



Phase 3

601 N Federal Hwy, Hallandale Beach, FL 33009



Robert Mion

Compass Commercial Group
4699 Ponce De Leon Blvd, Suite Floor 5, Miami, FL 33146
Bob@Bobmion.com
(954) 605-7379

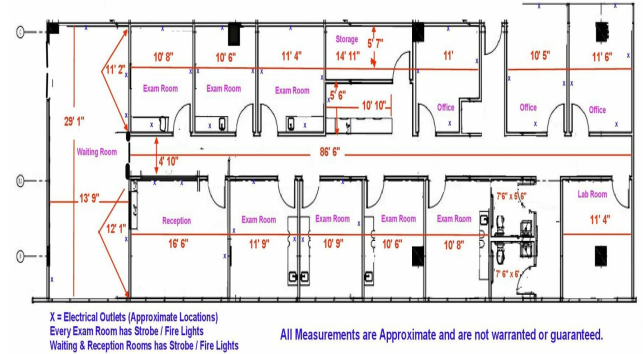


Phase 3

\$25.00 /SF/YR-NNN

Located in the fantastic area of the Up & Coming Atlantic Village in Hallandale Beach. Beautiful Class A Building with Retail on 1st Floor & Offices Above. High traffic on Federal Highway....

- Federal Highway Traffic Exposure
- Lots of Natural Light
- Fantastic Medical Office Floor Plan
- Perfect for Medical Practice or Med Spa



Rental Rate: \$25.00 /SF/YR-NNN

Property Type: Office

Building Class: A

Rentable Building Area: 150,000 SF

Year Built: 2023

Walk Score ®: 70 (Moderately friendly)

Transit Score ®: 40 (Fairly friendly)

Operating Expenses: \$18.12 SF/YR

Parking: Garage-Common

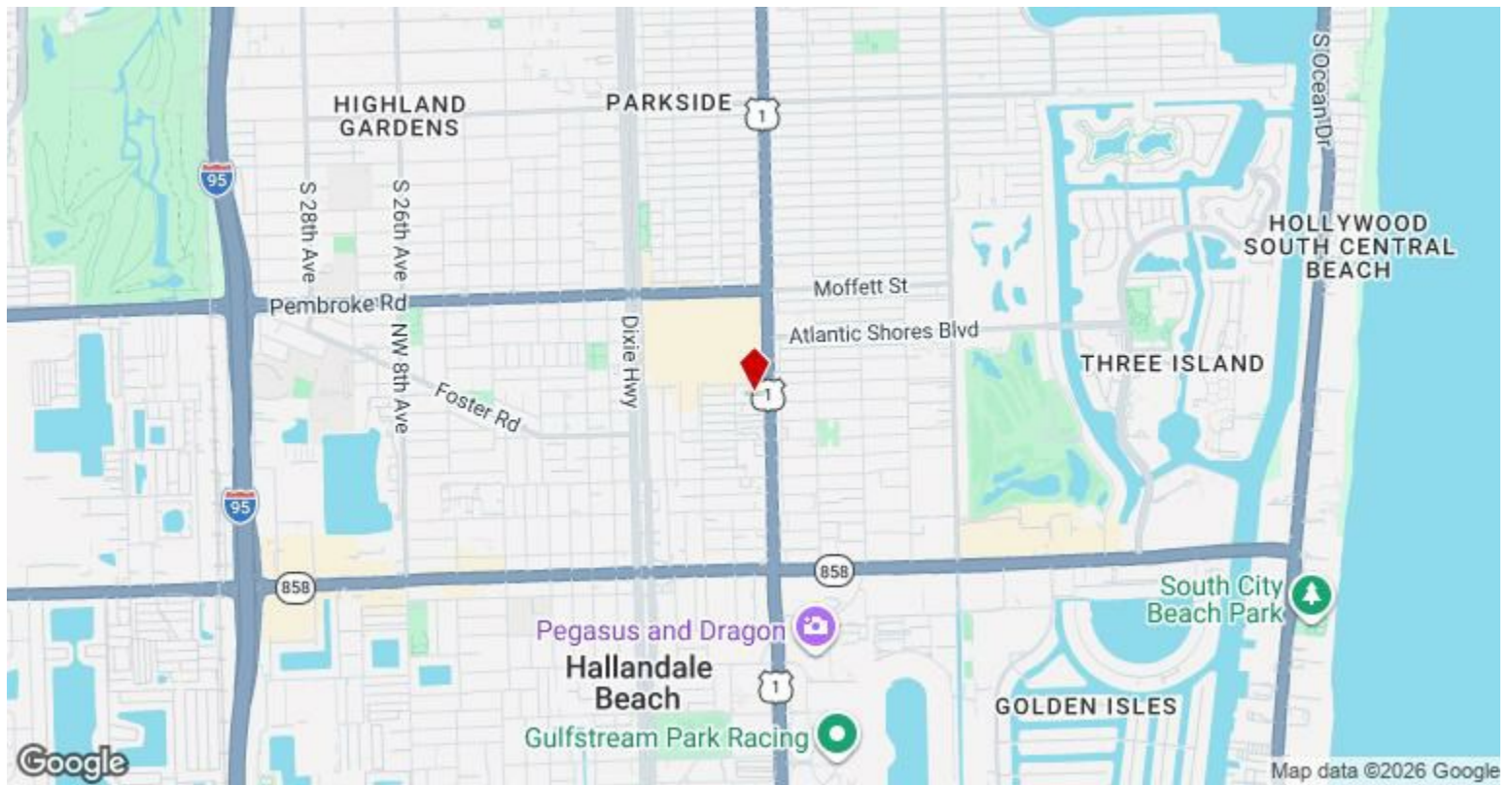
4th Floor Ste 401

Space Available	3,731 SF
Rental Rate	\$25.00 /SF/YR-NNN
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Professional Services
Space Type	Sublet
Space Use	Office

Medical Office Suite Available at an Unbeatable Price!! Move in Ready!! This exceptional space features 7 well-appointed exam rooms, a versatile lab/exam room, 2 practitioner offices, a welcoming reception office, and a spacious patient reception area. Plus, it includes 2 convenient interior restrooms. The master tenant is motivated, making this an incredible opportunity to secure a premium medical office at an unbeatable value. Don't miss out!

Major Tenant Information

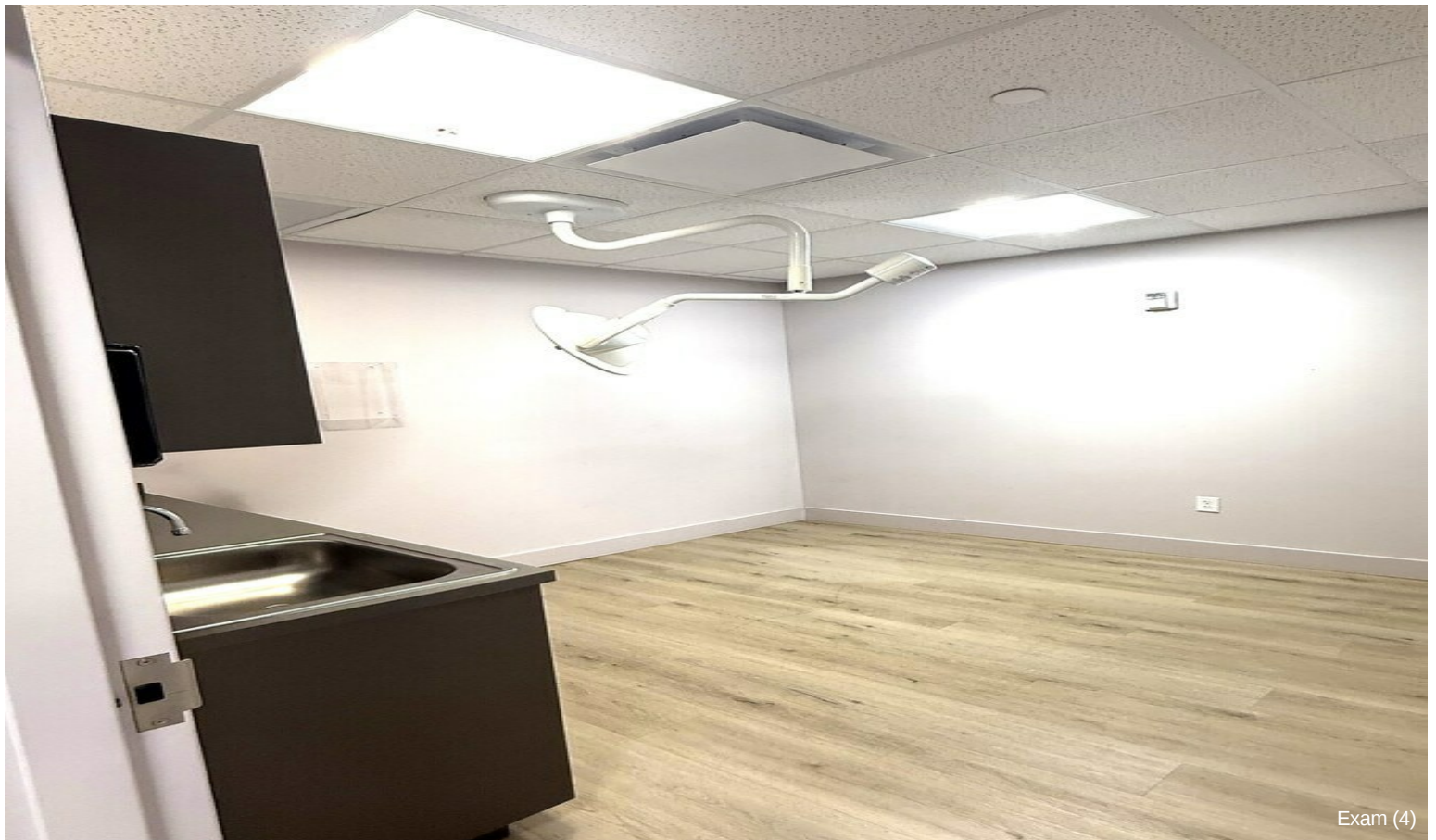
Tenant	SF Occupied	Lease Expired
54D	-	
Ciocca Dermatology of Hallandale	-	
Drunken Dragon	-	
KeyPoint Academy	-	
Milano Beauty Studios	-	
Springs	-	June 2029
Tee Box Golf	-	
The Wagyu House	-	
The Worx	-	
World of Dentistry	-	



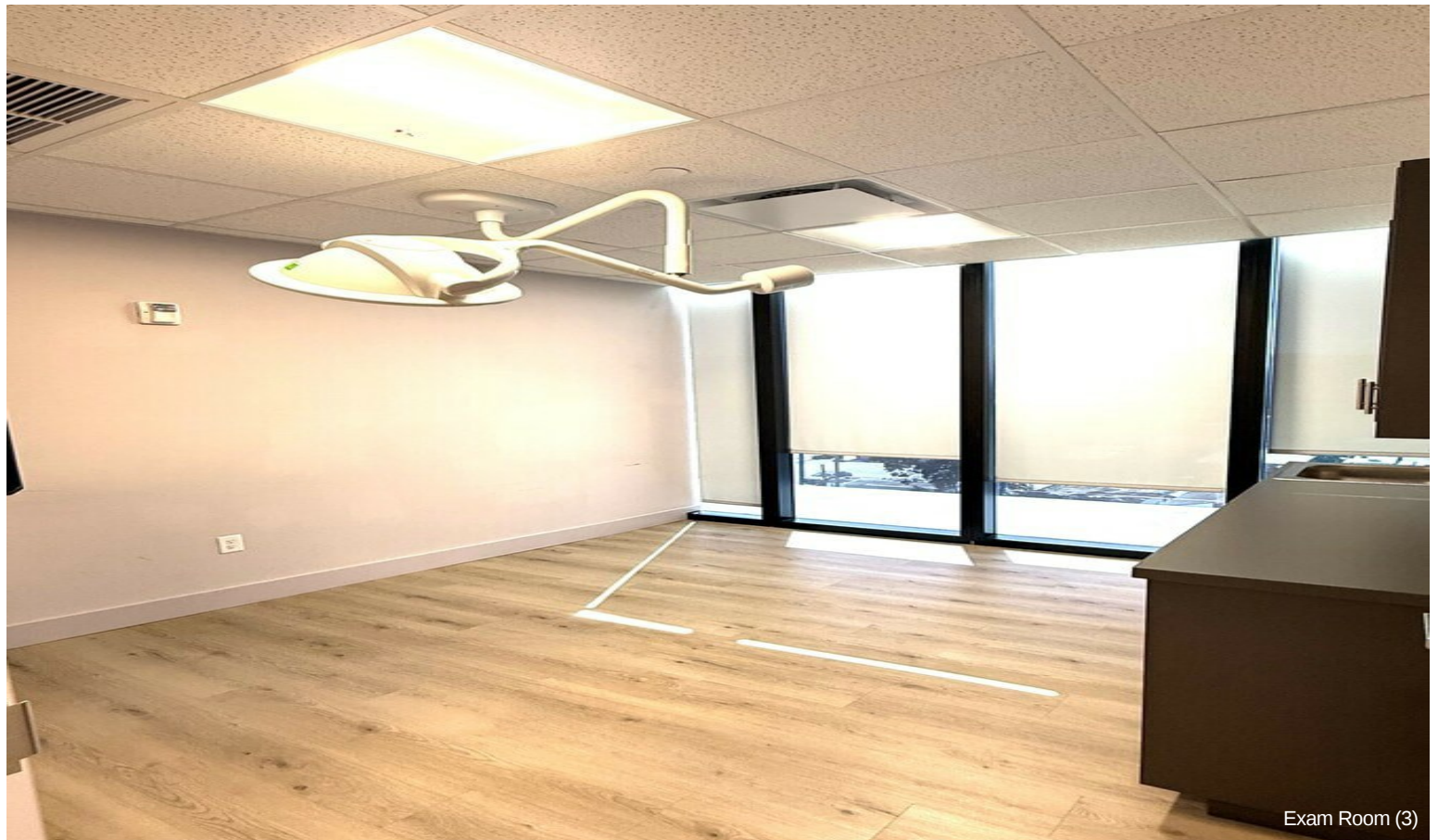
601 N Federal Hwy, Hallandale Beach, FL 33009

Located in the fantastic area of the Up & Coming Atlantic Village in Hallandale Beach. Beautiful Class A Building with Retail on 1st Floor & Offices Above. High traffic on Federal Highway.

Property Photos



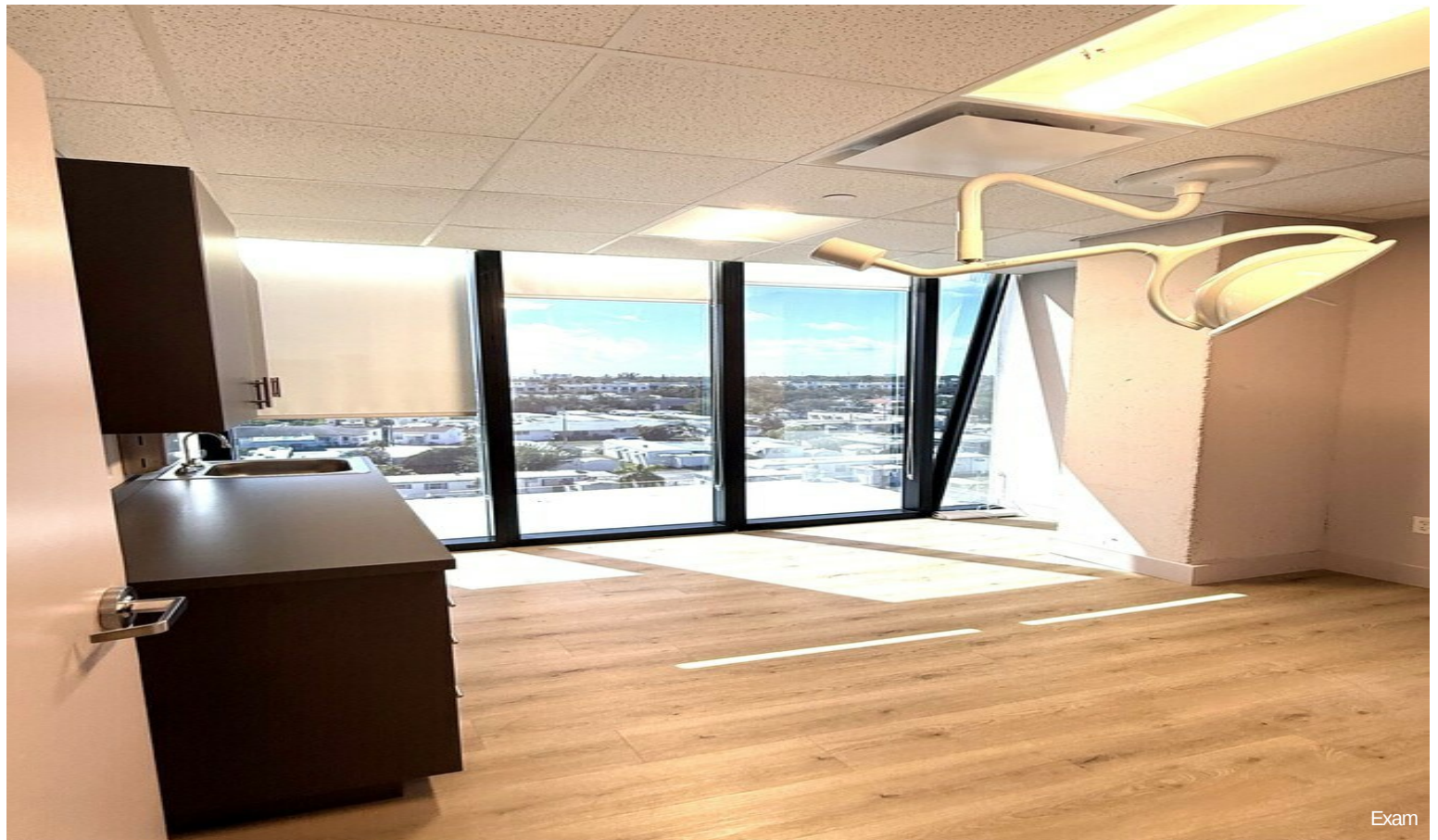
Property Photos



Property Photos



Property Photos



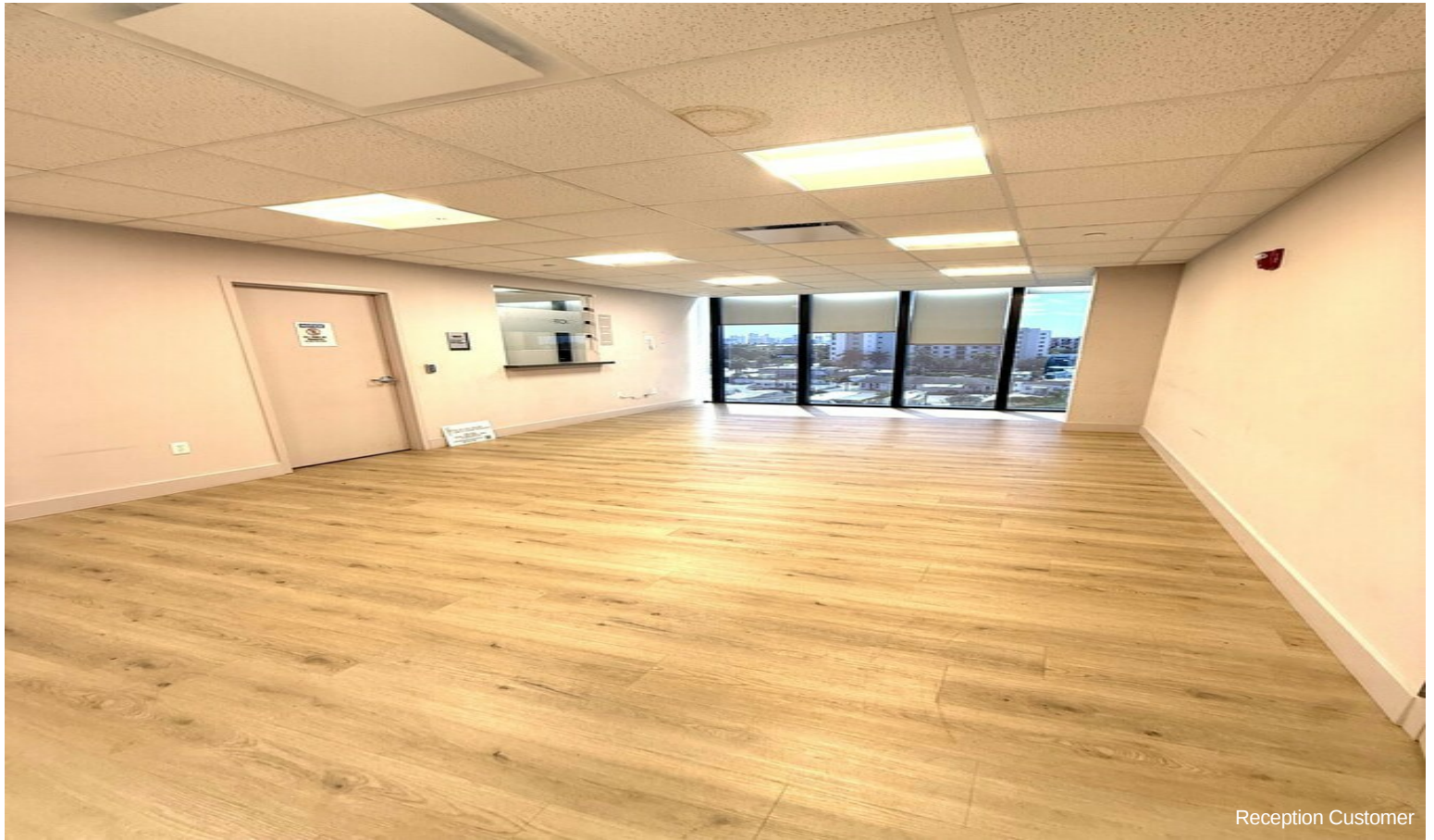
Property Photos



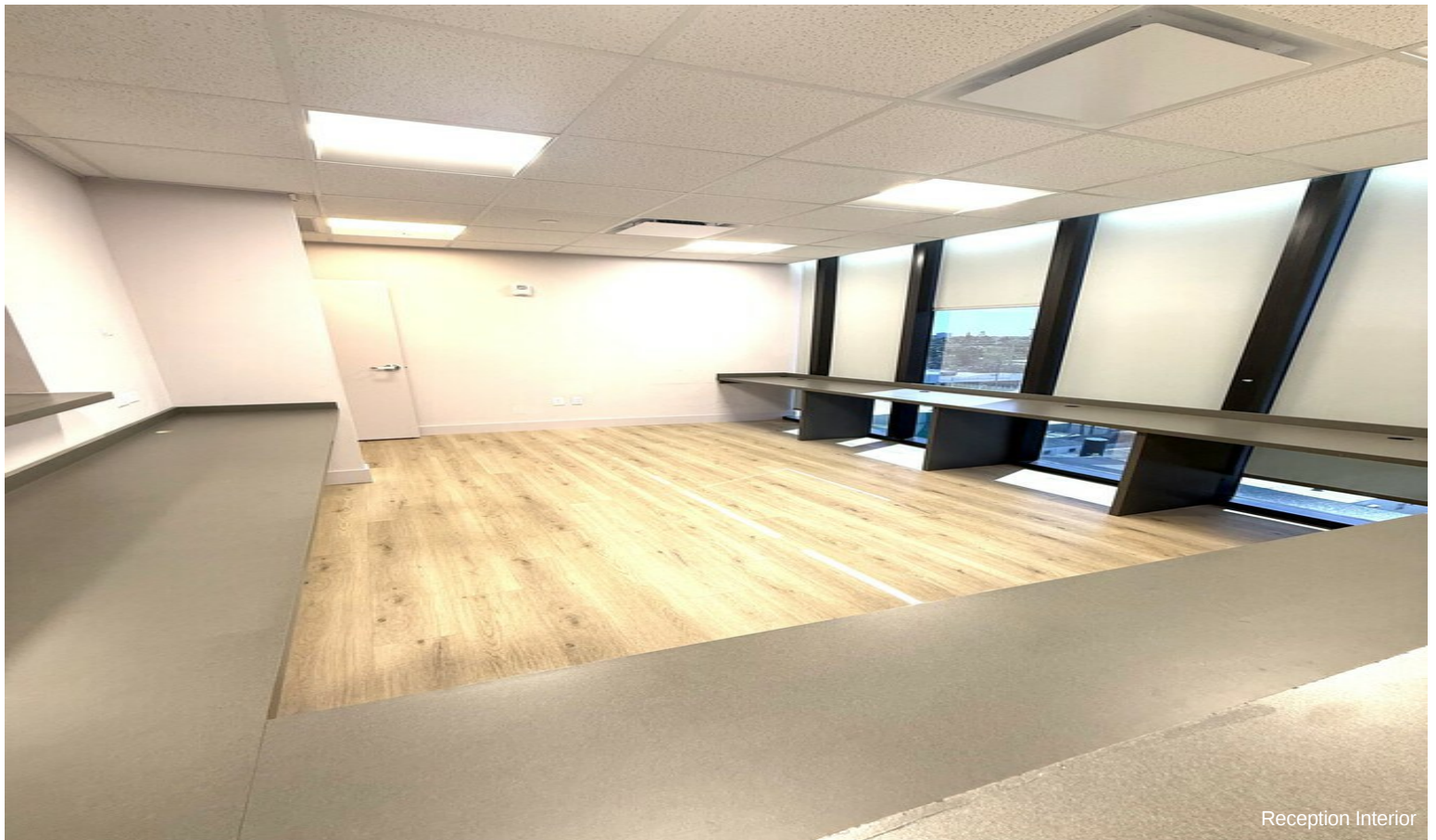
Property Photos



Property Photos



Reception Customer



Reception Interior

Property Photos



Restrooms (2)



Property Photos



Property Photos



Building Photo