

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

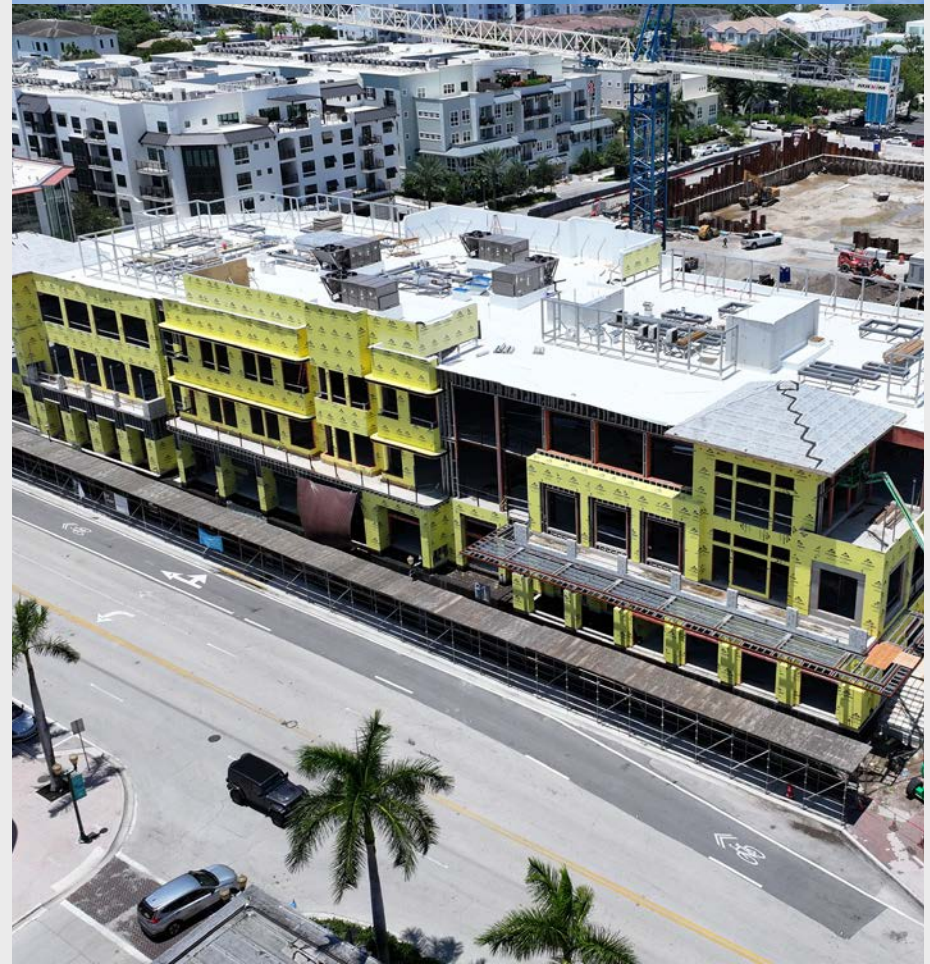
Class A Office Space

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

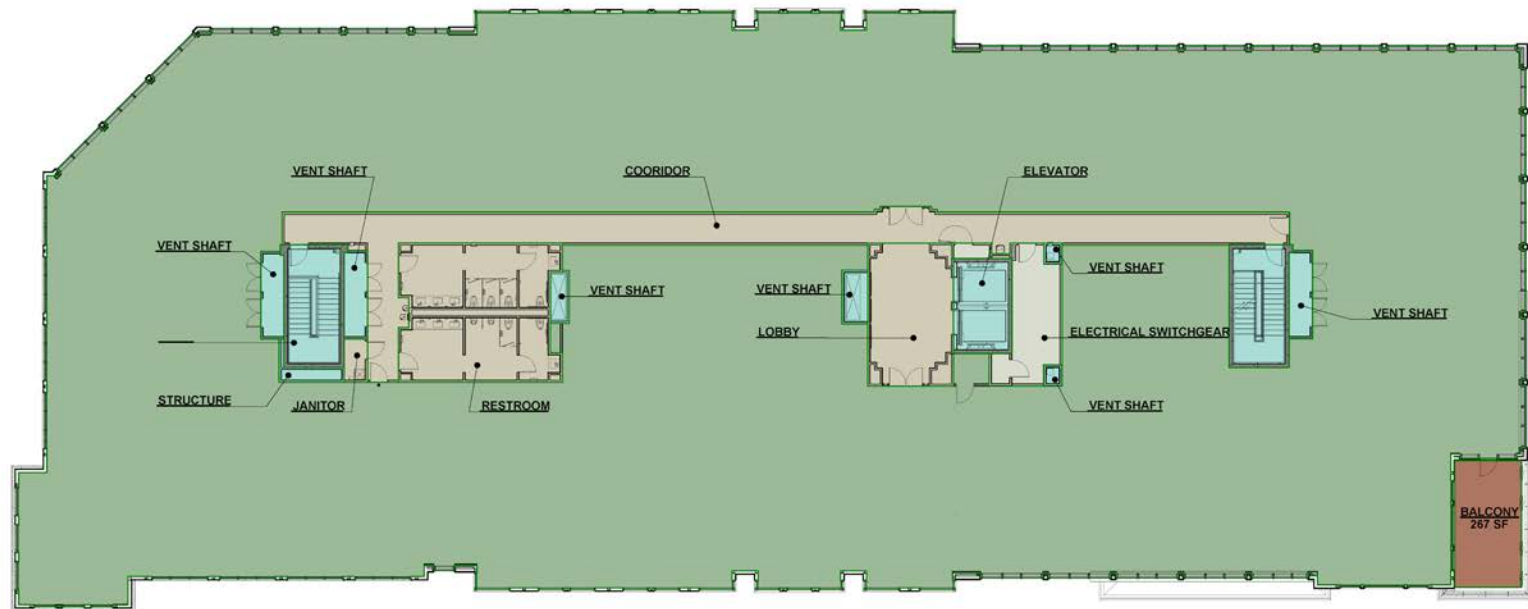
Building II

Second Floor



Floorplan

Building II Third Floor



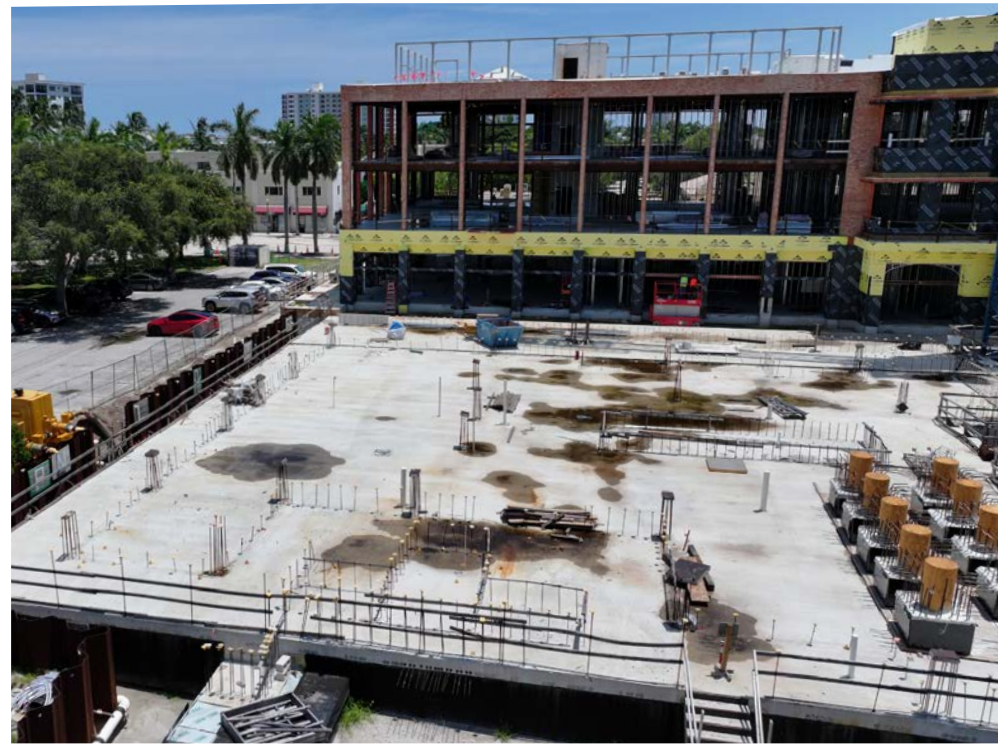
Updated construction

August 2026



Updated construction

August 2026





601 E. Atlantic Ave
Building I

40 NE 7th Ave
Building III

Phase I

70 NE 7th Ave
Building VI South

70 NE 7th Ave
Building VI North

Phase II
10/31/2027



Brez Luxury Apartments

Parkside Condominiums

Future Offices/Shops

NE 7th

Federal Hwy / NE 6th

Atlantic Avenue









Atlantic Crossing

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CBRE

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