

— SUBLEASE AVAILABLE —

**Suite 205**

# Delray Central

Sublease Space  
**26,482 SF**

Rental Rate  
**\$19.14 NNN**  
**\$11.52 OpEx**

**1615 S Congress Ave.**  
Delray, FL 33445



*Located within a  
prestigious and well-  
appointed location  
in Delray Beach*



**Greg Martin**

*Principal, Managing Director*  
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**AVISON  
YOUNG**

# A premier Delray Beach office address

Delray Central is a professionally maintained Class A office property strategically located along South Congress Avenue in Delray Beach. The property offers a premier business environment with immediate access to I-95 and close proximity to the area's leading dining, retail, and lifestyle amenities.

## BUILDING HIGHLIGHTS



### Class A Building

Professionally maintained office environment



### Prime Location

Quick access to I-95 and major Delray corridors



### Reserved Parking

16 dedicated parking spaces onsite



### Exceptional Value

Competitive \$19.14 PSF NNN rate.



### On-Site Amenities

Fitness center, lounge, and conference facilities



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# Full-floor opportunity designed for you

## Suite 205

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 10/31/2030



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# A direct connection to life's essentials

## Dining & Quick Bites

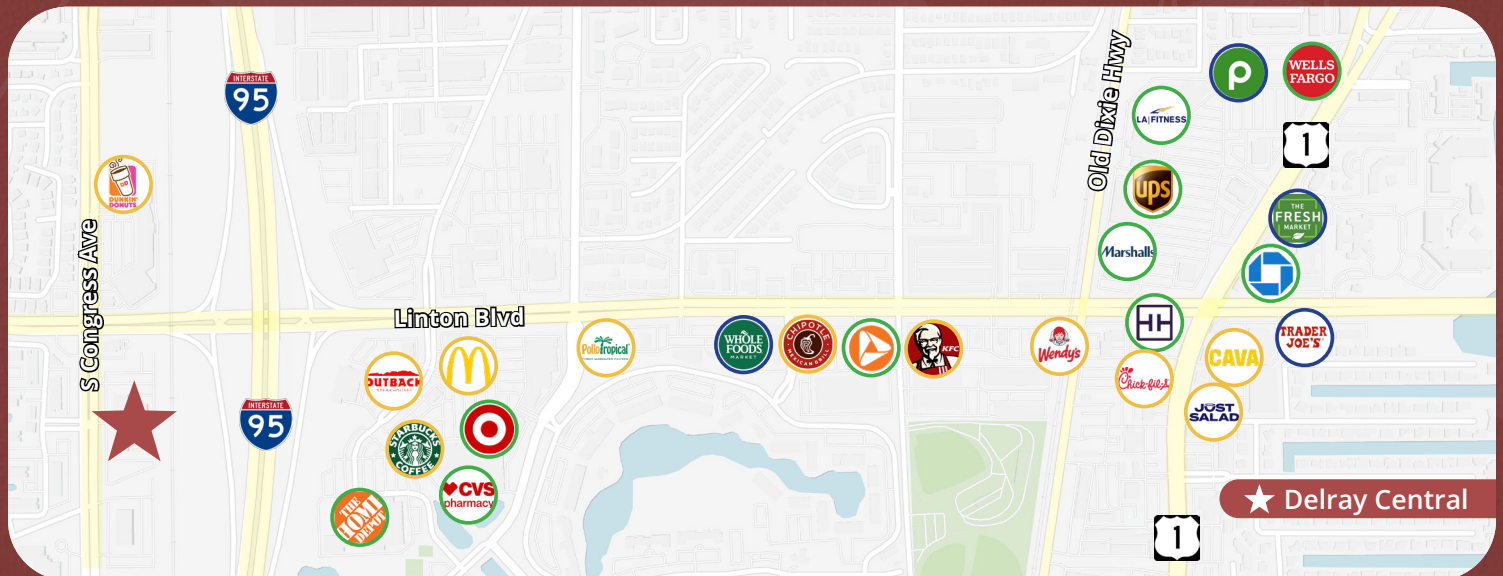
Dunkin'  
Outback  
Starbucks  
McDonald's  
Pollo Tropical  
Chipotle  
KFC  
Wendy's  
Chick-fil-A  
CAVA  
Just Salad

## Groceries

Whole Foods Market  
Trader Joe's  
Publix  
The Fresh Market

## Essentials, Shopping & Wellness

Target  
CVS Pharmacy  
Chase Bank  
PNC Bank  
Wells Fargo  
Truist Bank  
The UPS Store  
The Home Depot  
Marshalls  
LA Fitness



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