DUVAL COURT OFFICE BUILDING

615 SE 10th St, Deerfield Beach, FL 33441

Vacant Owner/User Investment Opportunity

Offering Memorandum

EXCLUSIVELY LISTED BY

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PROPERTY OVERVIEW

Duval Court Office Building
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INVESTMENT HIGHLIGHTS

$875,000	2006	±1,835	Vacant
List Price	Year Built	GLA (SF)	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

SE
SPROUTS
FARMERS MARKET
ALDI
Panera
BREAD
taxhouse
SILVA med SPA
TARGET
BANK OF AMERICA
Tijuana Taxi Co
bealls
OUTLET
1
± 45,500 VPD
YOGA JOINT
DEERFIELD
BOOST BUNGEE
FITNESS STUDIO
PIZZAPIEZ
HEROS • WINGS • FRESH CUT FRIES
TD Bank
Winn Dixie
10th St ± 25,500 VPD
Subject Property

PROPERTY PHOTOS

INTERIOR PHOTOS

INTERIOR PHOTOS

MARKET OVERVIEW

Duval Court Office Building
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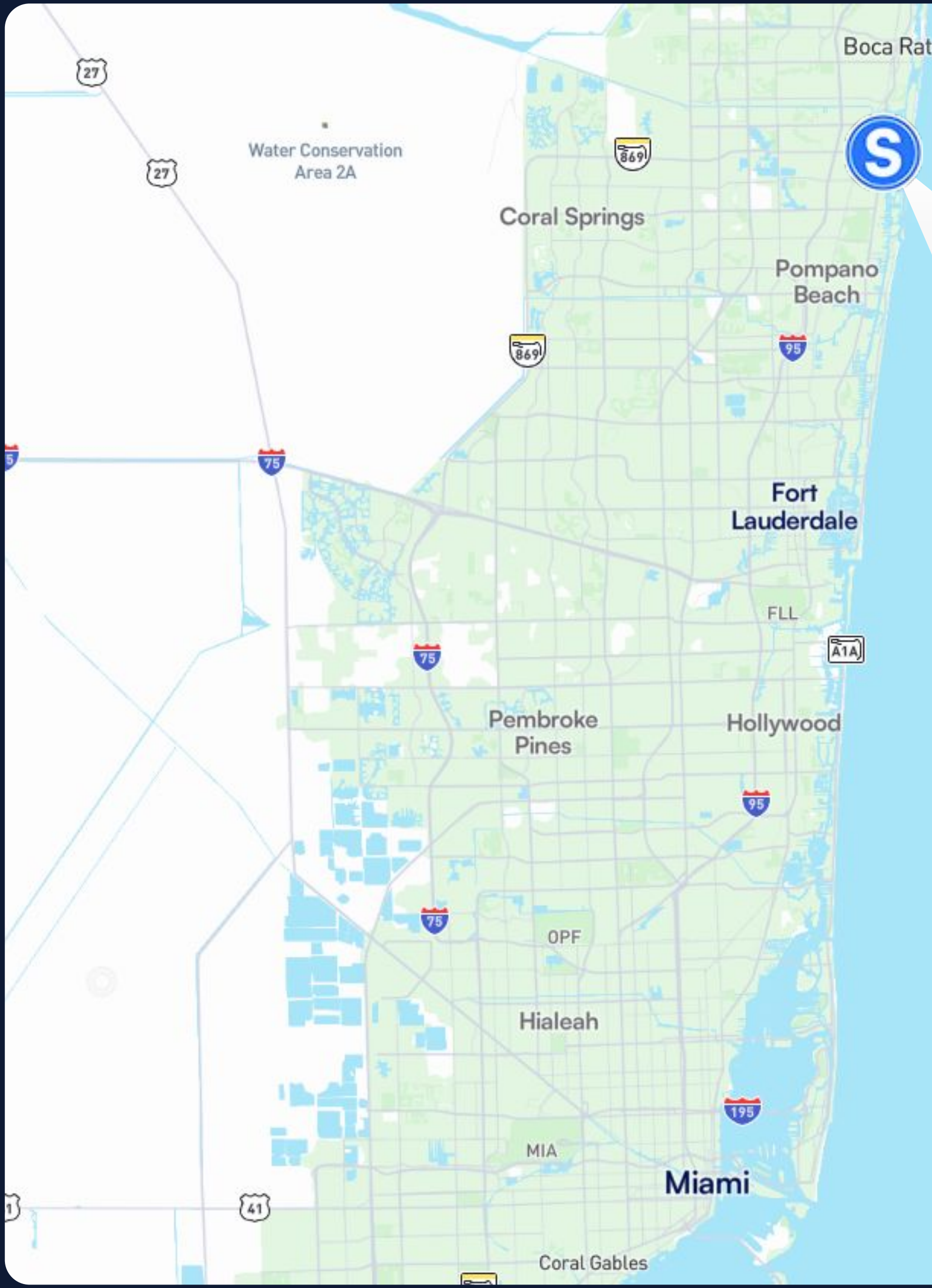

DEERFIELD BEACH , FL

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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