

ATLANTIC VILLAGE

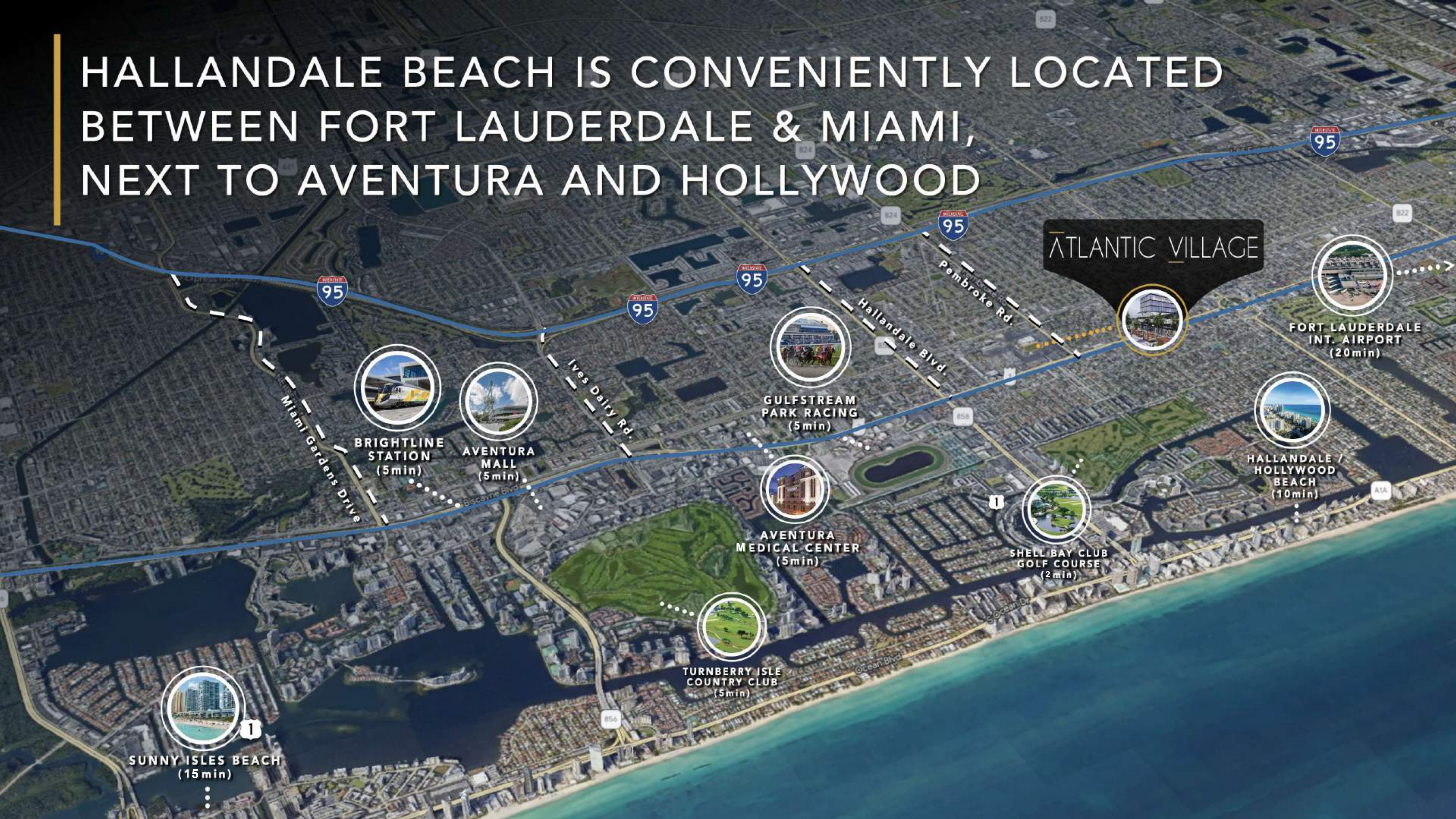


ATLANTIC VILLAGE

Hallandale Beach A Location

For Progress, Innovation and Opportunity

HALLANDALE BEACH IS CONVENIENTLY LOCATED BETWEEN FORT LAUDERDALE & MIAMI, NEXT TO AVENTURA AND HOLLYWOOD



ATLANTIC VILLAGE

FORT LAUDERDALE
INT. AIRPORT
(20min)

HALLANDALE /
HOLLYWOOD
BEACH
(10min)

SHELL BAY CLUB
GOLF COURSE
(2min)

AVENTURA
MEDICAL CENTER
(5min)

TURNBERRY ISLE
COUNTRY CLUB
(5min)

GULFSTREAM
PARK RACING
(5min)

AVENTURA
MALL
(5min)

BRIGHTLINE
STATION
(5min)

SUNNY ISLES BEACH
(15min)



SHELL BAY
PRIVATE GOLF COURSE

PHASE 4

PHASE 3

PHASE 2

PHASE 1



FOUNTAINBLEAU
DEVELOPMENT



HALLANDALE 2025

ATLANTIC VILLAGE

Class "A"
Office Condo
Completed



ATLANTIC VILLAGE

Class "A"
Office Condo
Completed



SOUTH VIEW



NORTH VIEW



EAST VIEW



WEST VIEW



ABOUT THE PROJECT

- General Offices with medical use allowed spaces from 1,200 S.F. to 20,300 S.F. per floor
- 12'6" ceiling height
- Two Signature Elevators
- Central HVAC system ready
- Energy Efficient Impact Resistant Glass
- ADA Compliant
- Conveniently located 1 mile from Aventura Hospital & 2.3 miles from Memorial Regional
- Amazing views facing east, south east, north & northeast.
- Building signage opportunity



20+ Amenities

- RESTAURANTS
- ROOFTOP BAR
- FITNESS CENTERS
- BEAUTY SALONS
- INDOOR KIDS PLAYGROUND
- PRE-SCHOOL ACADEMIES



ATLANTIC VILLAGE

FLOOR PLANS

Sample Floorplan



GROUND FLOOR



ATLANTIC VILLAGE

PHOTOGRAPHY



ATLANTIC VILLAGE

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Class "A"
Office Condo
Completed

Lobby



ATLANTIC VILLAGE

Class "A"
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Completed

Elevator Lobby



ATLANTIC VILLAGE

Class "A"
Office Condo
Completed

9th Floor
Suite 905
1,929 sqft





ATLANTIC VILLAGE

Class "A"
Office Condo
Completed

11th Floor
Suite 1103
2,443 sqft



ATLANTIC VILLAGE

Class "A"
Office Condo
Completed

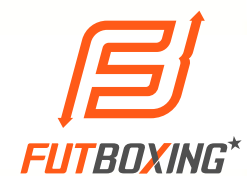
12th Floor
Suite 1201
4,497 sqft



ATLANTIC VILLAGE CURRENT TENANTS



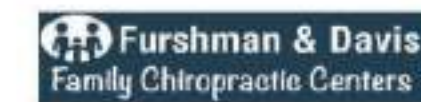
Monica Avayou



LaEstanciaArgentina™



THE WORX



MEET THE DEVELOPER

40+
YEARS EXPERIENCE

16.6M
SQFT DEVELOPED



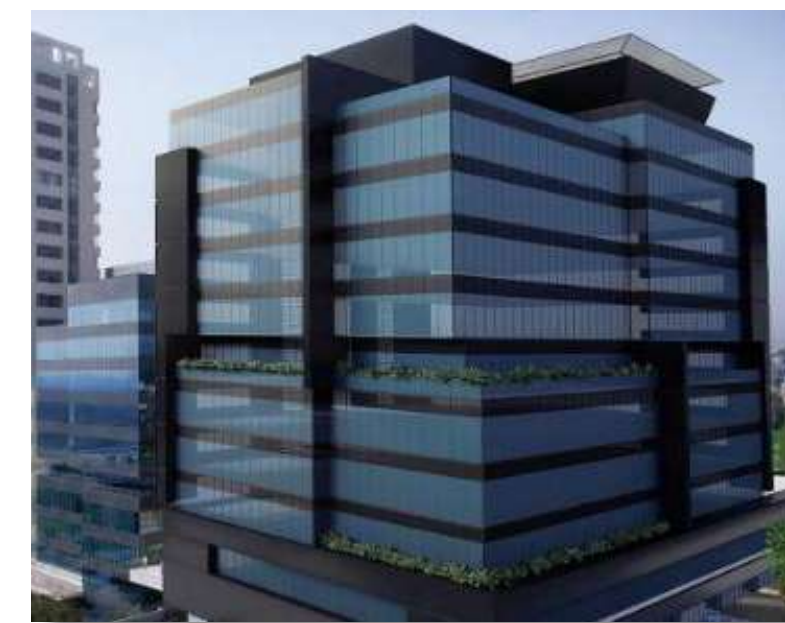
DIAMANTE SANTA FE

SANTA FE, CIUDAD DE
MÉXICO / 2004



PARQUE INTERLOMAS

INTERLOMAS, ESTADO DE
MÉXICO / 2012



DIAMANTE PUERTA DE HIERRO

ZAPOPAN, JALISCO
MEXICO / 2017



SOFITEL MEXICO CITY REFORMA

CUAUHTÉMOC, CIUDAD DE
MÉXICO / 2019

SQUARE FEET DEVELOPED:

• **HOSPITALITY** - 88,283 SQM

• **OFFICES AND COMMERCIAL SPACES** - 328,775

• **RESIDENTIAL** - 1,128,059 SQM

ATLANTIC VILLAGE



Developed by

