

FOR LEASE

# Offices at Atlantic Village

601 N Federal Hwy | Hallandale Beach, FL

## \$45 NNN

PSF

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[atlanticvillage.com](http://atlanticvillage.com)

## Hallandale's premier office space located within a modern lifestyle hub

Atlantic Village is a unique mixed-use center that offers a wide range of amenities that provide a vibrant professional environment

Features include:

- A newly completed, 6-story mixed-use building with office space available for immediate occupancy.
- More than 20 restaurants, fitness centers, and beauty salons - there's something for everyone.
- A pre-school, a music academy and a swimming academy, catering to the needs of families.

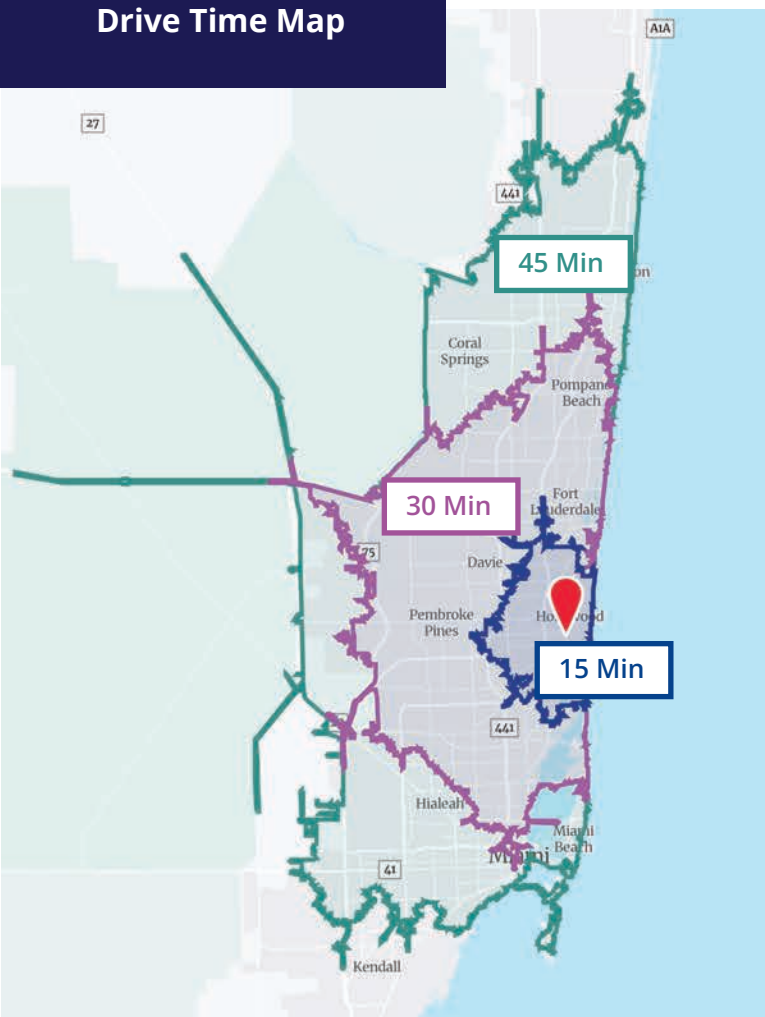
The project comprises three office buildings, a boutique building, and a two Class A office buildings, providing spaces for businesses and medical professionals.

More than 20 restaurants, fitness centers, and beauty

# Available Space

601 Building	
Suite 311	889 SF
Suite 312	894 SF
Suite 407 Expansive Eastern Views	1,193 SF
Suite 408 Expansive Eastern Views	1,199 SF
Suite 601 Full Floor Available/Divisible	13,057 SF

## Drive Time Map



## Building Information & Costs

**Address:** 601 N Federal Highway  
Hallandale Beach, FL 33316

**Location:** Strategically located in the heart of Hallandale Beach, less than 2 miles from Aventura & Hollywood and 3 miles away from Sunny Isles Beach

**Size/Stories:** 150,000 SF / 6 stories

**Asking Rate:** \$62.50 PSF MG

**Parking:** 600+ parking spaces

# Hallandale's Premier Modern Office Space.



±29,000 SF of Modern,  
Class A Office Space  
Available



Full Floor Available  
Featuring Outdoor  
Terraces & Expansive  
Views



Offices with Floor to  
Ceiling Glass and 13'+  
Ceiling Heights



Building Façade &  
Monument Signage  
Opportunities

## Project Amenities

- Amenity-rich project with numerous personal service, café and full-service restaurant options within steps
- Outdoor space with expansive views
- Covered, structured parking at a 3 spaces per 1,000 SF ratio
- Eight (8) Tesla Superchargers located in the projects parking lot
- Offices at Atlantic Village is easily accessible from I-95 via major east/west thoroughfares and is centrally located between Fort Lauderdale and Miami
- Located less than 2 miles south of Downtown Hollywood
- Located 1.5 miles north of the Village at Gulfstream Park and 3 miles from the Aventura Mall
- Close to Fort Lauderdale International Airport, Port Everglades, and the Aventura Brightline Station



## 2023 Demographic Overview - 5-mile radius



Current Population  
**385,490**



Daytime Population  
**379,138**

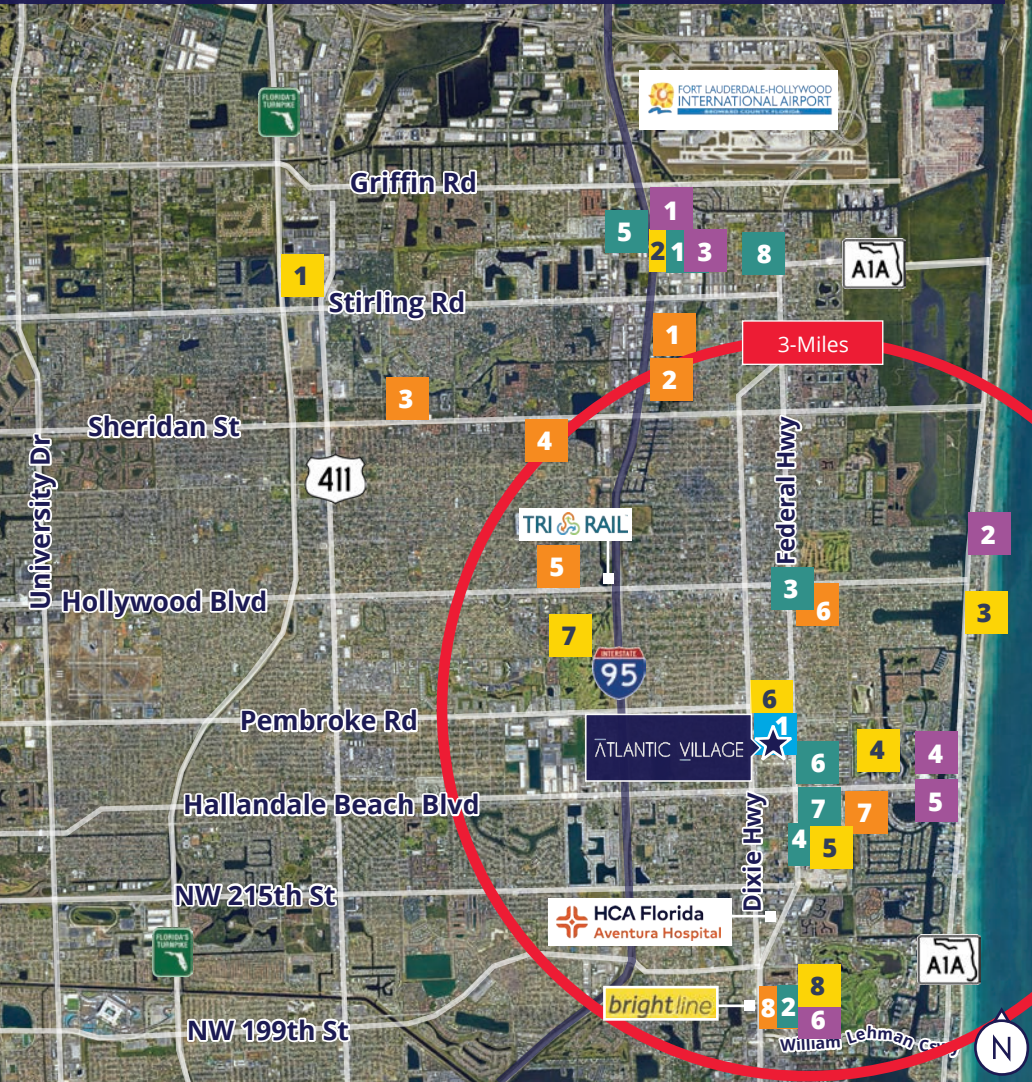


Average Household Income  
**\$90,231**



Medium Home Value  
**\$376,539**

# Location Amenities Map



## Atlantic Village Amenities

- 1 54D Aventura  
7 Spices  
Anderson & Cole Nail Spa  
Bold Nation Fitness  
Browaholic Studio  
Casa Crudo  
Ciocca Dermatology  
Club Pilates  
Crema Gourmet  
Dogg's Arepa Bar  
Dr Limón Ceviche Bar  
Drunken Dragon  
Ferrer  
Flippo's Kids Playground  
Gelato Go  
Genias Keratin Spa  
Growing Smiles  
HOLI Vegan  
Holyshakes  
INP Surgery  
Juice Mafia  
Key Point Academy  
La Estancia Argentina  
La Maison H  
La Piazzetta  
LiVE! School of Music  
Maré Lash & Spa  
Miami Swimming Academy  
Mitch's Downtown Bagels  
Murano by Ferraro  
OH LA  
ONFLEEK Hair Salon  
Privilege Dental Studio  
República Cigar Lounge  
Semper Laser  
Skin & Cancer Associates  
Sokai Sushi Bar  
Taqueria La Mejor  
Tea Leaf & Creamery  
The Blues Burgers  
The Nursing Academy  
The Spot  
The Wagyu Bar  
The Worx  
Village of Dentistry  
Yanamode Art  
Zen Zone Wellness

## Hotels

- |               |                         |                        |                         |                    |  |
|---------------|-------------------------|------------------------|-------------------------|--------------------|--|
| 1 Le Méridien | 2 Margaritaville Resort | 3 AC Hotel by Marriott | 4 Diplomat Beach Resort | 5 Hyde Beach House | 6 JW Marriott Miami Turnberry Resort & Spa |
|---------------|-------------------------|------------------------|-------------------------|--------------------|--|

## Restaurants

- |   |   |   |   |                       |
|---|---|---|---|-----------------------|
| 1 Dania Pointe Shops<br>Coopers Hawk<br>CT Cantina & Taqueria<br>BurgerFi<br>Firebirds Grill<br>First Watch<br><br>Lime Mexican Grill<br>Padrino's Cuban<br>TooJay's Deli | 2 Aventura Mall<br>Joey Aventura<br>Tap42 Kitchen<br>Pubbelly Sushi<br>North Italia | 3 Hollywood<br>Billy's Stone Crab<br>Block 40 Food Hall<br>Carmela's Italian<br>Ristorante<br>Olivia Restaurant & Rooftop<br>Sardelli's Italian<br>Steakhouse<br>Topsy Boar | 4 Gulfstream<br>Belly Fish Sushi<br>Christine Lee's<br>Texas de Brazil<br>Yardhouse | 5 Islamorada Fish Co. |
| 6 Flanagin's Bar & Grill  | 7 Five Guys   | 8 The Fish Grill  |   |                       |

## Shopping Centers

- |                               |                                |                              |                            |
|-------------------------------|--------------------------------|------------------------------|----------------------------|
| 1 Oakwood Plaza North & South | 2 One Oakwood Plaza            | 3 Sheridan Plaza             | 4 Park Sheridan West Plaza |
| 5 Hollywood Hills Plaza       | 6 Young Circle Shopping Center | 7 Hallandale Shopping Center | 8 Aventura Mall            |

## Area Attractions

- |                                    |   |                             |                  |                              |
|------------------------------------|---|-----------------------------|------------------|------------------------------|
| 1 Seminole Hardrock Hotel & Casino | 2 Dania Pointe Shops, Residences, Offices | 3 Hollywood Beach Boardwalk | 4 Shell Bay Club | 5 Gulfstream Racing & Casino |
| 6 Big Easy Casino                  | 7 Orangebrook Golf & Country Club         | 8 Tidal Cove Waterpark      |                  |                              |