

# Atlantic Crossing

609 E Atlantic Ave Delray Beach, FL 33483 &  
777 E Atlantic Ave Delray Beach, FL 33483

Atlantic Crossing brings added dimensions to Delray Beach's acclaimed Atlantic Avenue with new choices for living, working, dining, shopping and enjoying city life. A green and walkable destination, Atlantic Crossing is a natural extension of Downtown Delray's authentic and eclectic charm, gracefully weaving together generous public spaces, lively streetscapes, and distinctive design bringing two city blocks to life.

**CBRE** **ATLANTIC**  
= CROSSING =





# Atlantic Crossing

**Anchoring Atlantic Ave and Federal Highway,  
Atlantic Crossing is South Florida's premier  
Urban Development.**

A \$425,000,000 investment, Atlantic Crossing offers select restaurateurs and retailers a premier address in one of the region's most vibrant markets. Architecture, landscaping and world-renowned art features lend unique character, quality and charm to this spectacular, mixed-use destination. Downtown Delray draws hundreds of thousands of visitors year-round with lively cultural & culinary events, many centered on Atlantic Avenue!

70,000 SF

Retail / Restaurant Space

95,300 SF

Class A Office Space

1,092

Parking Spaces

328

Luxury Residential Units





# Why Downtown Delray Beach?

## A Legacy of Awards, A Future of Promise

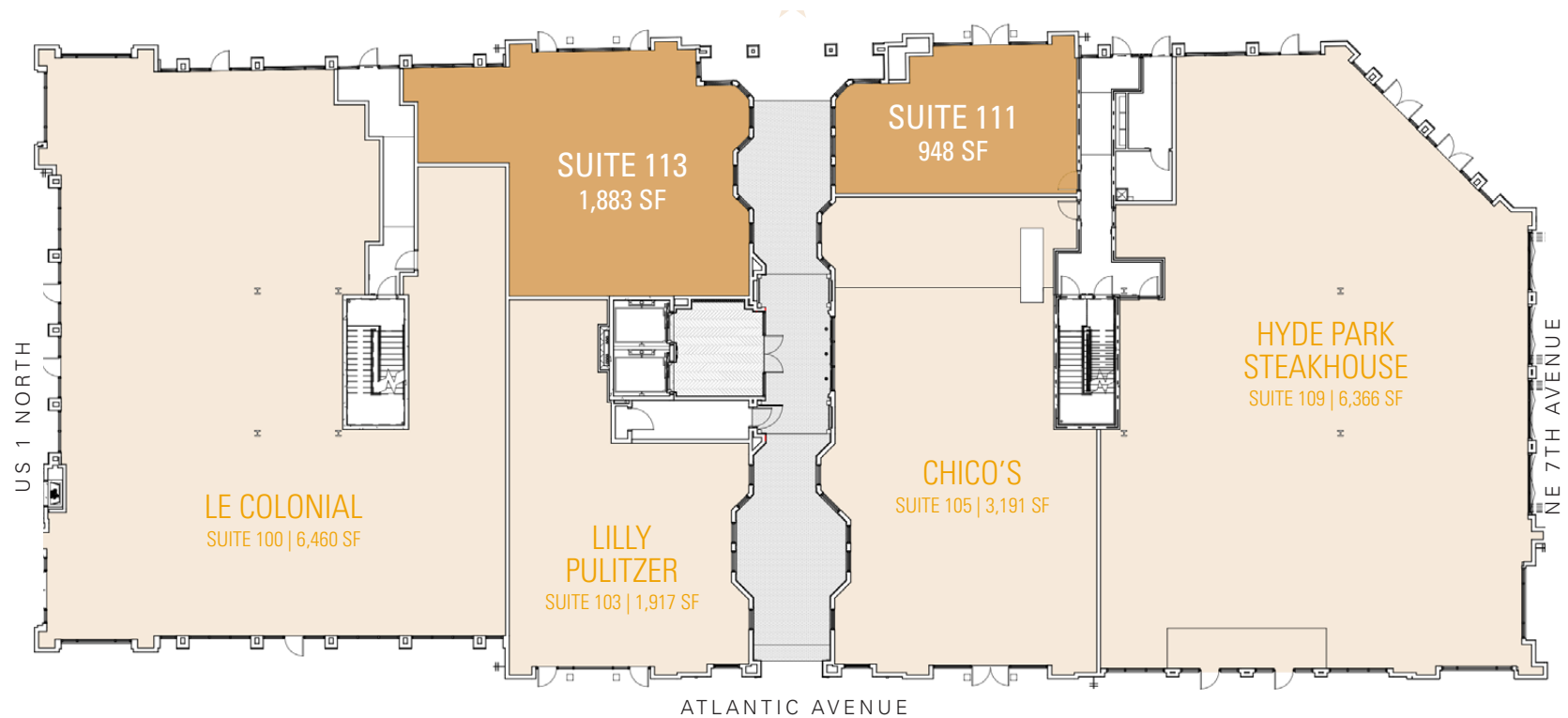
- Florida’s Best Main Street **Florida Monthly Magazine**
- 1 of 10 Great American Shopping Streets **USA Today**
- #5 Best Small Cities to Start a Small Business **Verizon**
- The South’s Best Beach Towns **Southern Living**
- Florida’s only 3-time recipient of the All- America City Award **USA Today**
- Best of the Road **Rand McNally**

	3 MILES	5 MILES	7 MILES
Total Population	72,769	169,510	306,195
Est. Population Growth 2019-2024	+1.2%	+1.2%	+1.1%
Average Household Income	\$104,496	\$97,258	\$97,618
Est. Income Growth 2019-2024	+3.5%	+3.5%	+3.5%
Total Daytime Population	75,350	211,223	350,839
Traffic Counts E Atlantic Avenue 12,700 AADT	N US HWY 1 13,500 AADT		



# Floorplan

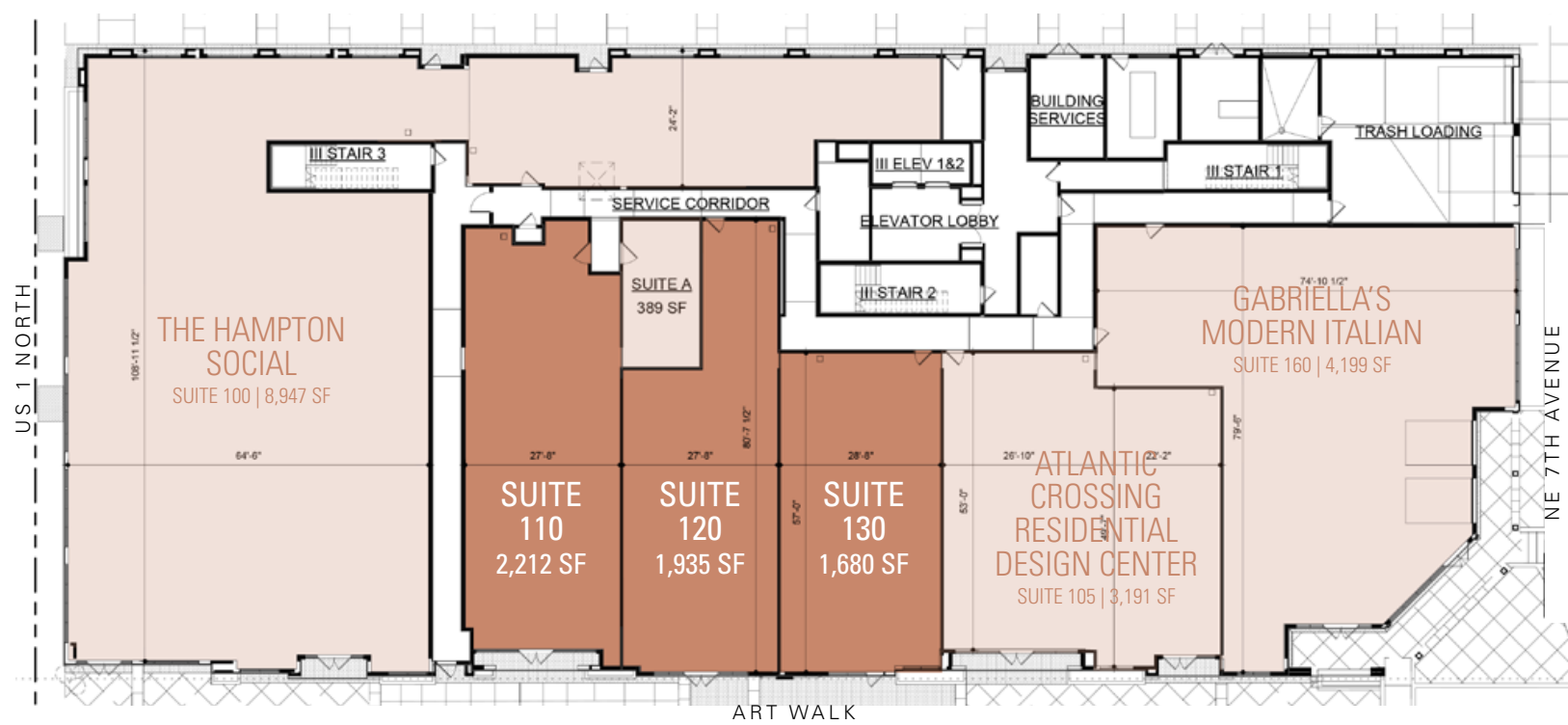
## Building I





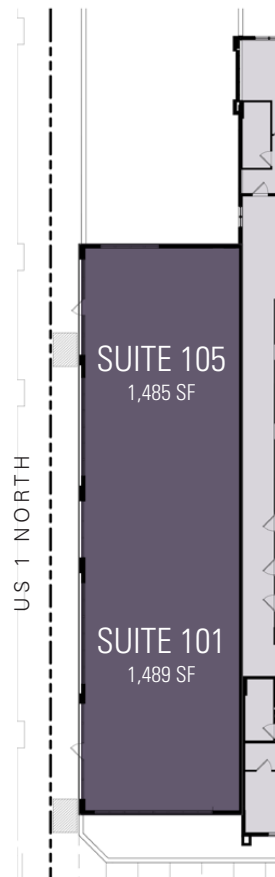
# Floorplan

## Building III



# Floorplan

## Building VI





# Floorplan

Building II  
Second Floor




# Floorplan

Building II

Third Floor





An aerial photograph showing a large construction site on the left and several multi-story buildings on the right. The construction site has a large, flat, light-colored roof area with some construction equipment and materials. A crane is visible on the roof. The buildings on the right are modern, multi-story structures with white and brown facades. There are parking lots and streets surrounding the area.

70 NE 7TH Ave  
Building VI North

70 NE 7TH Ave  
Building VI South

Phase I

40 NE 7TH Ave  
Building III

601 E. Atlantic Ave  
Building I

Phase II  
10/31/2027





Parkside  
Condominiums

Brez Luxury Apartments

Future Offices, Shops

NE 7<sup>th</sup>

Federal Hwy. / NE 6<sup>th</sup>

Atlantic Avenue



609 E Atlantic Ave Delray Beach, FL 33483

# Atlantic Crossing

John Jaspert

First Vice President

+1 561 271 0244

john.jaspert@cbre.com

**CBRE**

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