



# ACCESSO ONE OFFICE BUILDING

100 NORTH FEDERAL HIGHWAY  
HALLANDALE BEACH, FL 33009

HALLANDALE BEACH BLVD & FEDERAL HWY

ONLY 2 OFFICES AVAILABLE

1,557 SF - 2ND FLOOR - \$38 PSF NNN  
1,243 SF - 3RD FLOOR - \$40 PSF NNN  
AMAZING VIEWS/HUGE WINDOW LINE

NEW CONSTRUCTION  
IMMEDIATELY AVAILABLE  
BRING YOUR TOOTHBRUSH

EXCEPTIONAL DESIGN  
OUTSTANDING FINISHES  
STATE OF THE ART HVAC  
& BUILDING SYSTEMS

FULL SERVICE  
FREE PARKING

MINUTES TO NEW  
BRIGHTLINE STATION

EXCELLENT NEARBY AMENITIES  
AVENTURA MALL, GULFSTREAM CASINO



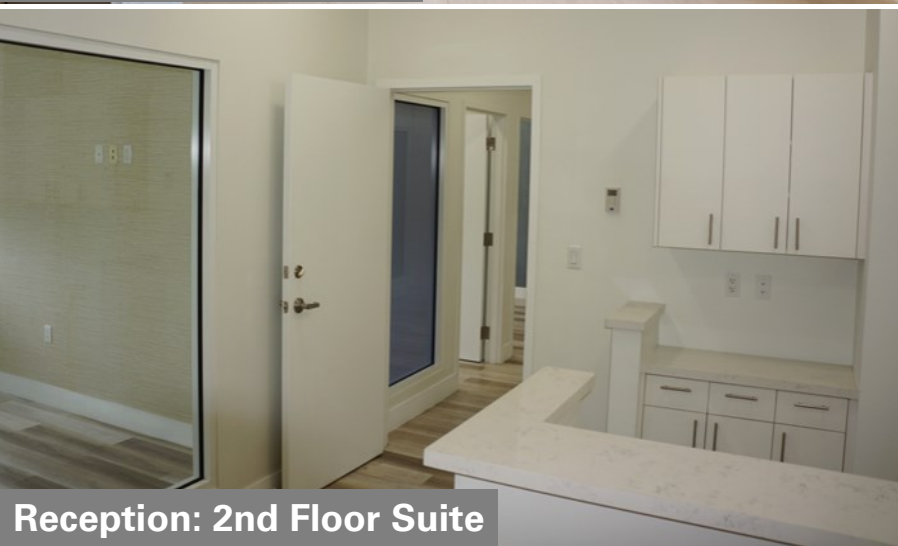




Building Lobby



Elevator Lobby, Typical



Reception: 2nd Floor Suite

- ♦ Very Efficient Layouts
- ♦ 2nd Floor: Pick Your Paint and Flooring, 2 Weeks to Move In
- ♦ 3rd Floor: Fully Finished, Bring Your Toothbrush
- ♦ Private Offices and Open Work Areas
- ♦ Kitchenettes
- ♦ Exceptional Views
- ♦ Very Light and Bright
- ♦ Pre-Wired for Internet, Data and Phone
- ♦ Newer Building With Class "A" Common Areas
- ♦ Minutes to Beaches, Aventura Brightline Station, Aventura Mall, Gulfstream Casino
- ♦ Bus Station in Front on US-1
- ♦ Management On-Site
- ♦ Great Neighboring Tenants
- ♦ Free Surface Parking



General Area: 2nd Floor Suite

Architecture By  
**AR Architecture, LLC.**  
7700 Congress Ave., Suite #1117, Boca Raton, Florida 33487 Phone: 561.241.6376 E-mail: [adam@ar-architecture.com](mailto:adam@ar-architecture.com)

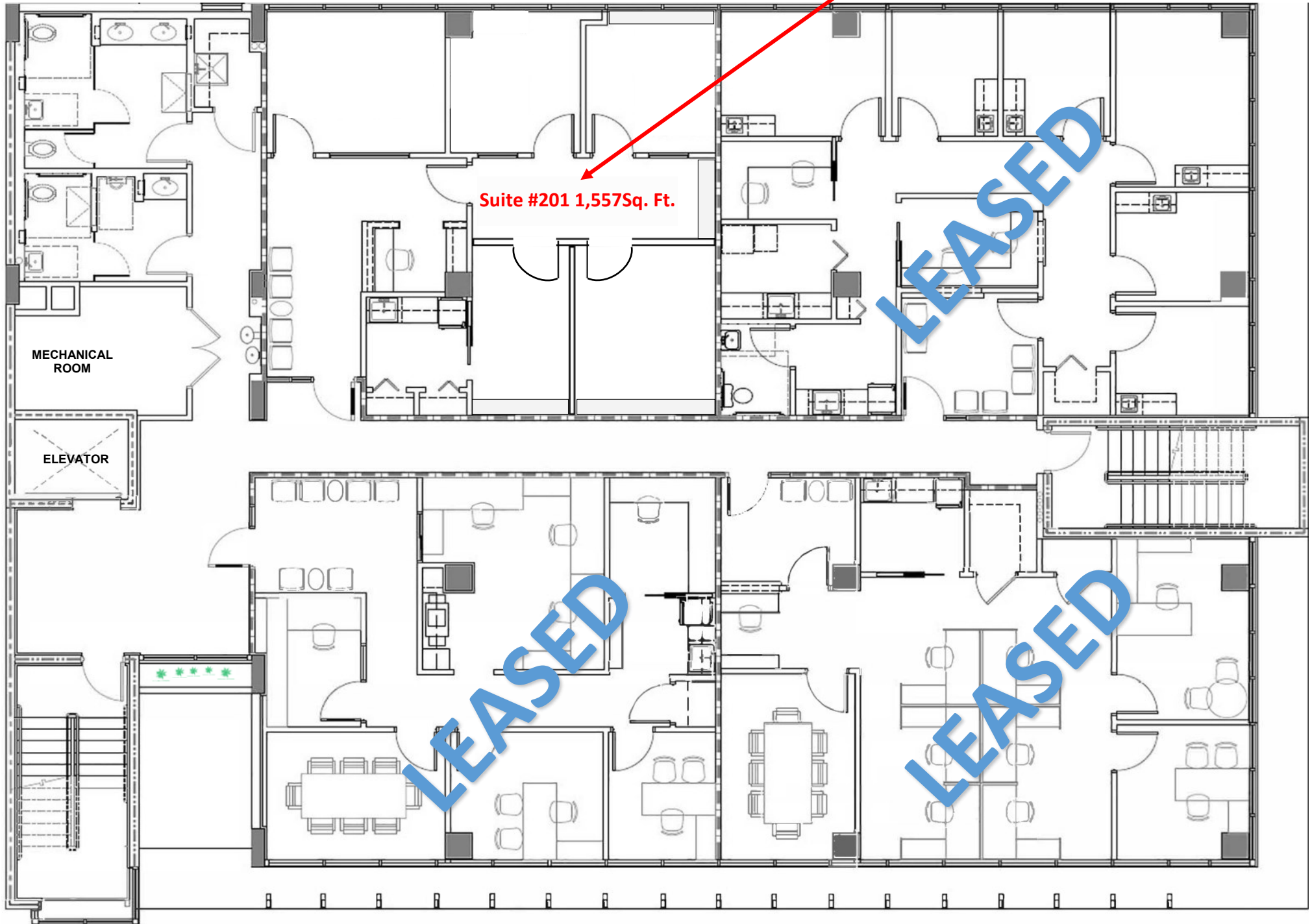
Design by International Consultant  
**Celina Bentata**  
**Arquitectura Bentata**



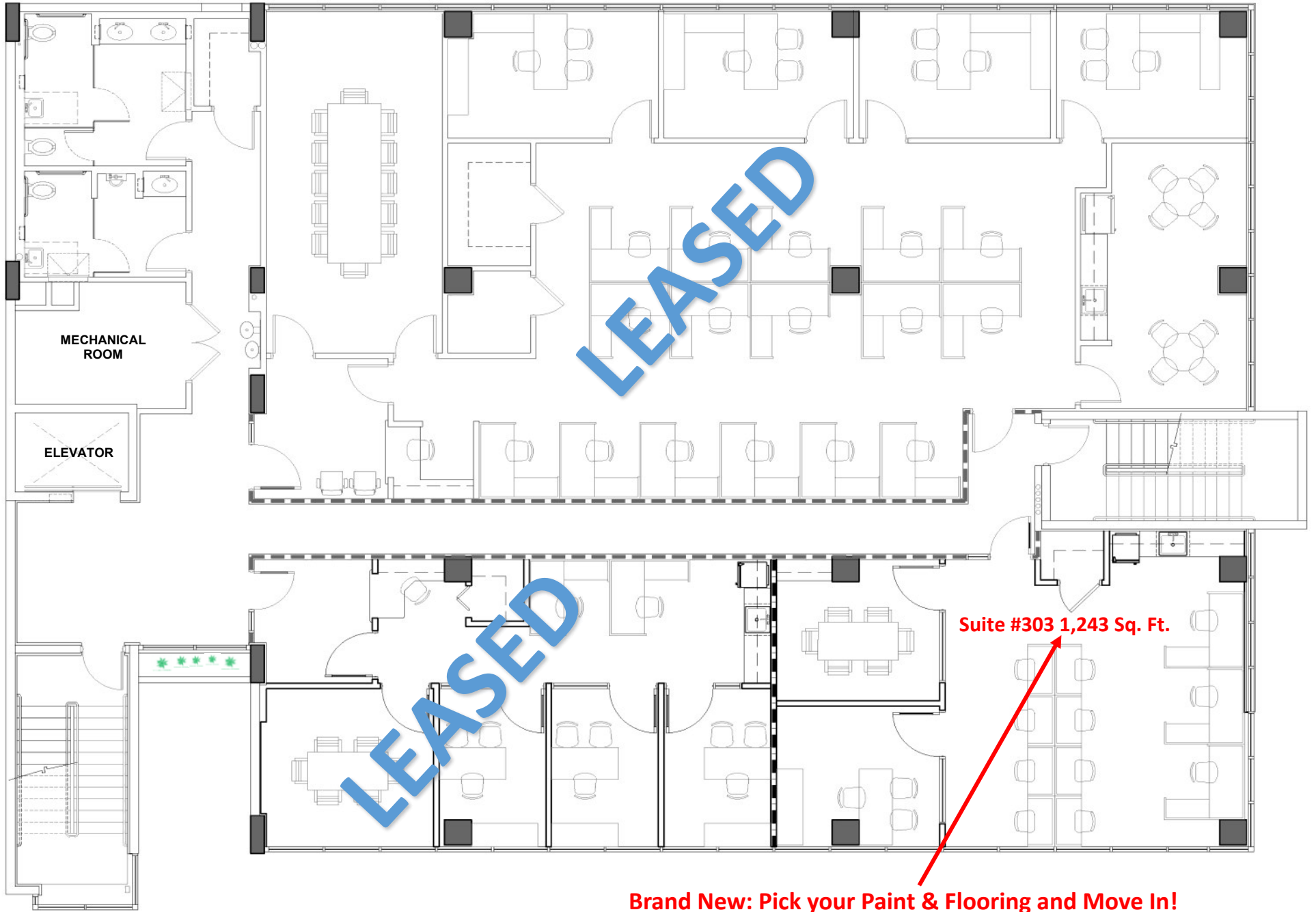
Corner Office View: 3rd Floor Spec Suite

**2nd Floor Office Available for Lease**

**Built In High End Storage and Work-desks, Ready to Move In!**



### 3rd Floor Office Available for Lease



**Brand New: Pick your Paint & Flooring and Move In!**

THIS INFORMATION IS BELIEVED TO BE ACCURATE, AND HAS BEEN OBTAINED FROM SOURCES DEEMED TO BE RELIABLE. ALL INFORMATION SHOULD BE VERIFIED INDEPENDENTLY. THE FLOOR PLANS ABOVE AND HEREIN IS NOT TO SCALE, AND HAS NOT BEEN VERIFIED FOR ACCURACY. WE ARE NOT RESPONSIBLE FOR MISSTATEMENTS OF FACTS, ERRORS, OMISSIONS, PRIOR LEASE, PRICE CHANGE OR WITHDRAWAL WITHOUT NOTICE.



**ELECTRONIC ACCESS SYSTEMS  
GORGEOUS COMMON AREAS**

**TENANT CONTROLLED A/C  
FREE SURFACE PARKING**



FORT LAUDERDALE-HOLLYWOOD  
INTERNATIONAL AIRPORT  
BROWARD COUNTY, FLORIDA



Distance	
Gulfstream Park and Casino	0.6 miles
Mardi Gras Racetrack & Gaming Center	0.9 miles
Hallandale Beach	1.6 miles
Hollywood's Arts Park at Young Circle	2.2 miles
Aventura Mall	2.5 miles
Interstate 95	2.5 miles
Hollywood Broadwalk & Beach	4.4 miles
Florida's Turnpike/Hollywood Blvd. Exit	7.0 miles
Hollywood/Ft. Lauderdale Int'l Airport	7.0 miles
Port Everglades	8.3 miles
Downtown Ft. Lauderdale	8.7 miles

**City of Hallandale Beach  
Upscale Location, Educated Workforce**

**40,000 VEHICLES PASS THIS BUILDING DAILY!  
Minutes to Port, Airport & Wonderful Amenities**

This magnificent, 5-story building was completed in 2020, fronting US-1 off Hallandale Beach Blvd., a stone's throw to Gulfstream Park & Casino, minutes to great amenities such as Downtown Ft. Lauderdale, the beaches, Hollywood Arts Park, Aventura Mall & Sunny Isles. Enjoy wonderful area restaurants and easy access to Ft. Lauderdale Airport, Port Everglades, I-95, I-595, & Florida's Turnpike. Public Transit stops in front of the building and there's a Brightline station at Aventura Mall for high speed commuter rail: **Aventura and Downtown Ft. Lauderdale Amenities without the Traffic, train stops in Miami, Ft. Lauderdale, Palm Beach, Orlando!**

The visionary owners retained world famous Celina Bentata of Arquitectura Bentata who designed a poured concrete (bomb shelter) building with state of the art HVAC systems, window lined stairwells, keyless entry and multiple open areas. Finishes are of the highest level. The Owners are an international real estate company that occupies the 4th and 5th floors of the building; it's their Corporate Headquarters. The floorplans and photos tell the story: The Accesso One Building is true suburban class A building; **a compelling opportunity and a true luxury office experience.**

Exclusively Listed By:



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# AREA AMENITIES



**Fort Lauderdale/ Hollywood International Airport** is ranked 21st in the nation in total passenger traffic and 13th in domestic origin and destination passengers. The airport system serves 29.2 million passengers, with an average of 80,000 travelers passing through its terminals on a daily basis. Major carriers include Delta, Spirit, Southwest, American, United and Emirates. There are a number of cargo, private and charter operators, too. The airport is connected by rail to the Ft. Lauderdale Convention center and Port Everglades, which is just a few minutes away. Amenities include shopping, dining, on-site auto rentals, and more. There are 12,500 badged employees on site, 139,920 total jobs with \$3.5 billion in wages and a \$13.2 billion output. Best of all, it's just a few minutes drive North along US-1 from the Accesso One Building.

**Port Everglades** is one of the busiest cruise ports in the world. It's also one of the most active cargo ports in the country; Over \$18 billion worth of imports and exports pass through annually. Florida's first and largest Foreign Trade Zone is situated in the heart of the Port. Annual economic activity tops \$28 billion and impacts 224,054 Florida jobs, including the 13,322 employees of companies that provide direct services to the port. In Fiscal Year 2019, Port Everglades exceeded one-million TEUs (20-foot equivalent units, the industry's standard container measurement), for the sixth consecutive year, reporting a total of 1,053,078 million TEUs and maintaining its status as Florida's number one container port and the 12th leading container port in the United States, serving more than 150 ports and 70 countries. The port's **1,200,000 Square foot** convention center and under construction 800 room hotel are huge draws for business and trade events.



**Aventura Mall** is the premier shopping destination in South Florida and one of the top lifestyle centers in the U.S. It draws from South Florida's most affluent communities and is a must-see for millions of domestic and international visitors every year. In addition to its iconic anchors, there is a carefully curated mix of over 300 luxury boutiques, multiple restaurants, and museum quality arts and sculptures. It even includes a water park, centered upon the 93-foot-tall Aventura Slide Tower by Carsten Höller, an amphitheater and indoor-outdoor Genius Grove. It's one of the region's most popular destinations and was ranked one of America's most visited shopping centers by Travel + Leisure magazine. It recently received TripAdvisor Travelers' Choice award for consistently earning great reviews from visitors. The mall is just North of the Accesso One Building on US-1.



**Gulfstream Park** has been one of the most important venues for horse racing since 1939. In addition to thoroughbred racing, there are over 800 Vegas-style slot machines and South Florida's finest poker room with over 20 live action tables. The open air mall includes a plethora of signature home stores, an international array of restaurants, world-class art galleries, a bowling alley, outdoor cafes and nightclubs, boutiques, and health and beauty services; All this is literally WALKING DISTANCE to Accesso One!

