

Second Floor For Lease

101 SE 2nd Avenue

A bright second-floor suite on a hard corner, one block south of Atlantic Avenue and Pineapple Grove. Big windows, an open plan, and a view over downtown Delray.



2,173 SF

The entire second floor

\$47 / SF

NNN base rent, CAM about \$20

1 Block

To Atlantic Ave and Pineapple Grove

Hard Corner

Overlooking downtown Delray

An office people will want to come to.

The whole second floor is available: 2,173 square feet with a wall of windows over downtown Delray Beach.

Restaurants, coffee, hotels and the beach are a short walk from your desk.

Ready to move in

- Wall of windows facing the street
- Open main room plus a studio room
- Gallery hallway with built-in shelving
- Plank floors, recessed lighting
- ADA restroom inside the suite
- Private elevator, plus stairs

101 SE 2nd Avenue, Delray Beach

Second Floor, 2,173 SF, \$47 / SF NNN



A hard corner, one block off Atlantic.

- One block south of Atlantic Avenue and Pineapple Grove, the strongest intersection downtown
- Directly west of the SOFA luxury apartments
- \$540M+ of new development nearby, including Sundry Village
- 3M+ visitors a year to Delray Beach



The second floor is the row of windows under the awnings.

Parking: on-site spaces, plus over 61 additional spaces down the road to the south, also controlled by the owner.

Brian Rosen

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Schedule a Showing

101-2nd-floor.rosencreative.com

Photos, walkthrough video and tour requests

Not an offer to lease. Information is believed reliable but not guaranteed. Square footage is approximate and terms may change. Marcus and Millichap.