

High Visibility Flex Showroom and Warehouse Space Directly Off W Atlantic Avenue with Immediate I-95 Access 101 S CONGRESS AVENUE, DELRAY BEACH, FL 33445



FOR LEASE



Scott Weprin

Executive Vice President
+1 561 239 9386
scott.weprin@colliers.com

Jake Falk

Associate
+1 561 373 7277
jake.falk@colliers.com

Colliers

901 Northpoint Parkway, Suite 109
West Palm Beach, FL 33407
+1 561 478 6400

Prime Flex Showroom and Warehouse Opportunity in Delray Beach

101 S CONGRESS AVENUE
DELRAY BEACH, FL 33445

Congress Plaza is strategically located just off W Atlantic Avenue along the Congress Avenue corridor, placing tenants within one of Delray Beach's most active commercial areas. The property benefits from traffic counts exceeding 61,500 vehicles per day and immediate access to Interstate 95, providing convenient connectivity throughout Palm Beach County. Surrounded by established residential neighborhoods and positioned within a strong local trade area, Congress Plaza offers an ideal setting for businesses seeking visibility and accessibility.

Property Highlights



Well positioned for convenient access throughout Palm Beach County



Functional layouts supporting both customer facing and operational uses



Prominent frontage along the Congress Avenue corridor



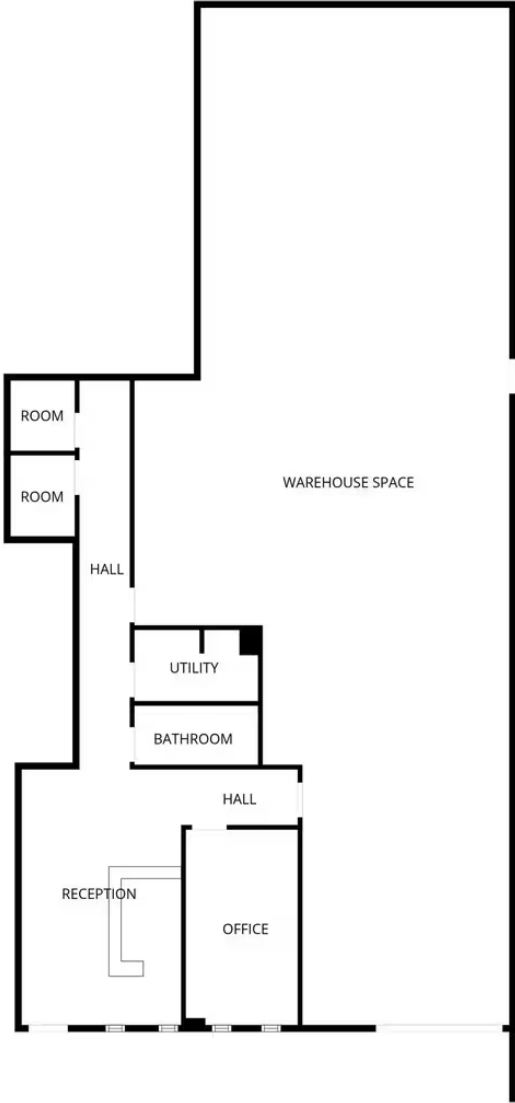
Convenient access to nearby retail, dining, and service amenities

Property Details

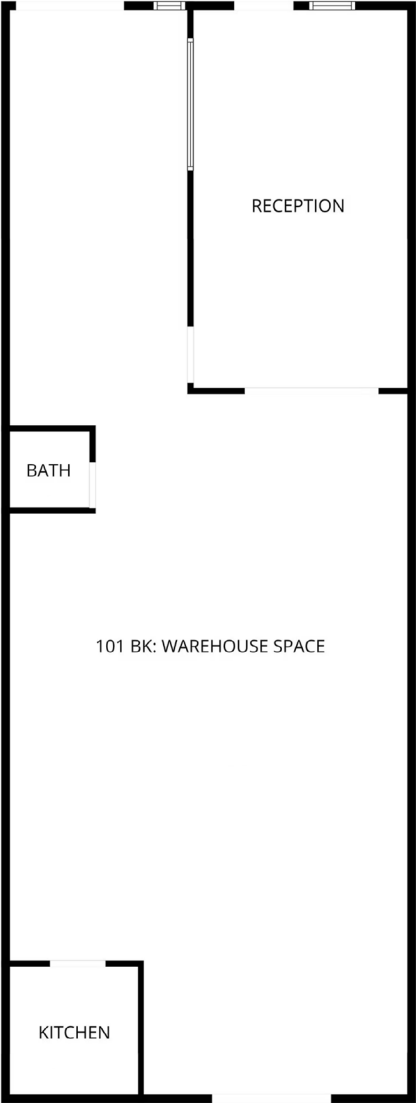
| | | |
|-------------------|----------------------------------------------------------------------|-----------|
| Property Name | Congress Plaza | |
| Property Type | Flex | |
| Year Built | 1975 | |
| Number Of Stories | 1 | |
| RBA | ±24,200 SF | |
| Availability | Suite 101F | ±2,695 SF |
| | Suite 101BK | ±2,895 SF |
| Parking Ratio | 2.64 / 1,000 SF | |
| Parking Spaces | 64 | |
| Clear Height | 16' Clear Height | |
| Drive In Bays | 9 Drive Ins (10' W x 11' H) | |
| Power | 3 Phase Power | |
| Construction | Masonry | |
| Zoning | MROC – Mixed Residential, Office & Commercial (City of Delray Beach) | |
| Features | 24 Hour Access, Property Manager On Site | |
| Sewer | City | |
| Water | County | |

Floor Plan

101 F
±2,695 SF



101 BK
±2,825 SF



Building Photos





Scott Weprin

Executive Vice President
+1 561 239 9386
scott.weprin@colliers.com

Jake Falk

Associate
+1 561 373 7277
jake.falk@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC.



colliers.com

