

# 4,834 SF CLASS "A" OFFICE SPACE FOR LEASE



## MIDTOWN DELRAY OFFICE BUILDING

4600 LINTON BLVD., DELRAY BEACH, FL 33445

Midtown Delray is a Class "A" office and medical building located at 4600 Linton Blvd. in Delray Beach, in between I-95 and Military Trail and less than one mile from Delray Medical Center.

This property has been locally owned and managed since 2011 and is maintained extremely well. The offices are light and bright, with high ceilings. Suite 250 is available for lease at \$31/SF NNN, with over 4 years remaining on the lease with a 5 year renewal option at market rent. It is perfect for a business or medical office.



### CONTACT INFORMATION:

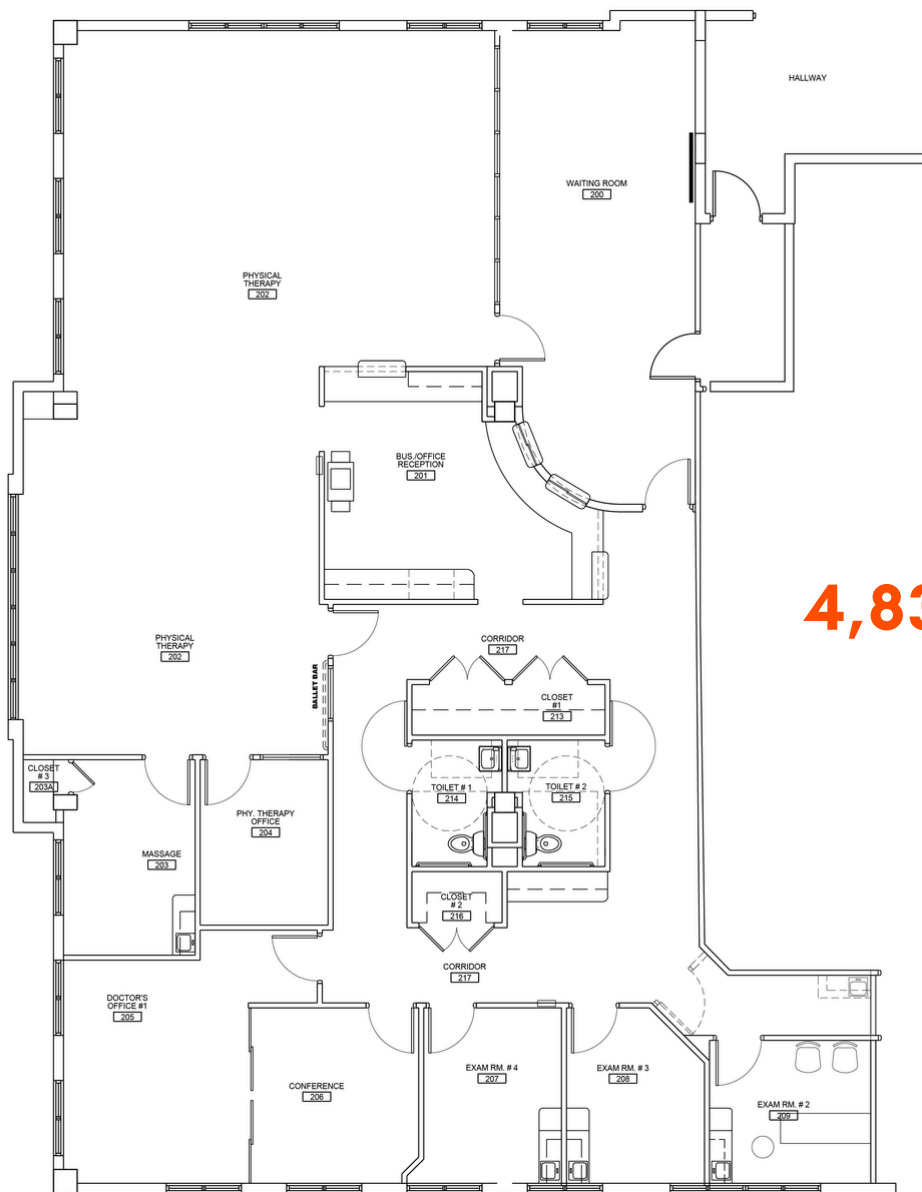
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**4,834 SF**

## HIGHLIGHTS

- ✓ \$31.00/SF NNN + \$19.57/SF Including janitorial
- ✓ 2 executive offices
- ✓ 7 exam rooms/offices
- ✓ Large Conference Room
- ✓ Kitchen/Break room
- ✓ In-suite Bathroom

