

AVAILABLE FOR LEASE

1680 SE 3RD COURT
DEERFIELD BEACH, FL 33441

Five Elements Medical Spa & Wellness Center

COLLIERS.COM

Colliers





Premier *Waterfront* Destination

3,200 RSF

1680 SE 3rd Ct | 2 | Available for Lease

BECOME PART OF THE *BEST* WELLNESS & PROFESSIONAL COMMUNITY AROUND

1680 SE 3rd Court in Deerfield Beach is a recently renovated, two-story, 12,500-square-foot commercial property offering modern infrastructure and strong visibility within The Cove Shopping Center. The building features a 10-foot ceiling height and high-traffic, street-level frontage, supporting both convenience and exposure for tenants.

Its prime location in Deerfield Beach's Cove Overlay District places it within a vibrant commercial corridor just minutes from the Intracoastal Waterway, making it an attractive option for businesses seeking a move-in-ready space in an established destination.

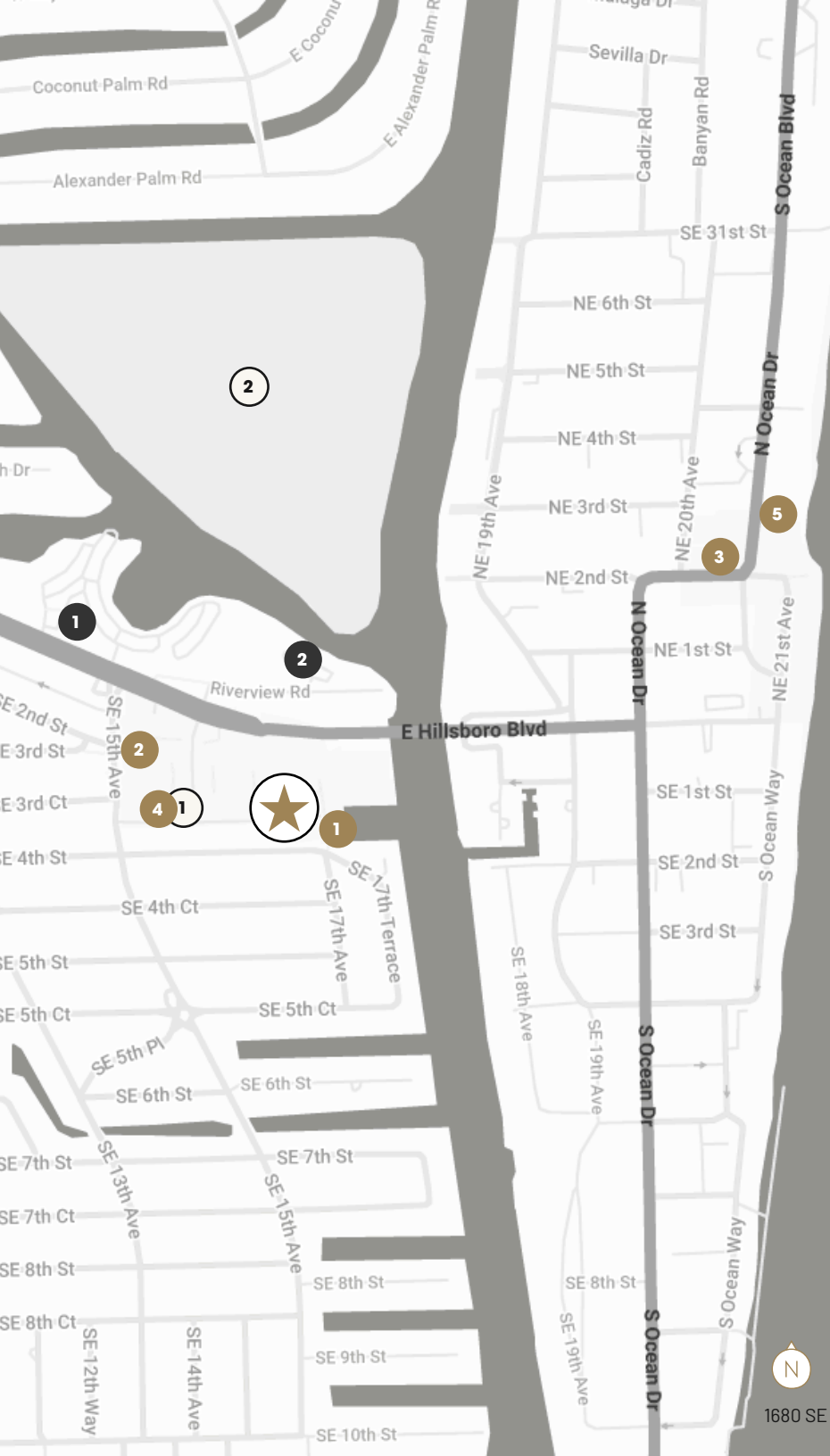
PROPERTY *FEATURES*

- Reconstructed 2024
- 30 parking spaces
- Intracoastal views
- Elevator
- COD zoning
- Iconic East Deerfield Beach location



1680 SE 3rd Ct | 3 | Available for Lease





The Heart of *Everything*

THE *COVE WATERFRONT* DISTRICT IS A LIVELY, TROPICAL WATERFRONT HUB KNOWN FOR ITS SEAFOOD DINING, SIGNATURE COCKTAILS, AND STUNNING INTRACOASTAL WATERWAY VIEWS. BLENDING A LAID-BACK COASTAL VIBE WITH EASY ACCESS TO BOATING, BEACHES, AND LOCAL SHOPS, IT OFFERS BOTH RESIDENTS AND VISITORS A RELAXED YET VIBRANT SOUTH FLORIDA EXPERIENCE.

RESTAURANTS

- 1 The Cove Waterfront Restaurant & Tiki Bar
- 2 Casa Maya Grill
- 3 The Whale's Rib
- 4 Patrizia's of NYC
- 5 JB's on the Beach

ATTRACTIONS

- 1 The Cove Shopping Center
- 2 Deerfield Island Park

CONDOS

- 1 Hillsboro Cove
- 2 Hillsboro Landings One



The *Cove Waterfront* District in Deerfield Beach, Florida



A Vibrant Blend of Culture and Community

1680 SE 3rd Ct | 6 | Available for Lease



Location *Highlights*

NEARBY RESTAURANTS & DINING

Waterfront seafood and casual spots in the Cove.



TRANSPORTATION

I-95, AIA, US-1 access; Minutes to beaches and Tri-Rail.



FOOT TRAFFIC

Steady local & tourist activity from marinas, beaches, and events.



CULTURAL EVENTS

Weekly live music, festivals, waterfront concerts, and beach events.



OUTDOOR SPACES

Outdoor spaces with marina access and potential seating.

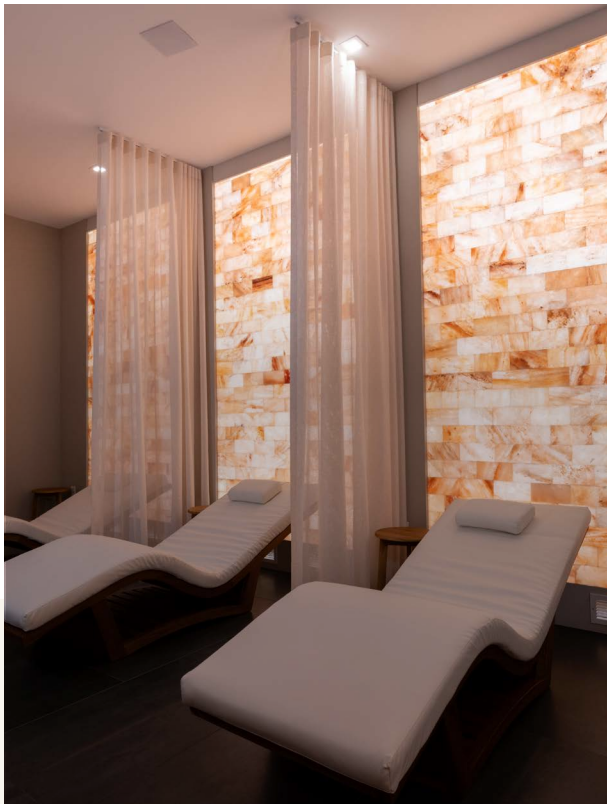


PARKING

30 surface spaces plus street/municipal overflow and event incentives.

Premier Co-Tenant: *Five Elements Medical Spa & Wellness Center*

LUXURY *MED-SPA* INSPIRED BY THE FIVE ELEMENTS

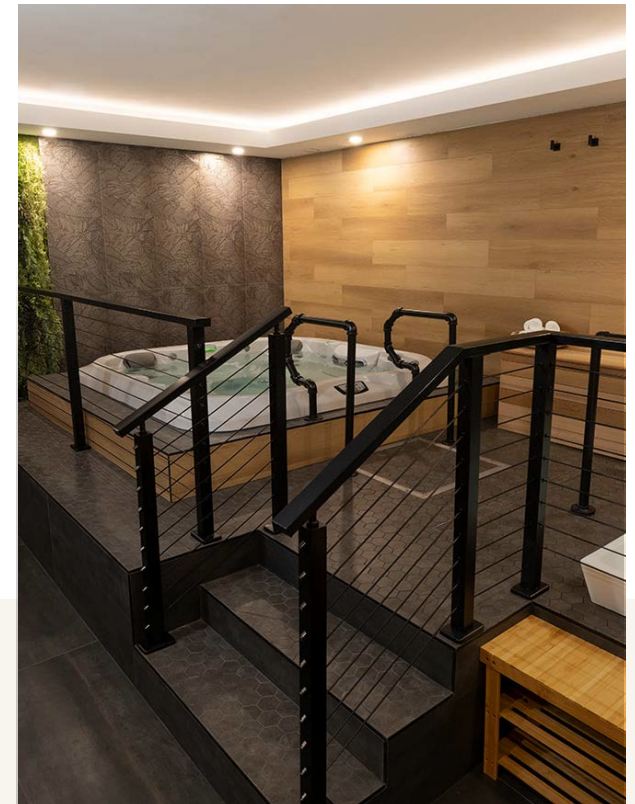
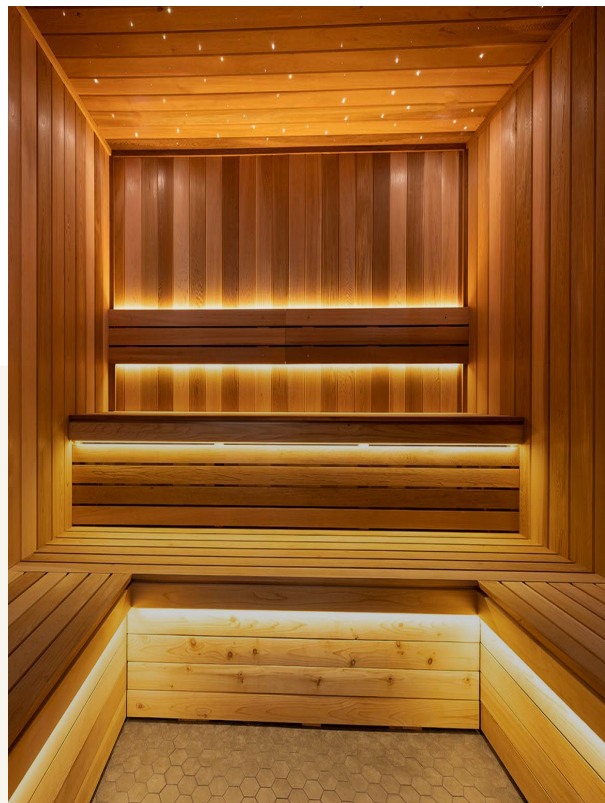


SERVICES

Medical Aesthetics, Day Spa, IV Therapy, Wellness Room, Licensed Providers.

SYNERGY FOR TENANTS

Chiropractic, Acupuncture, PT, Nutrition, Mental Wellness, Hormone Optimization, Regenerative Medicine.



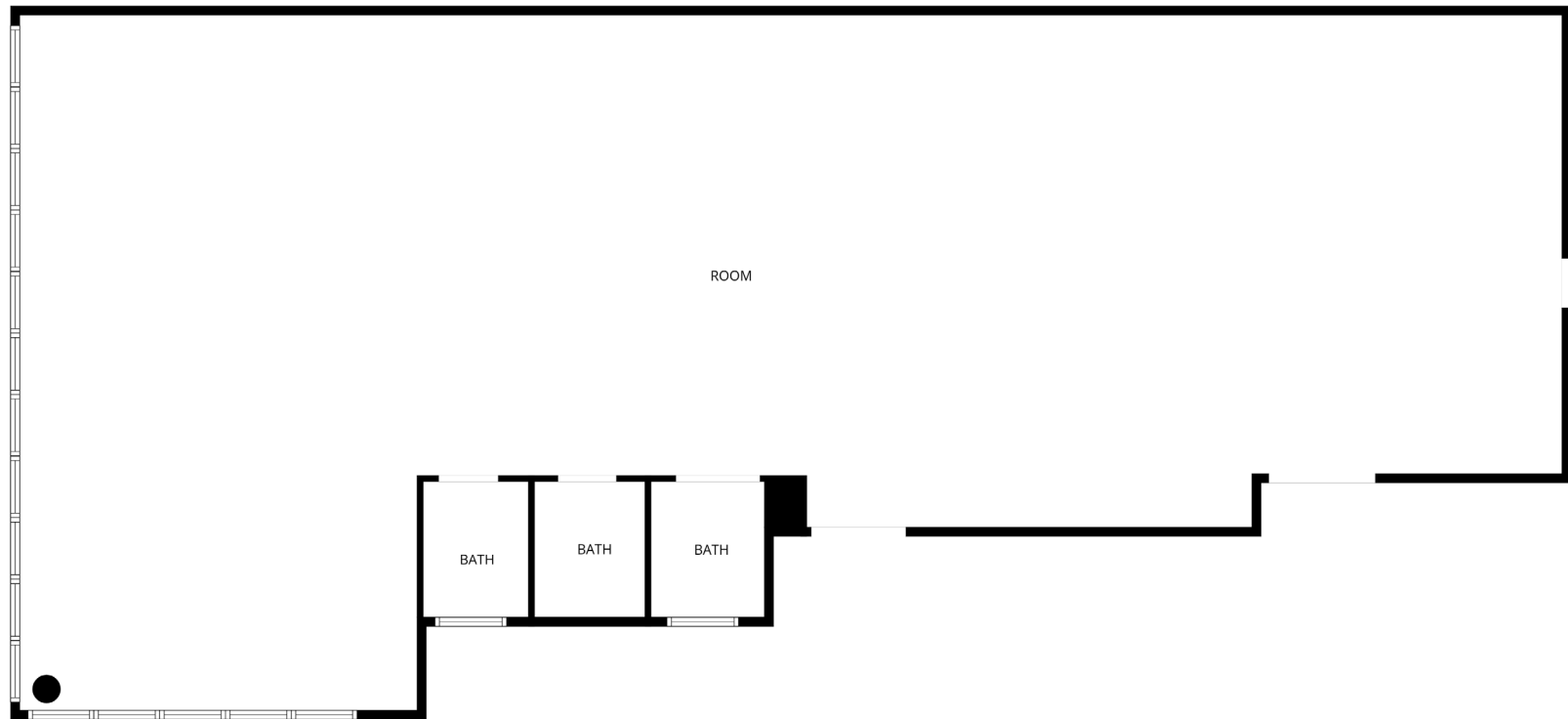
CO-LOCATION BENEFITS

Shared Clientele, Cross-Referrals, Joint Marketing, Increased Traffic.

Floorplans

A UNIQUE *AND* MODERN DESIGN

SECOND FLOOR (DIVISIBLE)
3,200 RSF



Availability

AVAILABILITY *DETAILS*

Floor	Suite	Available SF	Rate	Type
2nd Floor (Divisible)	2nd Floor	3,200	Call for Pricing	NNN
Total Available		3,200		

SUITE *HIGHLIGHTS*

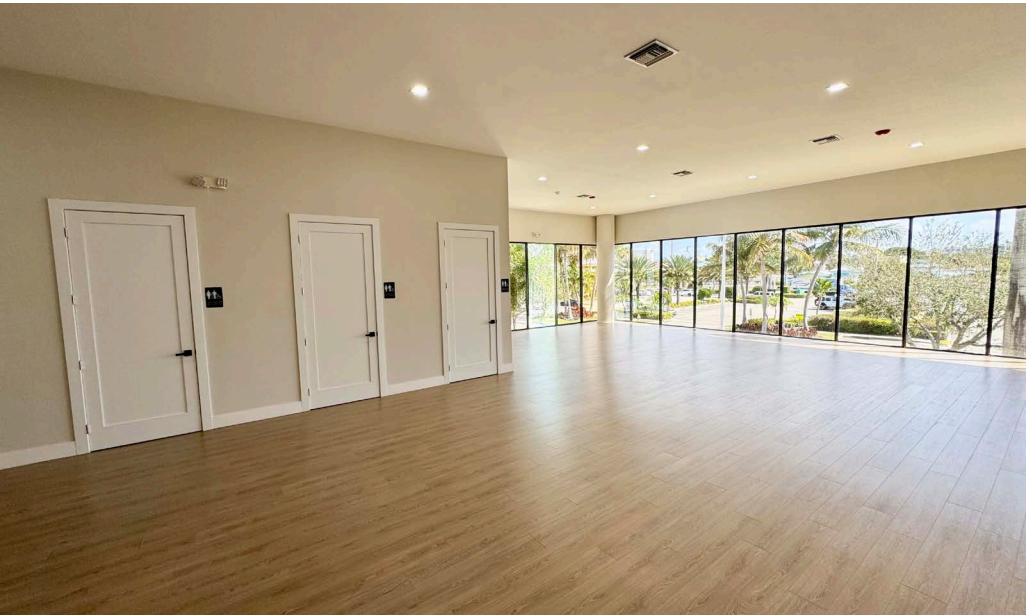
- Join a premier waterfront destination blending luxury wellness with professional services.
- Second-floor Medical/Professional/Creative space. Flexible RSF (full or divisible). Open-plan loft with intracoastal views and natural light.
- The conference room is a shared space, not part of the floor plan.

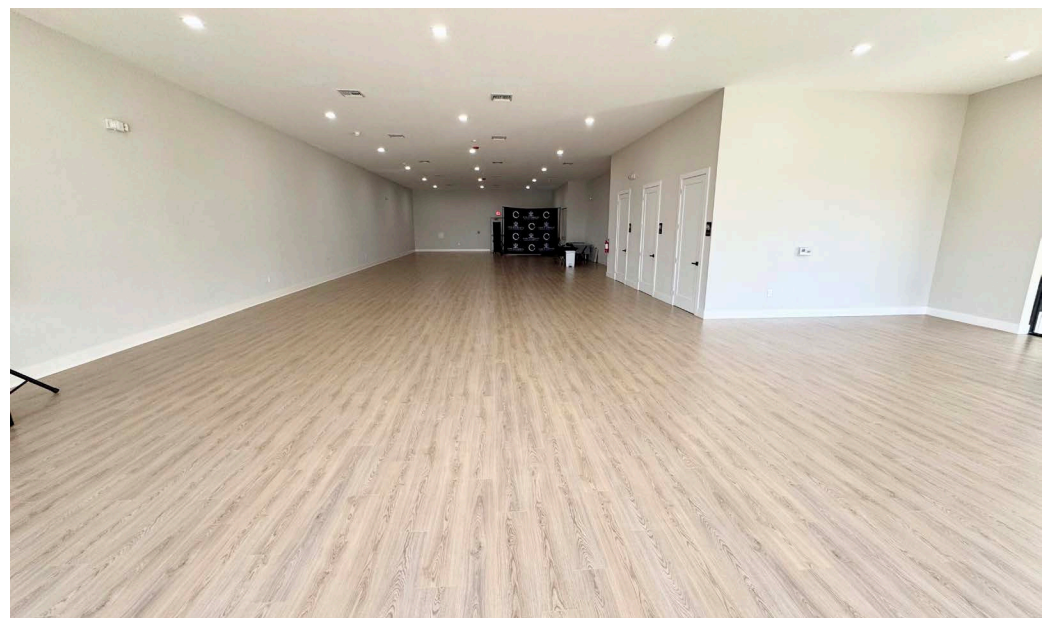


Interior Photos

UNIQUE AND *MODERN DESIGN*

- Bright, open second-floor interior photo showing natural light, water views, high ceilings, modern finishes.
- Unique and Modern Design – Flexible Second-Floor Loft / Medical / Professional Space (full-floor or divisible). Recently reconstructed (2024) with natural light, intracoastal views, open-plan layout, modern systems, and 30 parking spaces. Ideal for medical, wellness, office, creative, or service uses.







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