

# OFFICE SUITE FOR LEASE

101 SE 6TH AVE, DELRAY BEACH, FL

ONE BLOCK SOUTH  
OF ATLANTIC AVE

2,500 SF

\$47.50 PSF  
MODIFIED GROSS

## PROPERTY SUMMARY

Rare opportunity to be on the ground floor in a centrally located professional office building in downtown Delray Beach with unlimited free parking. 2,500 square feet, beautifully renovated, bright, modern, neutral tones, and hurricane windows.

The office contains a reception area, conference room for eight, six offices, extra-large work area for additional offices or cubicles, kitchen and two private bathrooms. Five minutes from I-95 and three minutes from the Palm Beach Courthouse.

Office building is next to the brand-new Courtyard by Marriott which is ideal for out-of-town business guests. One block south of Atlantic Crossing.



Gary Broidis  
561-447-8610  
gary@atlanticcg.com

**ATLANTIC**

Commercial Group, Inc.®

Licensed Real Estate Brokers

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**SUITE A**  
**2,500 SF**

**OFFICE 5** 12'7" x 10'11"

**OFFICE 4** 6'2" x 10'11"

**OFFICE 3** 12'7" x 10'11"

**OFFICE 2** 13' x 11'

**OFFICE 1** 11'9" x 13'4"

**OFFICE 6** 14" x 10'9"

**CONFERENCE** 11'6" x 11'3"

**RECEPTION** 17'2" x 11'2"

**KITCHEN** 12'4" x 12'2"

**REST ROOM**

**REST ROOM**

**HALLWAY**

**OPEN AREA** 28'8" x 12'7"

**ENTRANCE**

**EXIT**

**WINDOWS**

**DOORS**

- First floor office suite with free parking one block south of Atlantic Ave
- Reception area, conference room for eight, 6 offices, extra-large work area for additional offices or cubicles, kitchen and two private bathrooms
- Rent: \$47/psf, Modified Gross (plus electric, phone, janitorial services)

