

Town Square

55 N.E. 5th Avenue

Delray Beach, Florida



OFFERED EXCLUSIVELY BY
ATLANTIC WESTERN REALTY CORPORATION

3175 S. Congress Ave., Suite 208, Palm Springs, Florida 33461

CALL: **561-966-5878**

www.Atlantic-Western.com

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Town Square

Atlantic Western Realty Corporation is pleased to exclusively offer class A office space in the Town Square office building. Located in the heart of downtown Delray Beach, Town Square features custom built, state of the art office space in extraordinary Georgian architecture amid extensive landscaping. Town Square is home to Wachovia Bank and Charles Schwab securities.

Town Square is uniquely positioned between NE 5th and 6th Ave. (US 1 north and south) at the corner of NE 1st St. just one block north of the Atlantic Blvd./US 1 intersection; the crossroads of the trendy downtown Delray Beach district which is experiencing a renaissance of upscale redevelopment and high end demographics. The property is situated within the successful Town Square development, an upscale, 22 unit luxury townhome development completed in 2001.

Town Square was newly constructed in 2001 and consists of 16,000 square feet on four floors. Each 4,000 square foot floor has its own lobby and restrooms. Floors 2 and 3 are available for lease or sale. A generous improvement allowance is offered to the tenant or purchaser.

Offering Terms

For Lease:

Available Space	4,000 to 8,000 square feet / 2 nd and 3 rd floors
Lease Terms	\$25 per square foot NNN
Improvement Allowance	\$25 per square foot

For Sale:

Offered in condominium format in 4,000 square foot NRA full floor increments

Price	\$1,300,000 per floor for the 2 nd and 3 rd floors
Improvement Allowance	\$25 per square foot

