

ATLANTIC VILLAGE | 11TH FLOOR OFFICE SUITES CLASS-A SPACES NOW AVAILABLE

800 N FEDERAL HWY,
HALLANDALE BEACH, FL 33009



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

7925 NW 12th Street, Suite 301, Miami, FL 33126 | 305-235-1500 | leesouthflorida.com



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PROPERTY SUMMARY

PROPERTY OVERVIEW

Lee & Associates presents an exclusive opportunity to own premier office condominiums on the 11th floor of Atlantic Village Professional Center, located at 800 N Federal Highway in the vibrant heart of Hallandale Beach, Florida. These Class A office spaces are designed to elevate workplace standards with 12.5-foot ceilings, floor-to-ceiling impact glass windows, and covered parking. The sleek, contemporary façade is enhanced by a robust lineup of on-site amenities, including a state-of-the-art fitness center, rooftop bar, luxury beauty salons, a preschool academy, and an indoor children's playground. With ADA compliance, 24/7 secure access, electric vehicle charging stations, and customizable signage, this is a turnkey solution for professionals seeking modern infrastructure in a dynamic and growing market. **Located within the Atlantic Village development—a walkable destination renowned for its upscale retail, dining, and entertainment—these office condominiums provide a luxury experience that rivals neighboring markets like Aventura, yet at a more attainable price point. In fact, Atlantic Village is just a 7-minute drive from Aventura, giving owners the ability to operate in a comparable Class A environment with high-end amenities while benefiting from lower ownership costs and favorable business conditions.**

Hallandale Beach's strategic location between Miami and Fort Lauderdale provides immediate access to I-95 and US-1, making it an ideal choice for professionals across industries. The area continues to attract major corporate tenants in healthcare, finance, and technology, including PricewaterhouseCoopers, DaVita Kidney Care, and IFX Networks. As part of this momentum, Atlantic Village Professional Center offers discerning buyers a rare blend of value, prestige, and connectivity in one of South Florida's fastest-rising commercial corridors.



For more information, please contact one of the following individuals:

MARKET ADVISORS

BERT CHECA

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PROPERTY HIGHLIGHTS



Atlantic Village:

Class-A Office Spaces
11th Floor Suites
1,100 SF - 1,128 SF
Floor-to-ceiling impact glass windows
Covered Parking
24/7 secured access, electric vehicle charging, ADA compliant, and on-site signage.



Dynamic, lifestyle-oriented work setting, within Atlantic Village including:

Fitness Center, Rooftop Bar
Beauty Salons, Preschool Academy
Children's Playground



Exceptional Freeway Access:

1.3 Miles to I-95
1.5 Miles to AIA
8 Miles to Fort Lauderdale-Hollywood Int'l Airport

Atlantic Village is just a 7-minute drive from Aventura, giving owners the ability to operate in a comparable Class A environment with high-end amenities while benefiting from lower ownership costs and favorable business conditions.

ATLANTIC VILLAGE | 11TH FLOOR



PROPERTY DETAILS

LOCATION INFORMATION

BUILDING NAME	Atlantic Village
STREET ADDRESS	800 North Federal Highway
CITY, STATE, ZIP	Hallandale Beach, FL 33009
COUNTY	Miami Dade
MARKET	South Florida
SUB-MARKET	Fort Lauderdale
CROSS-STREETS	NE 1st Street
NEAREST HIGHWAY	I-95 & A1A
NEAREST AIRPORT	Fort Lauderdale-Hollywood Int'l Airport

PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Condo
ZONING	C
LOT SIZE	0.52 Acres
LOT FRONTAGE	214.15 ft
LOT DEPTH	117.06 ft
CORNER PROPERTY	Yes
TRAFFIC COUNT	35000
TRAFFIC COUNT STREET	N Federal Hwy
TRAFFIC COUNT FRONTAGE	214

BUILDING INFORMATION

BUILDING SIZE	111,756 SF
BUILDING CLASS	A
TENANCY	Multiple
NUMBER OF FLOORS	12
AVERAGE FLOOR SIZE	16,621 SF
YEAR BUILT	2024
CONDITION	Excellent

PARKING & TRANSPORTATION

PARKING TYPE	Structure
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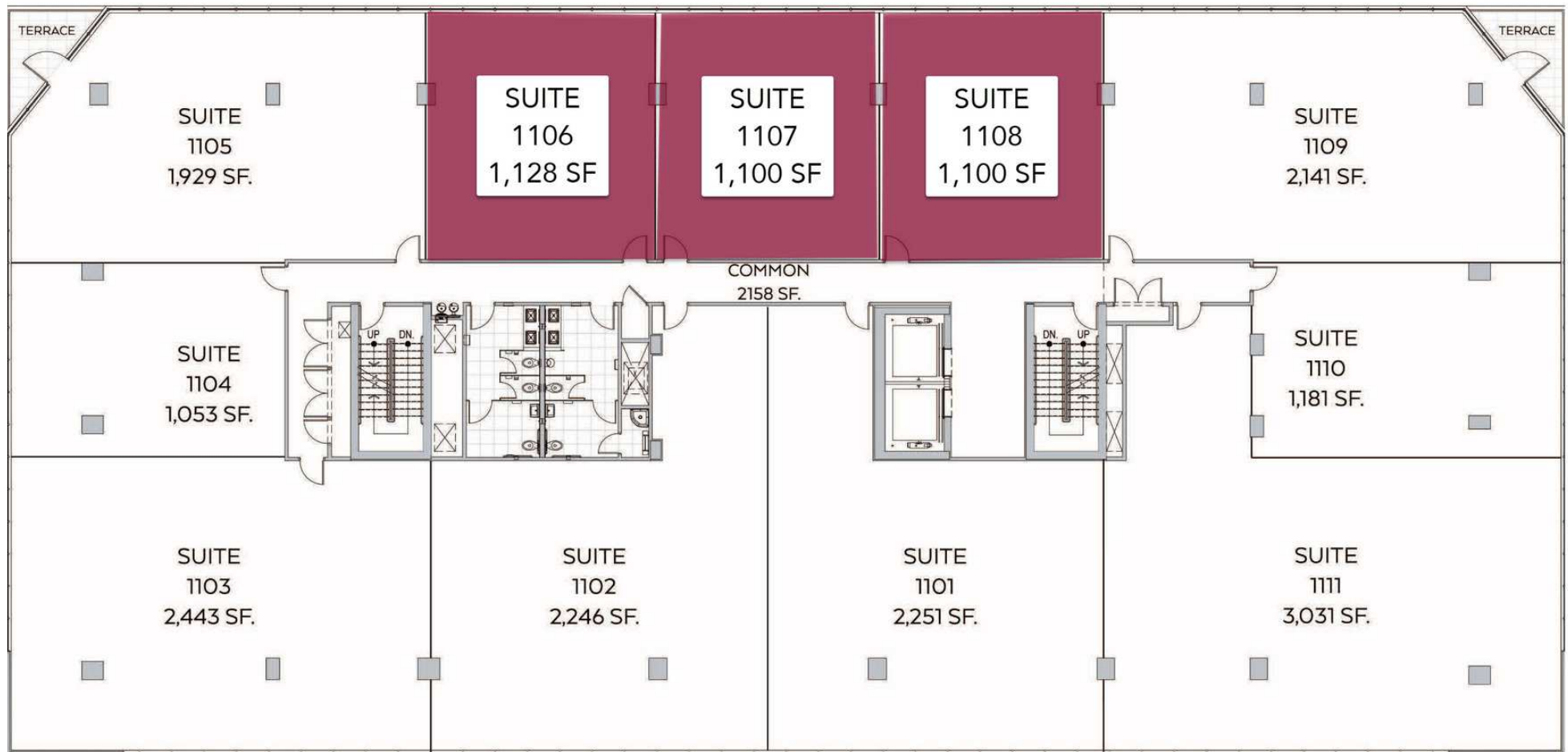


OFFICE CONDO AVAILABLE | 11TH FLOOR

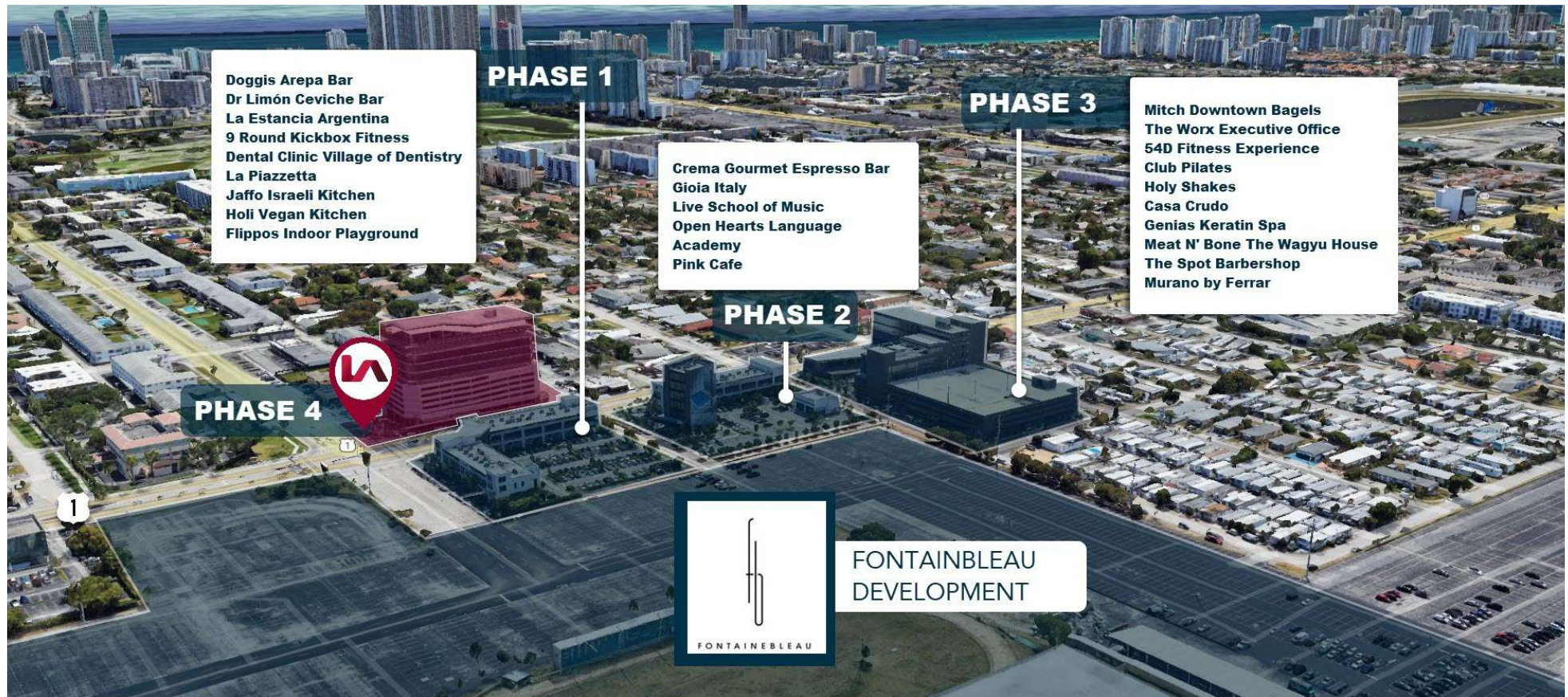


SUITE	SF	SALE PRICE
1106	1,128	\$750,120.00
1107	1,100	\$731,500.00
1108	1,100	\$731,500.00

FLOOR PLAN | 11TH FLOOR



AREA OVERVIEW

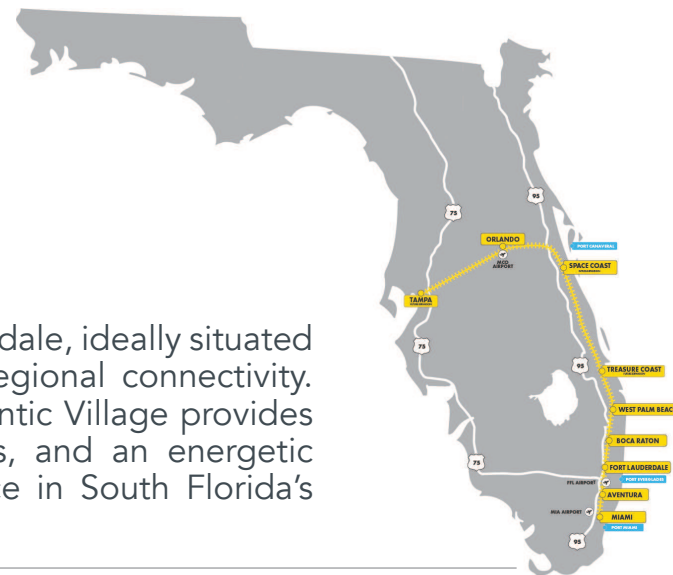


With more than 20 top reviewed restaurants and local eateries, **Atlantic Village** has become an international destination for locals and visitors alike. This culinary sensation brings a unique blend of flavors and experiences that is immersive and memorable. From the most sophisticated palates to the pickiest eaters, there is something delicious for everyone to enjoy at Atlantic Village. The commercial centerpiece is the **Class A office portfolio**, which includes both spaces for lease and purchase.



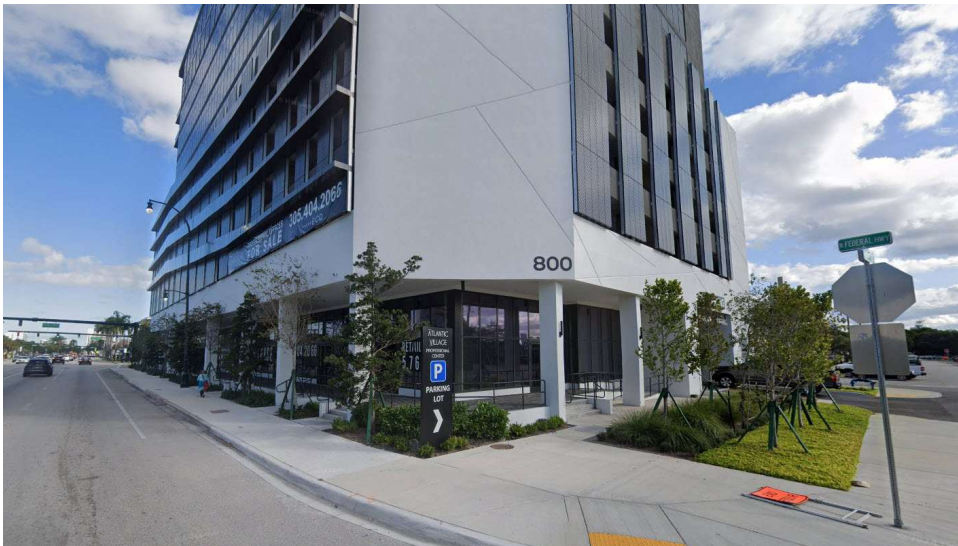
Exceptional Location: Close Proximity to Brightline and Aventura Mall

Experience the convenience of Class A office spaces at Atlantic Village in Hallandale, ideally situated with close proximity to the Brightline Aventura Station, offering seamless regional connectivity. Surrounded by a vibrant mix of retail, dining, and entertainment options, Atlantic Village provides a premier work environment that combines accessibility, modern amenities, and an energetic community setting—perfect for businesses seeking visibility and convenience in South Florida’s growing commercial corridor.

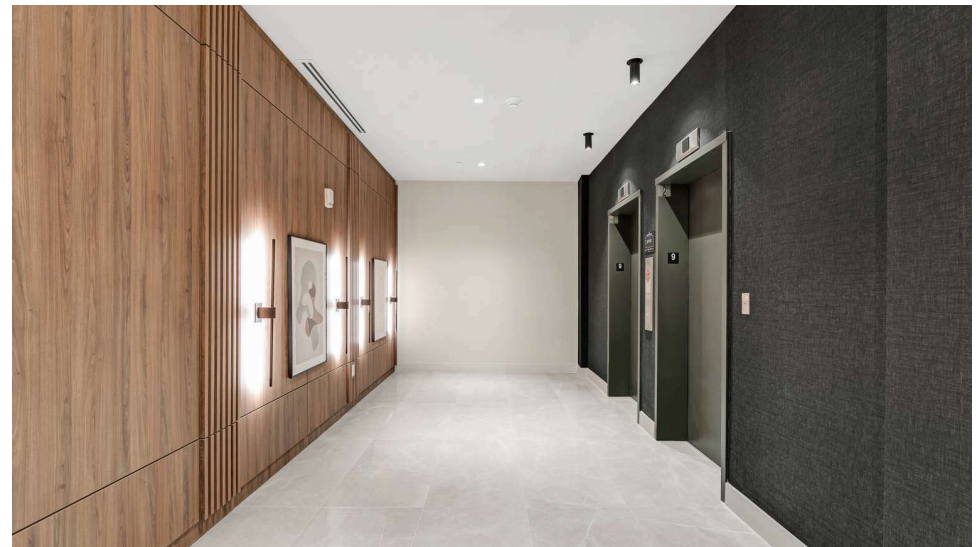


Hallandale Beach is experiencing unprecedented growth and revitalization, transforming into one of South Florida’s most dynamic commercial and residential markets. Fueled by significant investments in mixed-use developments, luxury residential towers, and Class A office projects, the city is rapidly attracting businesses, investors, and residents seeking a modern coastal lifestyle. Its strategic location between Miami and Fort Lauderdale, combined with enhanced infrastructure, transportation access, and a booming retail and dining scene, positions Hallandale Beach as a prime destination for sustainable expansion and long-term economic success. Hallandale Beach is rapidly expanding, with its population growing over 21% since 2000 and surpassing 42,000 residents in 2024. Median household income has risen nearly 7% year-over-year, reflecting a strong economy. This thriving coastal city is becoming one of South Florida’s most attractive destinations for development and investment.

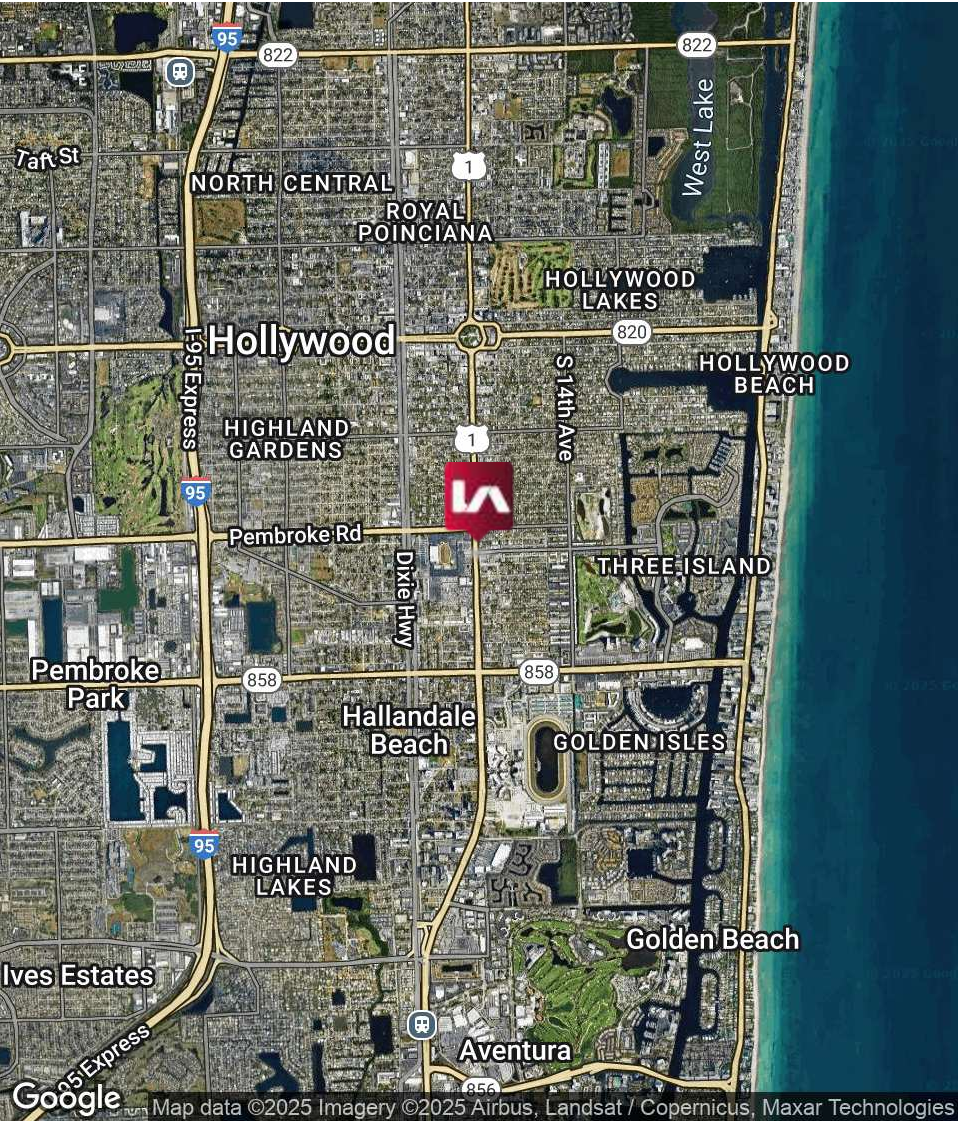
ATLANTIC VILLAGE | CLASS A OFFICE CONDO



ATLANTIC VILLAGE | LOBBY



REGIONAL MAP



LOCATION OVERVIEW

Nestled between Miami and Fort Lauderdale, Atlantic Village in Hallandale Beach provides excellent regional connectivity and access to major commercial corridors. The area's business-friendly environment and robust infrastructure make it a magnet for top-tier tenants and sustained growth.

CITY INFORMATION

CITY:	Hallandale Beach
MARKET:	South Florida
TRAFFIC COUNT:	35,000
SUBMARKET:	Fort Lauderdale
CROSS STREETS:	NE 1st Street

PRIME CORRIDOR LOCATION NEAR AVENTURA, HALLANDALE BEACH, AND MORE

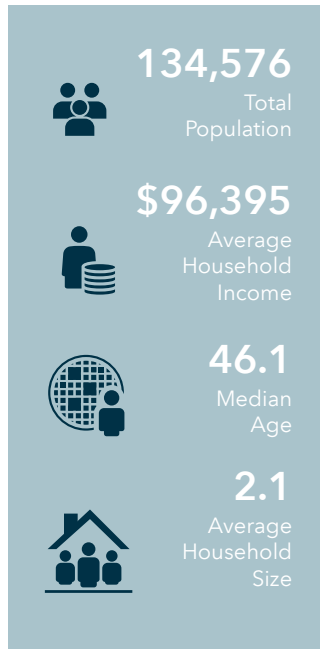


RETAILER MAP

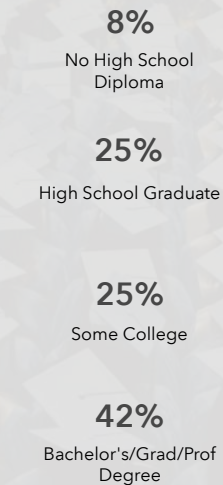


DEMOGRAPHIC PROFILE 10, 15 & 20 MIN DRIVE

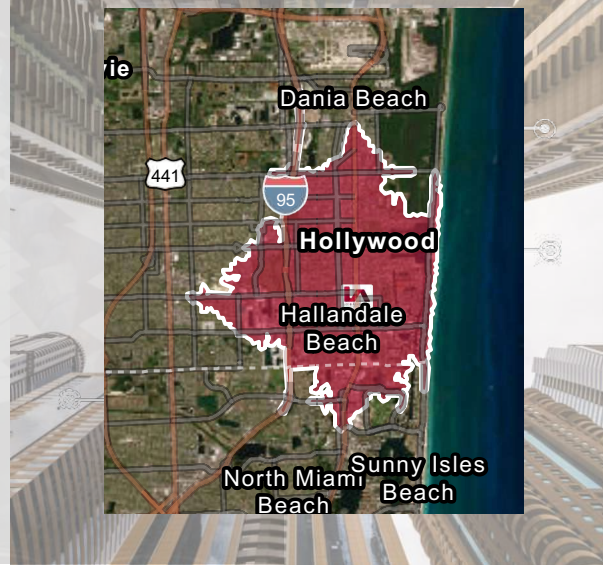
KEY FACTS



EDUCATION



Drive time of 10 minutes



EMPLOYMENT TRENDS



63%
White Collar

19%
Blue Collar

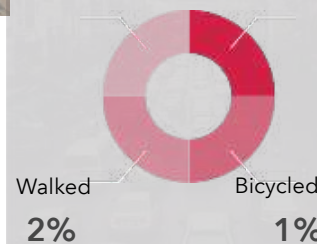
18%
Services

4.7%
Unemployment Rate

COMMUTING TRENDS

3%
Took Public Transportation

8%
Carpooled

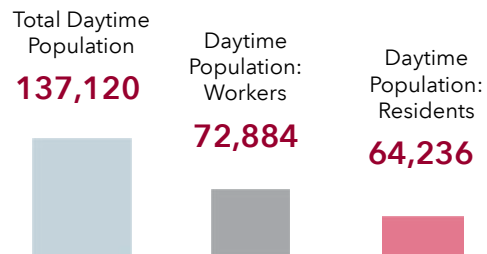


NEARBY AMENITIES



550
Number of Restaurants

DAYTIME POPULATION



BUSINESSES

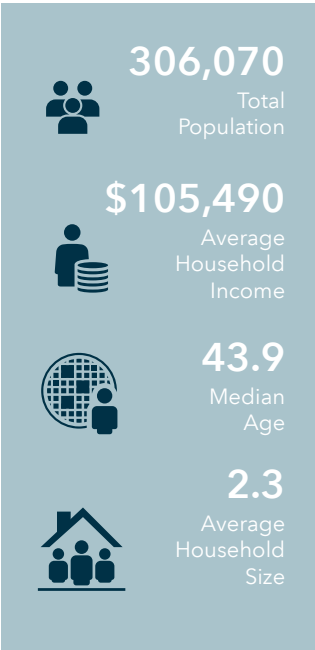


1,834
Retail Businesses

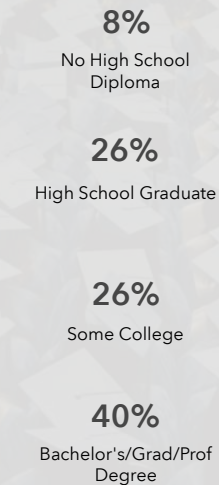


DEMOGRAPHIC PROFILE 10, 15 & 20 MIN DRIVE

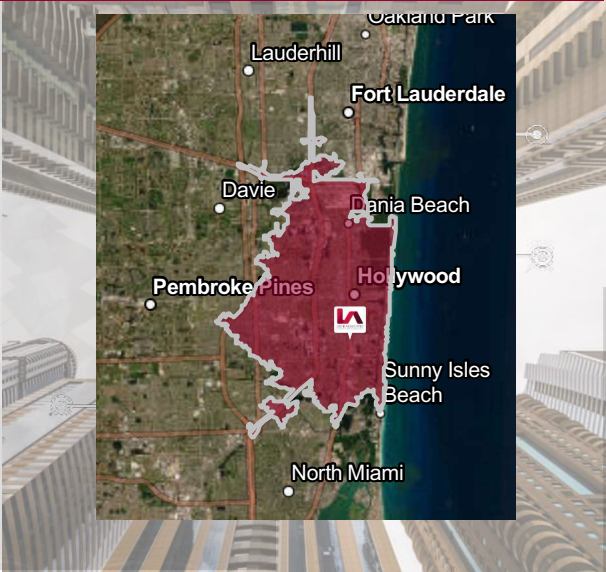
KEY FACTS



EDUCATION



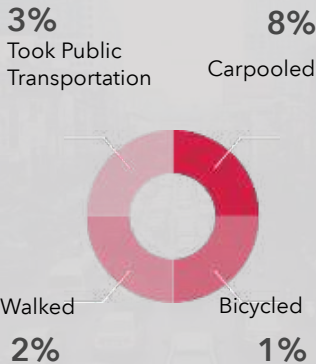
Drive time of 15 minutes



EMPLOYMENT TRENDS



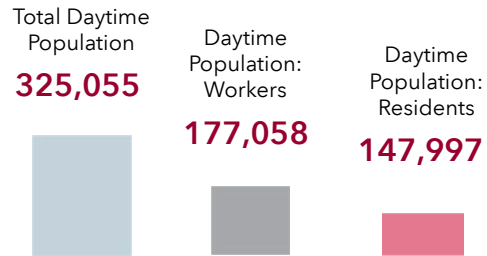
COMMUTING TRENDS



NEARBY AMENITIES



DAYTIME POPULATION

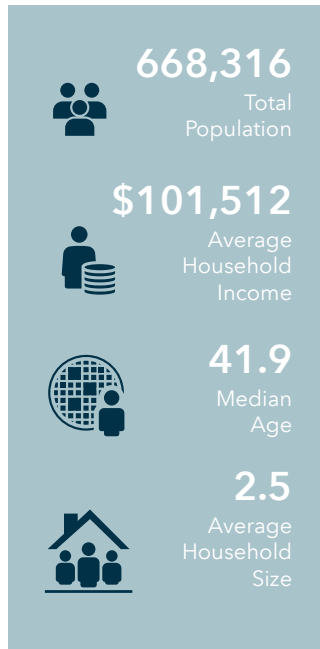


BUSINESSES

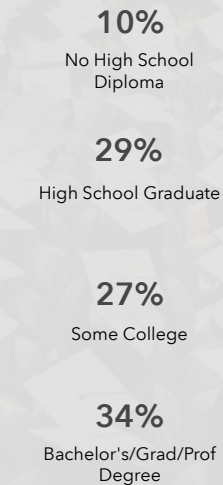


DEMOGRAPHIC PROFILE 10, 15 & 20 MIN DRIVE

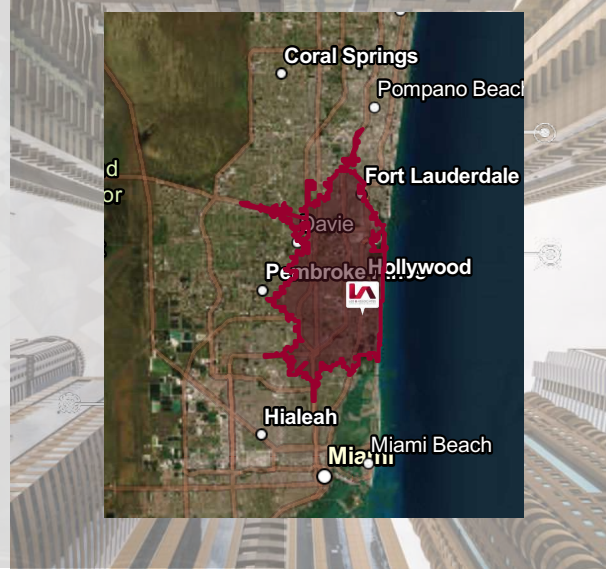
KEY FACTS



EDUCATION



Drive time of 20 minutes



EMPLOYMENT TRENDS



62%
White Collar

21%
Blue Collar

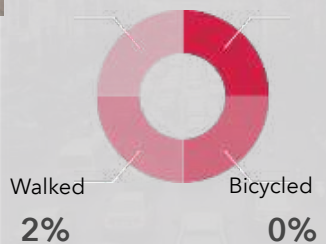
17%
Services

4.0%
Unemployment Rate

COMMUTING TRENDS

3%
Took Public Transportation

9%
Carpooled

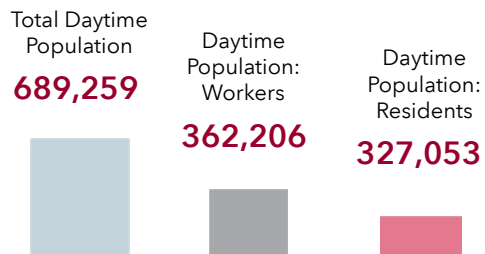


NEARBY AMENITIES



2,160
Number of Restaurants

DAYTIME POPULATION



BUSINESSES



8,186
Retail Businesses

