

High Visibility Flex Showroom and Warehouse Space Directly Off W Atlantic Avenue with Immediate I-95 Access 101 S CONGRESS AVENUE, DELRAY BEACH, FL 33445



FOR LEASE



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Prime Flex Showroom and Warehouse Opportunity in Delray Beach

101 S CONGRESS AVENUE
DELRAY BEACH, FL 33445

Congress Plaza is strategically located just off W Atlantic Avenue along the Congress Avenue corridor, placing tenants within one of Delray Beach’s most active commercial areas. The property benefits from traffic counts exceeding 61,500 vehicles per day and immediate access to Interstate 95, providing convenient connectivity throughout Palm Beach County. Surrounded by established residential neighborhoods and positioned within a strong local trade area, Congress Plaza offers an ideal setting for businesses seeking visibility and accessibility.

Property Highlights



Well positioned for convenient access throughout Palm Beach County



Functional layouts supporting both customer facing and operational uses



Prominent frontage along the Congress Avenue corridor



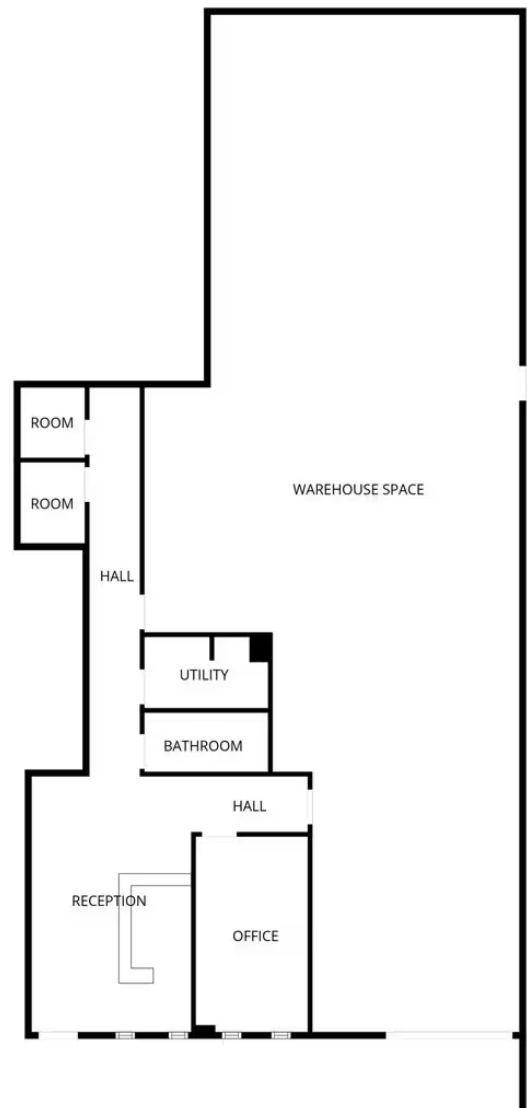
Convenient access to nearby retail, dining, and service amenities

Property Details

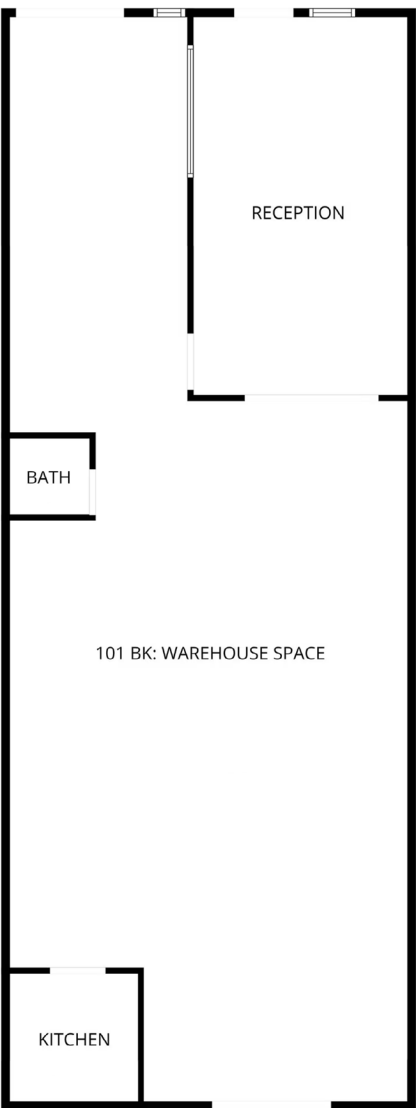
Property Name	Congress Plaza	
Property Type	Flex	
Year Built	1975	
Number Of Stories	1	
RBA	±24,200 SF	
Availability	Suite 101F	±2,695 SF
	Suite 101BK	±2,895 SF
Parking Ratio	2.64 / 1,000 SF	
Parking Spaces	64	
Clear Height	16’ Clear Height	
Drive In Bays	9 Drive Ins (10’ W x 11’ H)	
Power	3 Phase Power	
Construction	Masonry	
Zoning	MROC – Mixed Residential, Office & Commercial (City of Delray Beach)	
Features	24 Hour Access, Property Manager On Site	
Sewer	City	
Water	County	

Floor Plan

101 F
±2,695 SF



101 BK
±2,825 SF



Building Photos



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