

DUVAL COURT OFFICE BUILDING

615 SE 10th St, Deerfield Beach, FL 33441

Vacant Owner/User
Investment Opportunity
Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW

Duval Court Office Building
615 SE 10th St, Deerfield Beach, FL 33441



INVESTMENT HIGHLIGHTS

\$875,000

List Price

2006

Year Built

±1,835

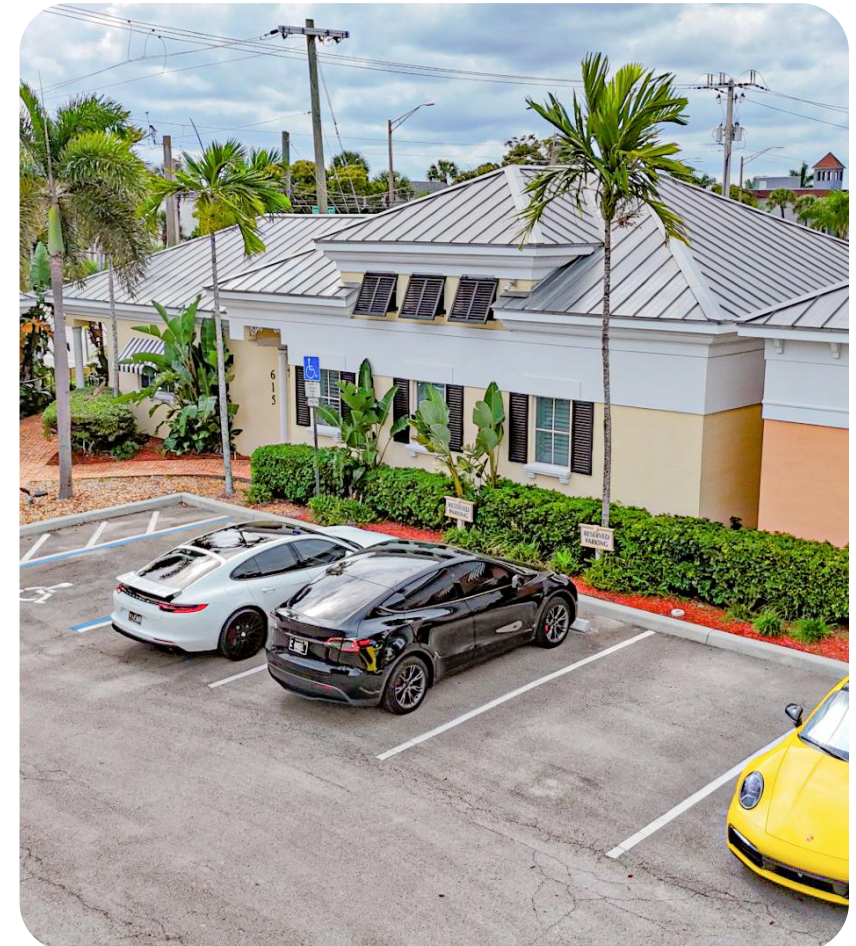
GLA (SF)

Vacant

Occupancy

Investment Highlights

- **±1,835 SF professional office** building located at 615 SE 10th Street in Deerfield Beach, Florida
- Built in 2006 with high-quality construction and a modern, **upscale interior buildout**
- **Functional layout**, ideal for medical, legal, financial, or other professional office users
- **Recently vacated** available fully furnished, offering immediate flexibility for owner-users or investors
- Situated within a quiet, **well-maintained professional office community** just east of Federal Highway
- **Excellent accessibility** to I-95, Hillsboro Boulevard, and US-1 providing convenient regional connectivity
- **Ample surface parking** and attractive curb appeal supporting a professional business environment
- Located within a **growing Deerfield Beach submarket** surrounded by residential neighborhoods and service-based businesses
- **Limited availability** of high-quality, move-in-ready, small office buildings in the area enhances long-term value and user demand





1 ± 45,500 VPD



Subject Property

10th St ± 25,500 VPD



PROPERTY PHOTOS



INTERIOR PHOTOS

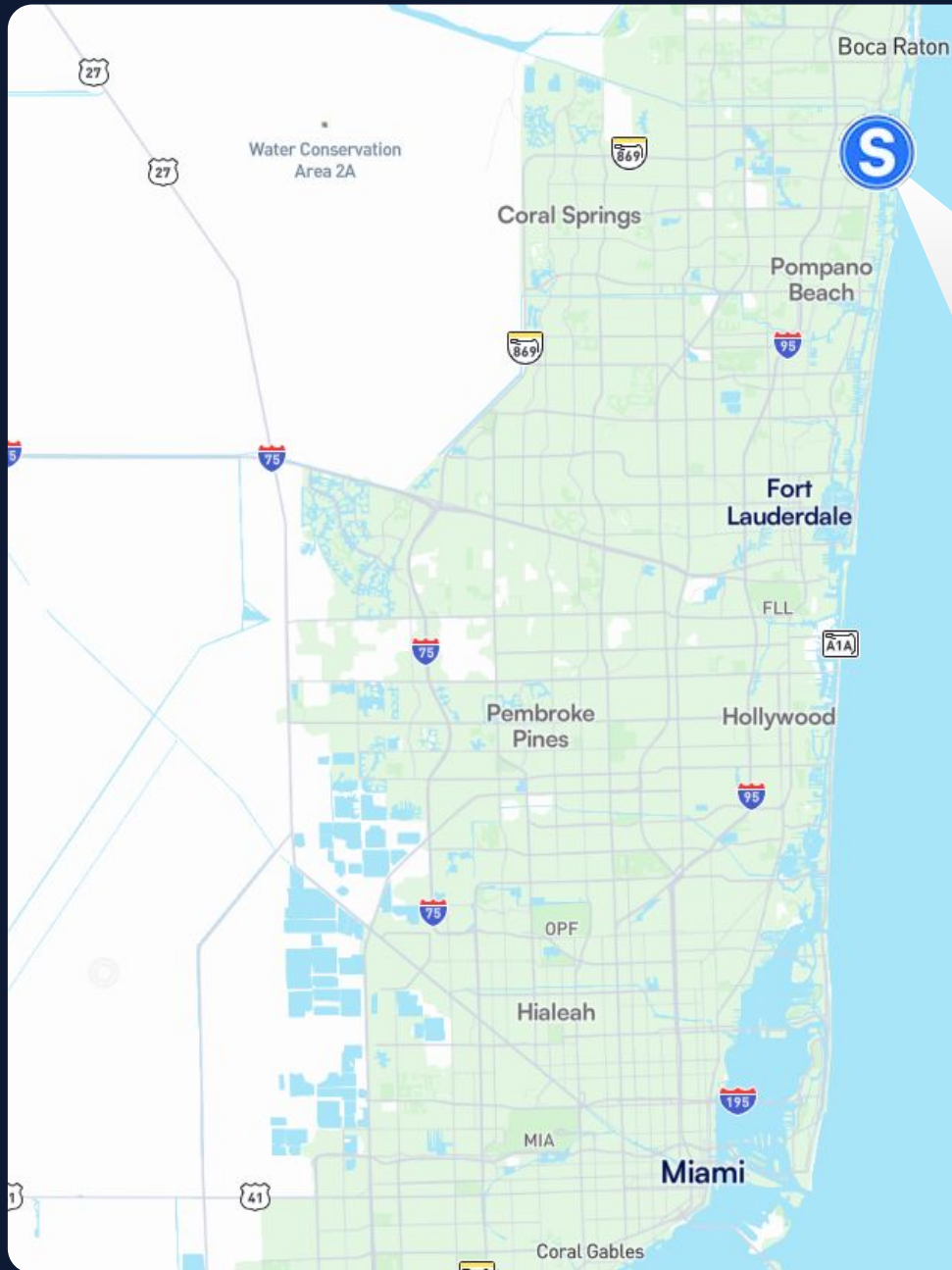


INTERIOR PHOTOS



MARKET OVERVIEW

Duval Court Office Building
615 SE 10th St, Deerfield Beach, FL 33441



DEERFIELD BEACH, FL

Market Demographics



86,742

Total Population

\$56,976

Median HH Income

36,138

of Households

64.1%

Homeownership Rate

41,290

Employed Population

17.3%

% Bachelor's Degree

43.7

Median Age

\$274,400

Median Property Value

Local Market Overview

The city of Deerfield Beach occupies a strategic position along Broward County's northern coastal corridor, just south of Palm Beach County and north of the core Fort Lauderdale sub-market. For an office-user scenario, this location offers access to both coastal lifestyle amenities (beach access, recreation) and the broader South Florida business region spanning the Miami-Fort Lauderdale corridor (±40 miles to Miami). The commercial office market is suburban in nature, with most leasing happening in business parks and light office campuses rather than a concentrated downtown CBD. Rental listings in Deerfield Beach show a mix of small suites and flex-type offices. The surrounding residential growth and continued redevelopment along the I-95 corridor have further supported office activity, with many businesses choosing Deerfield Beach for its balance of convenience, affordability, and professional setting. Limited new office construction and stable tenant demand continue to support healthy fundamentals and long-term value for both investors and owner-users within this well-connected Broward County submarket.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	17,538	121,497	246,218
Current Year Estimate	18,991	127,843	256,654
2020 Census	19,082	118,047	235,585
Growth Current Year-Five-Year	-7.65%	-4.96%	-4.07%
Growth 2020-Current Year	-0.48%	8.30%	8.94%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	7,408	53,827	105,899
Current Year Estimate	8,096	56,497	110,495
2020 Census	8,210	51,547	101,611
Growth Current Year-Five-Year	-8.50%	-4.73%	-4.16%
Growth 2020-Current Year	-1.39%	9.60%	8.74%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$106,046	\$128,615	\$132,404

ECONOMIC DRIVERS



The economy of Deerfield Beach is evolving into a key node for professional services, healthcare, finance, and technology operations within the South Florida region. Once centered around tourism and light manufacturing, the area has diversified into a strong service-sector economy supported by a skilled workforce and strategic geographic positioning. Located just off Interstate 95 and minutes from both Boca Raton and Fort Lauderdale, Deerfield Beach offers seamless connectivity to key executive and commuter corridors, making it an attractive location for regional office users and corporate tenants.

Deerfield Beach draws on the broader Broward and Palm Beach County labor pool, offering access to a professional, educated workforce while maintaining lower occupancy costs than primary business districts. The city is home to several major employers—including JM Family Enterprises, People's Trust Insurance, Bosch, and Trinity Health—creating consistent demand for administrative, back-office, and headquarters-style facilities. Its proximity to Fort Lauderdale-Hollywood International Airport and Boca Raton Executive Airport adds appeal for firms with regional travel needs, while commuter rail and Tri-Rail stations connect talent across the tri-county area.

The city has actively invested in enhancing its business environment through streamlined permitting, infrastructure upgrades, and economic development incentives. Business-friendly zoning along corridors such as Hillsboro Boulevard and Powerline Road supports the development of office, medical, and mixed-use properties. Retail centers like Deerfield Mall, major hotel brands, and the city's coastal amenities also contribute to a strong live-work-play ecosystem that appeals to both tenants and employees.

With cost-effective real estate, strong transportation access, and a growing professional employment base, Deerfield Beach offers a compelling location for office users seeking regional presence without the high overhead of downtown Fort Lauderdale or Miami. Its balance of accessibility, lifestyle, and economic stability positions it as a strategic choice for owner-users and investors focused on long-term operational value.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 615 SE 10th St, Deerfield Beach, FL, 33441 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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