

For Lease

# Professional Office Suite

260 SW Natura Avenue, Deerfield Beach, FL 33441

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# Property Summary

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## PROPERTY DESCRIPTION

Professional office suite available in the heart of Deerfield Beach, offering approximately 2,700 SF of move-in-ready space. Built in 2007, the property features a modern layout with private offices, conference areas, and ample on-site parking. Conveniently located with easy access to I-95, Federal Highway, and surrounding business districts, this space is ideal for professional, medical, or administrative users seeking a high-quality office environment.

## PROPERTY HIGHLIGHTS

- ±2,700 SF turnkey office space
- Modern construction (2007)
- Functional layout with private offices and conference room
- Private restroom
- Move-in ready condition
- Ample on-site parking
- Professional office park setting
- Excellent access to I-95 and US-1
- Close to restaurants, retail, and other business amenities
- Ideal for professional, medical, legal, insurance, or administrative users

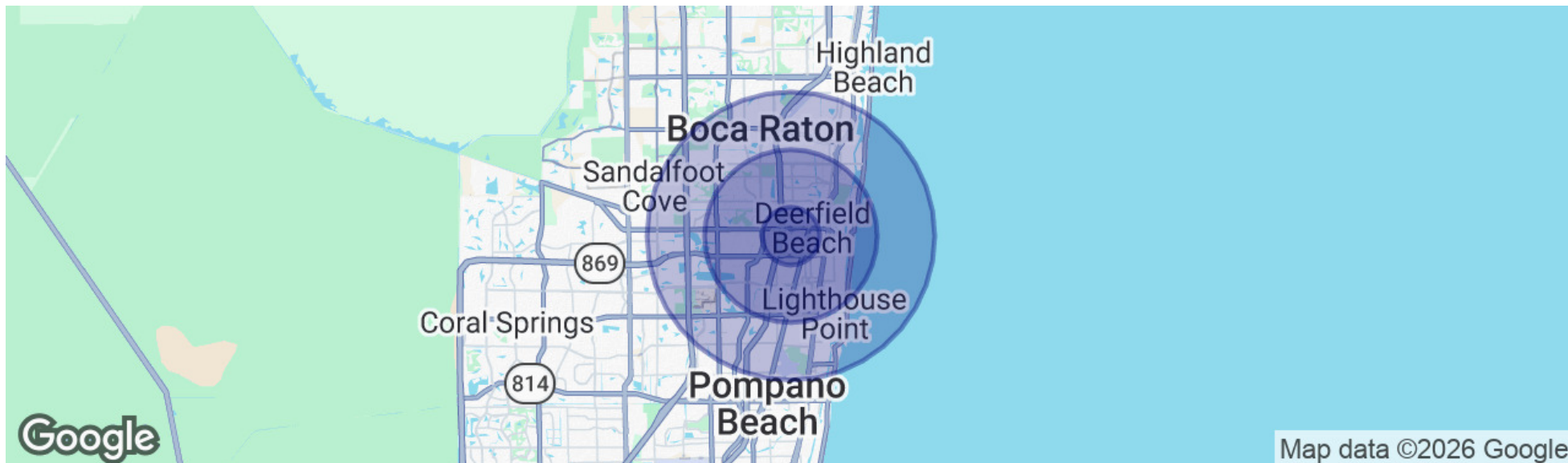
## LEASE SUMMARY

Lease Rate:	\$21 Base
OPEX:	\$12
Building Size:	2,700 SF
Space Type:	Medical/Office
Zoning:	B-1
Folio:	48-42-01-BE-0160



# Demographics Map & Report

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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	17,336	137,027	270,007
Average Age	37.9	46.7	45.0
Average Age (Male)	32.7	45.6	44.0
Average Age (Female)	40.6	47.2	45.5

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,837	59,998	110,492
# of Persons per HH	2.5	2.3	2.4
Average HH Income	\$62,370	\$111,616	\$116,984
Average House Value	\$250,272	\$490,186	\$533,426

2023 American Community Survey (ACS)



# Retailer Map

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Map data ©2026



# Interior Photos

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# Floor Plan

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