wiring for high-speed internet, two hydraulic elevators, two impressive canopied entrances with glass paneled roofs, and the building is fully equipped with fire-sprinklers. For any business looking to find a location with great visibility, the Delray Office Park has direct exposure to I-95 and building signage may be available. Tenants have 24-hour access with a secure key card entry system after normal business hours. There is abundant parking on the property.

PROPERTY HIGHLIGHTS

- Two impressive canopied entrances with glass paneled roofs.
- 24 hour access with a code entry system after normal business hours.
- Interior common areas recently updated. New exterior LED lights.
- Two hydraulic elevators and fiber optics
- Building is fully equipped with fire-sprinklers for fire protection.
- Half mile from I-95 Congress interchange.



LORETTA SHATTO

Certified Property Manager/Sales Associate
Direct: 954.360.9428 | Cell: 954.302.8639
loretta@levyrai.com

JUDY MONTELLA

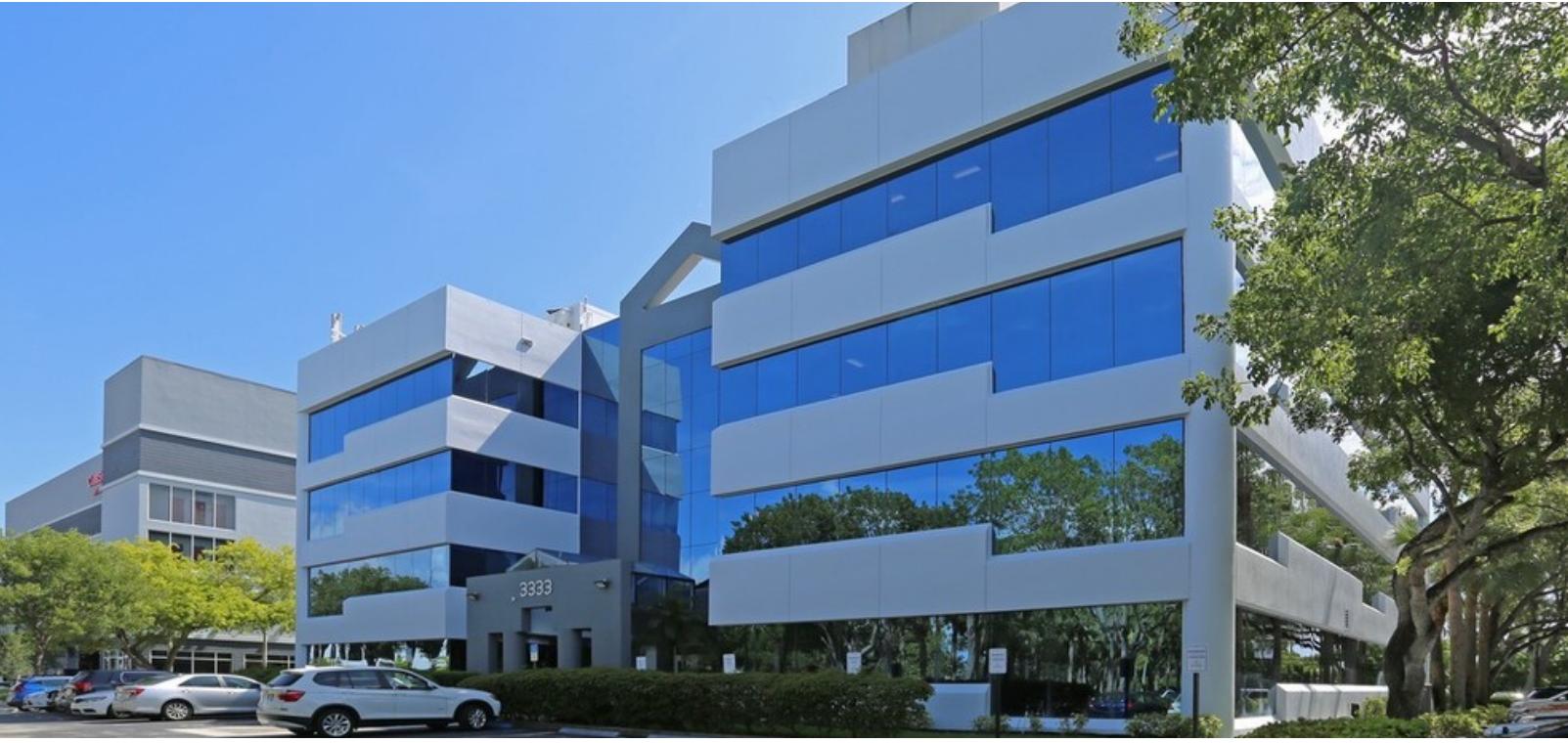
Executive Vice President/Certified Property Manager / Broker Associate
Direct: 954.360.9428 | Cell: 954.676.1860
judy@levyrai.com



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ADDITIONAL PHOTOS



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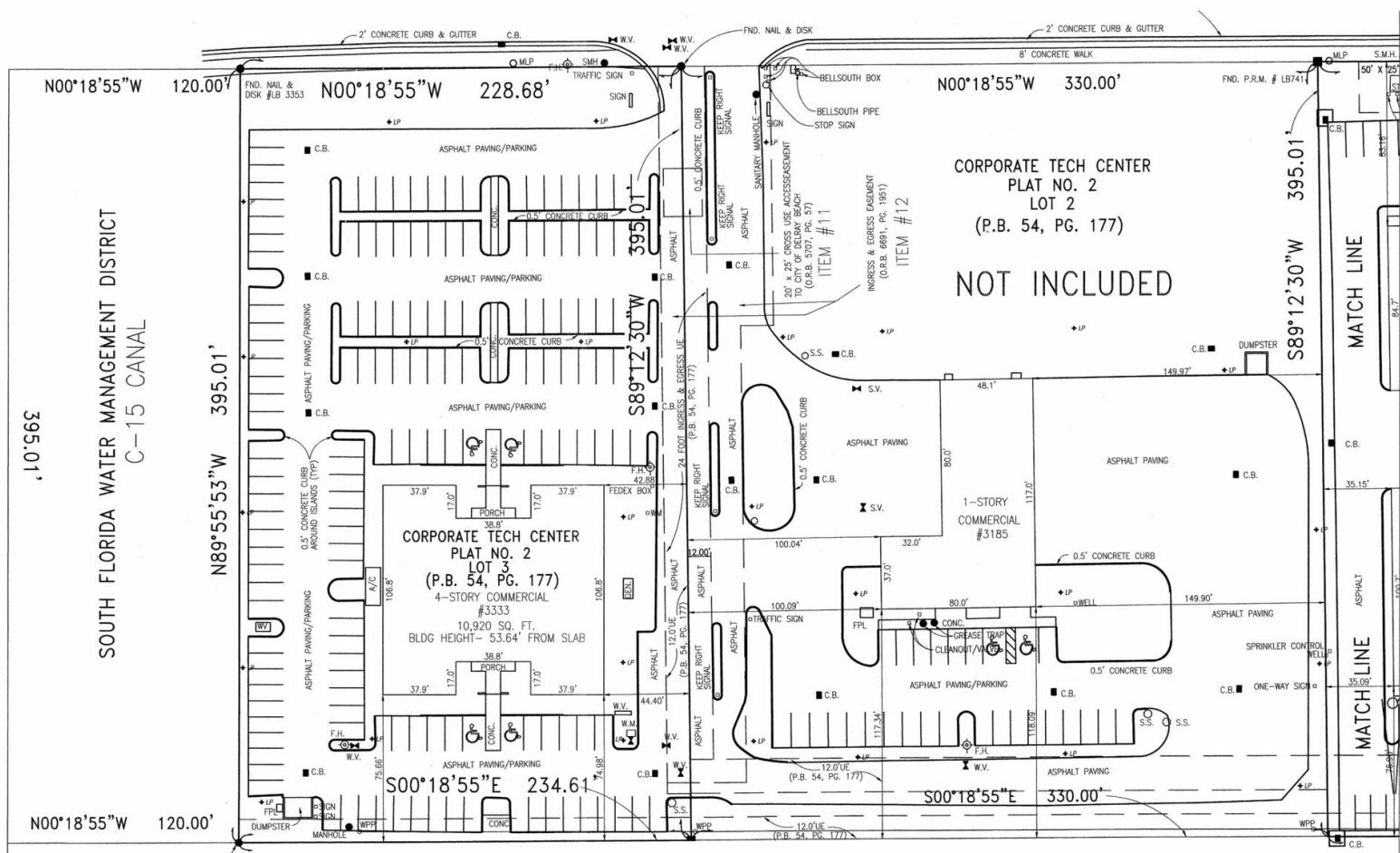
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SITE PLAN



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