



Falterbauer Office Center

461-481 E Hillsboro Blvd, Deerfield Beach, FL 33441



Bruno Richter

Ocean Realty Group Inc
299 NE Wavecrest Way, BOCA RATON, FL 33432
org2000@att.net
(561) 271-5000



Falterbauer Office Center

\$17.00 /SF/YR

Building located in a prime location on E. Hillsboro Blvd and right off of Federal Highway and I-95...

- 1 Mile from I-95
- located directly on Hillsboro Blvd



Rental Rate:	\$17.00 /SF/YR
Property Type:	Office
Building Class:	B
Rentable Building Area:	6,673 SF
Year Built:	1992
Walk Score ®:	60 (Moderately friendly)
Transit Score ®:	30 (Somewhat friendly)
Rental Rate Mo:	\$1.42 /SF/MO

1st Floor Ste 100

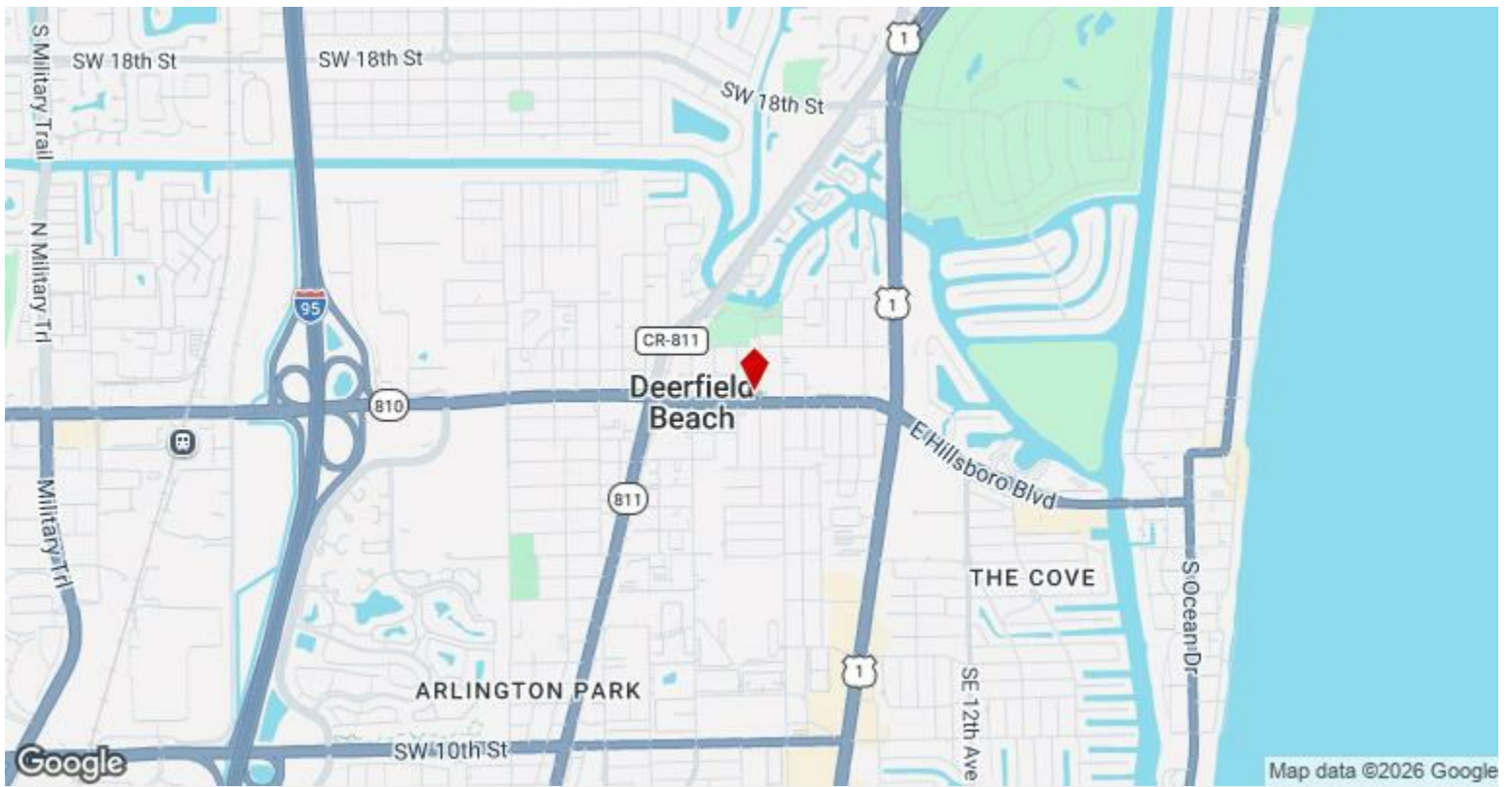
Space Available	250 SF
Rental Rate	\$17.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Medical
Space Type	New
Space Use	Office/Medical
Lease Term	1 - 3 Years

VERY BRIGHT OFFICE ON FIRST FLOOR, INCLUDING KITCHEN CABINETS + SINK + REFR., 3 desks available, large window, approx 16 x 16 ft, rent includes full service and wi-fi, access 24/7; gross rent \$1,075.00 per month;

1

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Accountable Financial Services Group	-	
AVD ID SOLUTIONS, INC.	1,650	September 2025
Botanaway	1,650	November 2024
Dinnall Fyne & Company	-	July 2026
Erika Chaplin Esq	-	August 2026
Rythera Therapeutics	-	
VOTERITE.com	-	



461-481 E Hillsboro Blvd, Deerfield Beach, FL 33441

Building located in a prime location on E. Hillsboro Blvd and right off of Federal Highway and I-95

Property Photos



Property Photos



Building Photo



Building Photo

Property Photos



Building Photo



office

Property Photos



office



Building Photo

Property Photos



Property Photos



20170308_113891



20170308_113827

Property Photos



Property Photos



045



046

Property Photos



047

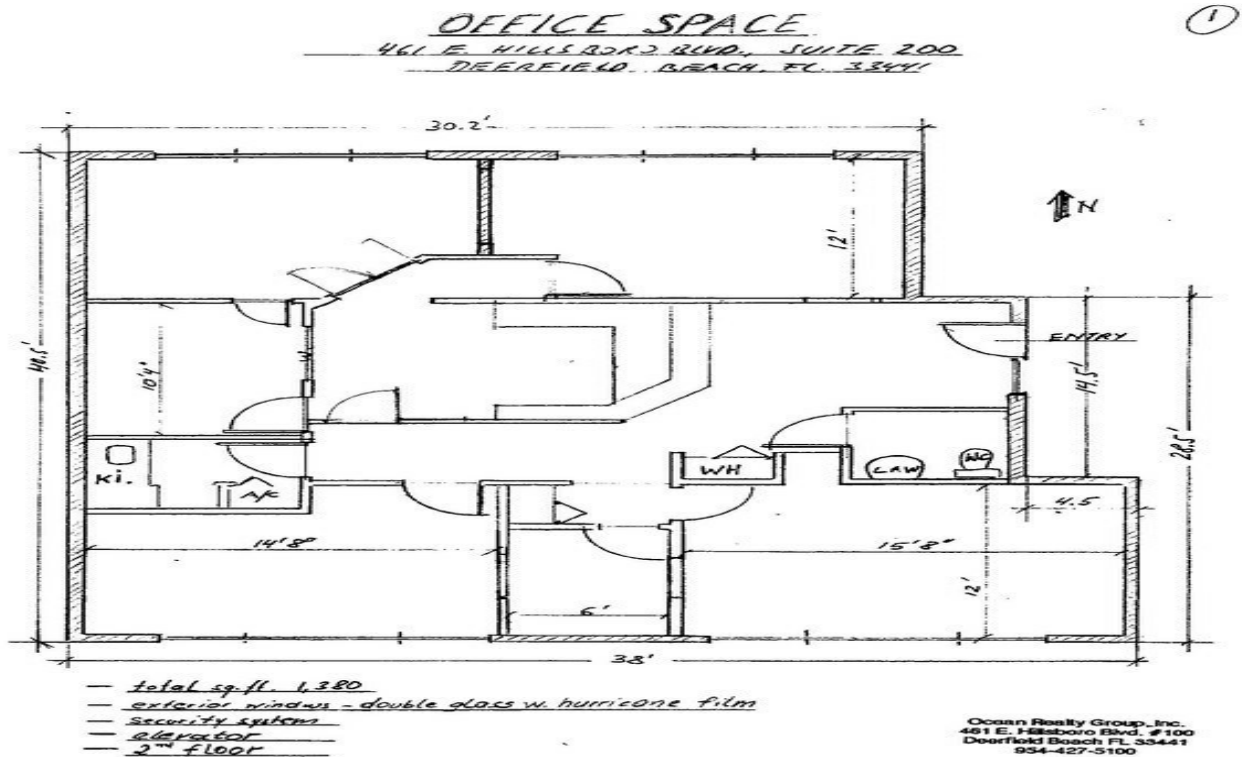


048

Property Photos



050



Property Photos

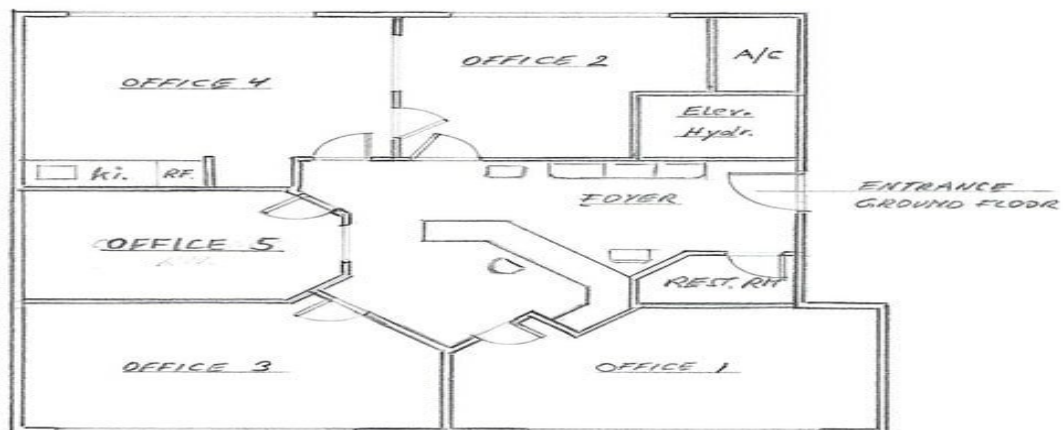


suite 200 Lobby



suite 200 lobby area

Property Photos



461 E. HILLSBORO BLVD, SUITE 100
DEERFIELD BEACH, FL 33441
OCEAN REALTY GROUP, INC.
954-427-5100

Property Photos



Property Photos



suite 100-4



Lobby / room 100-5

Property Photos



100-5



100-5

Property Photos



Property Photos



Property Photos



100-4

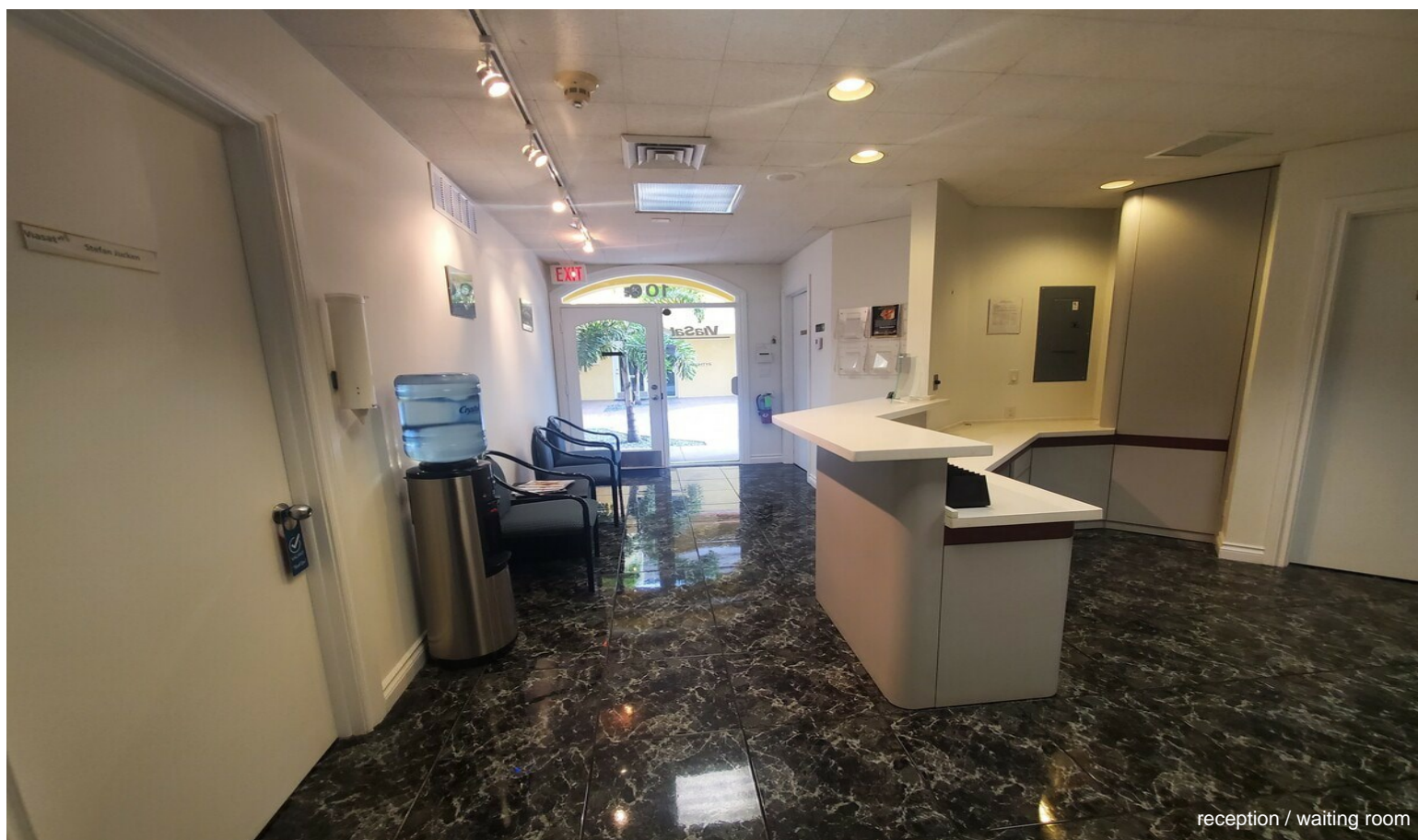


100-4

Property Photos



100-4



reception / waiting room