



# DELRAY POINTE

1120 S FEDERAL HWY, DELRAY BEACH, FL 33483

Fully Furnished Class-A Office Space



# PROPERTY HIGHLIGHTS

- 3,500 SF Full Floor Available
- Move-in ready space with high-end finishes and private balconies
- Ideal layout mix of individual offices and open work areas
- Dedicated private entrance with security gate, stairwell and elevator
- Monument signage fronting both directions of Federal Hwy
- Close proximity to renowned Atlantic Avenue with high-end dining and shopping options
- Prime location in East Delray Beach with convenient access to I-95 via Linton Blvd
- 3 per 1,000 SF parking ratio

## Demographics

**68,749**

Population

**82,052**

Daytime Population

**33,179**

Estimated Households

**\$130,788**

Average HHI



# FLOOR PLAN

± 3,500 SF



1

RECEPTION WITH  
LOUNGE AREA

2

5 PRIVATE OFFICES

3

1 CONFERENCE ROOM

4

11 WORKSTATIONS

5

LARGE BREAK ROOM WITH  
KITCHENETTE AND SEATING AREA

6

PRINT/COPY ROOM

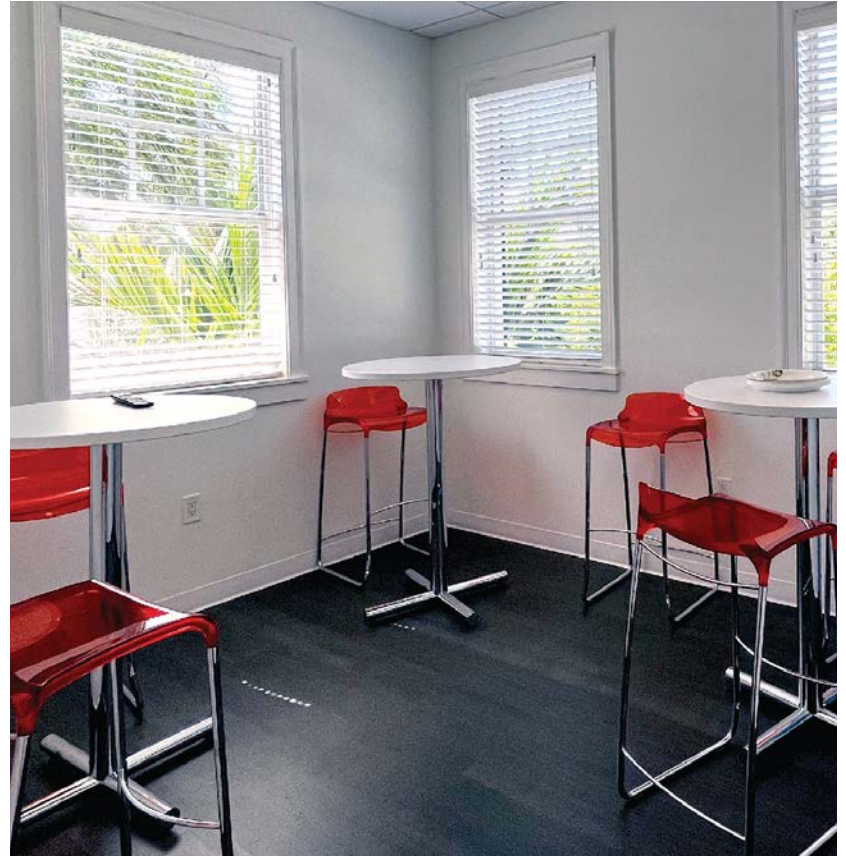
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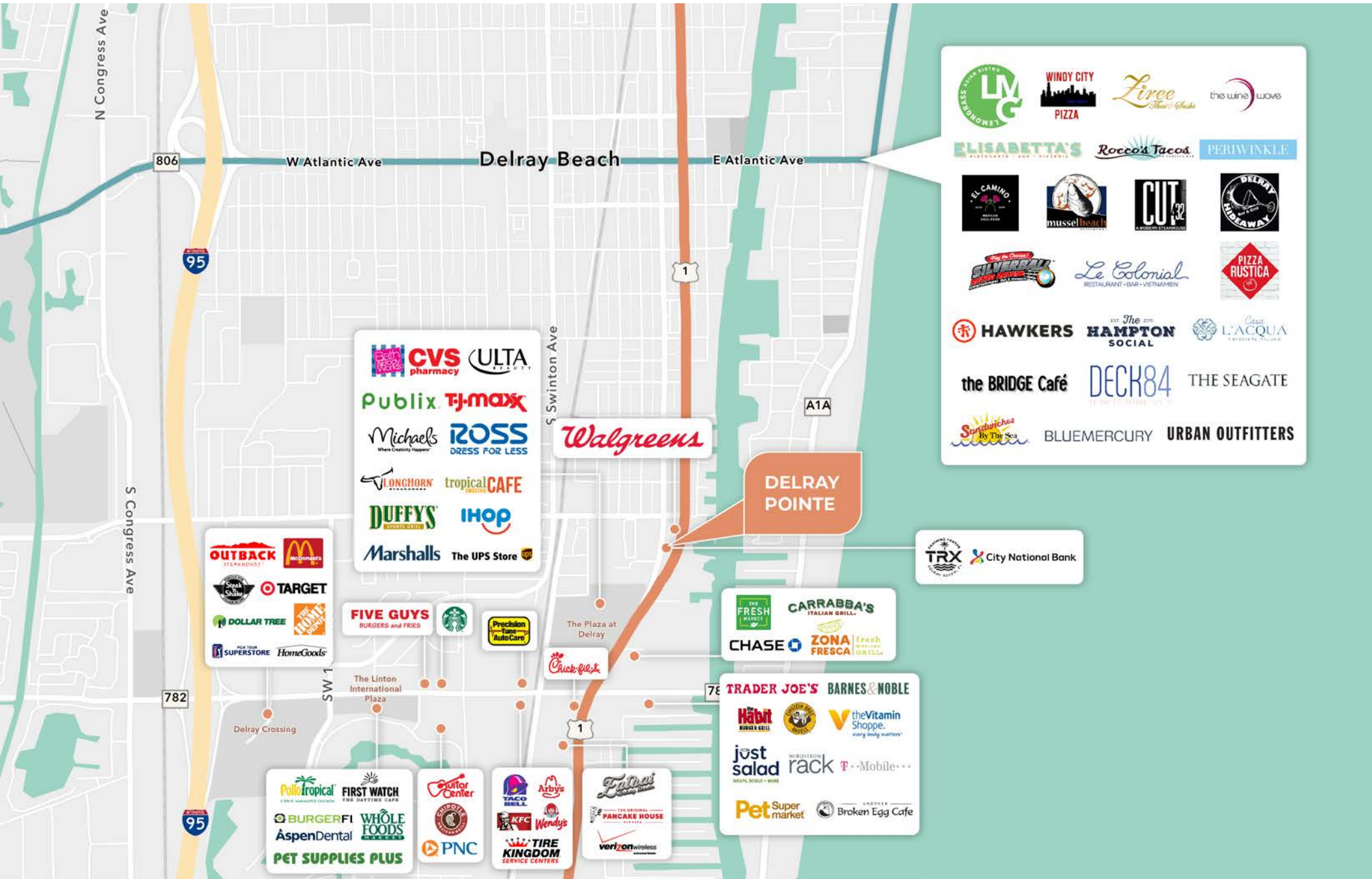
PRIVATE RESTROOMS







# AREA OVERVIEW







**For more information, please contact:**

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