

# WORK ABOVE THE AVE

Steps from premier dining, shopping & culture

302 EAST ATLANTIC

D E L R A Y B E A C H



For Lease  
**±3,888 SF**  
**Atlantic Avenue**  
**Office Space**



**MODERN, MOVE-IN READY SUITE** 302 E Atlantic Ave | Delray Beach, FL 33483

## Property Features

- Pristine, fully built-out second floor office space with floor-to-ceiling window line offering beautiful views of Atlantic Avenue
- Direct elevator access to suite with secure entry
- Fantastic location in vibrant and upscale Downtown Delray Beach
- Walking distance to award-winning dining, shopping, entertainment, museums, galleries, parks and the Intracoastal
- Tenant parking available and steps away from city parking garage
- Larger space can be made available

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## Highlights



**Premier office address on Atlantic Avenue**



**Expansive window lines with natural light & views**



**Walk Score 93: Walkers Paradise**



**Steps from top-tier dining, culture & the beach**

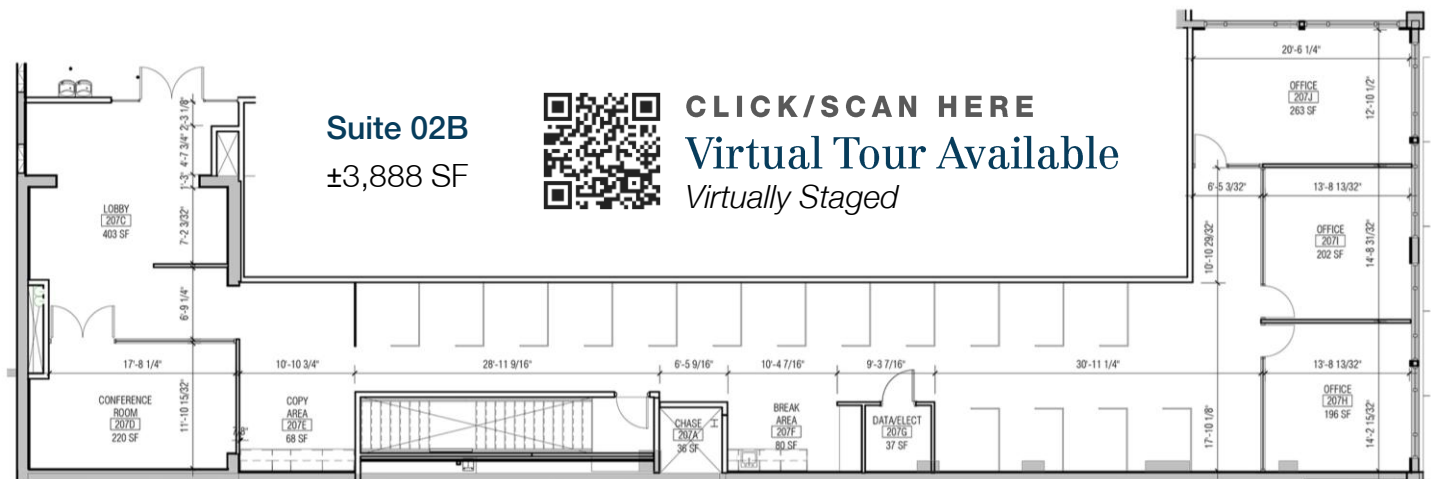
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**FOR LEASE: 302 EAST ATLANTIC AVENUE**  
**Elevated Downtown Workspace – Now Available**  
**DELRAY BEACH, FL 33483**



### Newly Completed Spec Suite with Atlantic Avenue Views

Modern and pristine with direct elevator access and secure entry. The suite features three glass offices overlooking Atlantic Avenue, a large conference room, break area with sink, copy area with built-in cabinetry, and open work area. Enjoy new flooring throughout, exposed powder coated white ceiling, and atrium-style windows allowing an abundance of natural light to shine through.



# Atlantic Avenue at Your Doorstep

Work Where Delray Beach Comes Alive

Downtown Delray Beach has evolved into one of South Florida's most dynamic lifestyle districts - a walkable corridor where business, culture, and coastal living intersect.

Steps from this office, Atlantic Avenue unfolds with award-winning restaurants, lively cafés, boutique shops, galleries, and nightlife destinations. From morning coffee to client dinners or an evening movie, the neighborhood offers a setting that naturally blends work and lifestyle.

Just beyond the avenue, the Pineapple Grove Arts District, waterfront parks, and Delray's renowned beaches add another layer of character to one of South Florida's most desirable downtown environments.

For businesses seeking a prestigious and connected address, **302 E Atlantic Avenue** places you in the center of it all.

