



HALLANDALE CITY CENTER

RELATED ISG
COMMERCIAL

HALLANDALE BEACH

is conveniently located between Fort Lauderdale & Miami, next to Aventura and Hollywood



SUNNY ISLES BEACH
(10min)



BRIGHTLINE STATION
(5min)



AVENTURA MALL
(5min)



TURNBERRY ISLE COUNTRY CLUB
(5min)



AVENTURA MEDICAL CENTER
(5min)



GULFSTREAM PARK RACING
(5min)



HALLANDALE CITY CENTER



SHELL BAY CLUB GOLF COURSE
(5min)



ATLANTIC VILLAGE
(2min)



HALLANDALE / HOLLYWOOD BEACH
(10min)



FORT LAUDERDALE INT. AIRPORT
(20min)

An aerial photograph of a city at dusk, showing a dense urban landscape with numerous high-rise buildings and a coastline on the left. A large, light green house-shaped graphic is overlaid on the center of the image, framing the text. The text is in white and light green colors.

HALLANDALE BEACH HOMETO

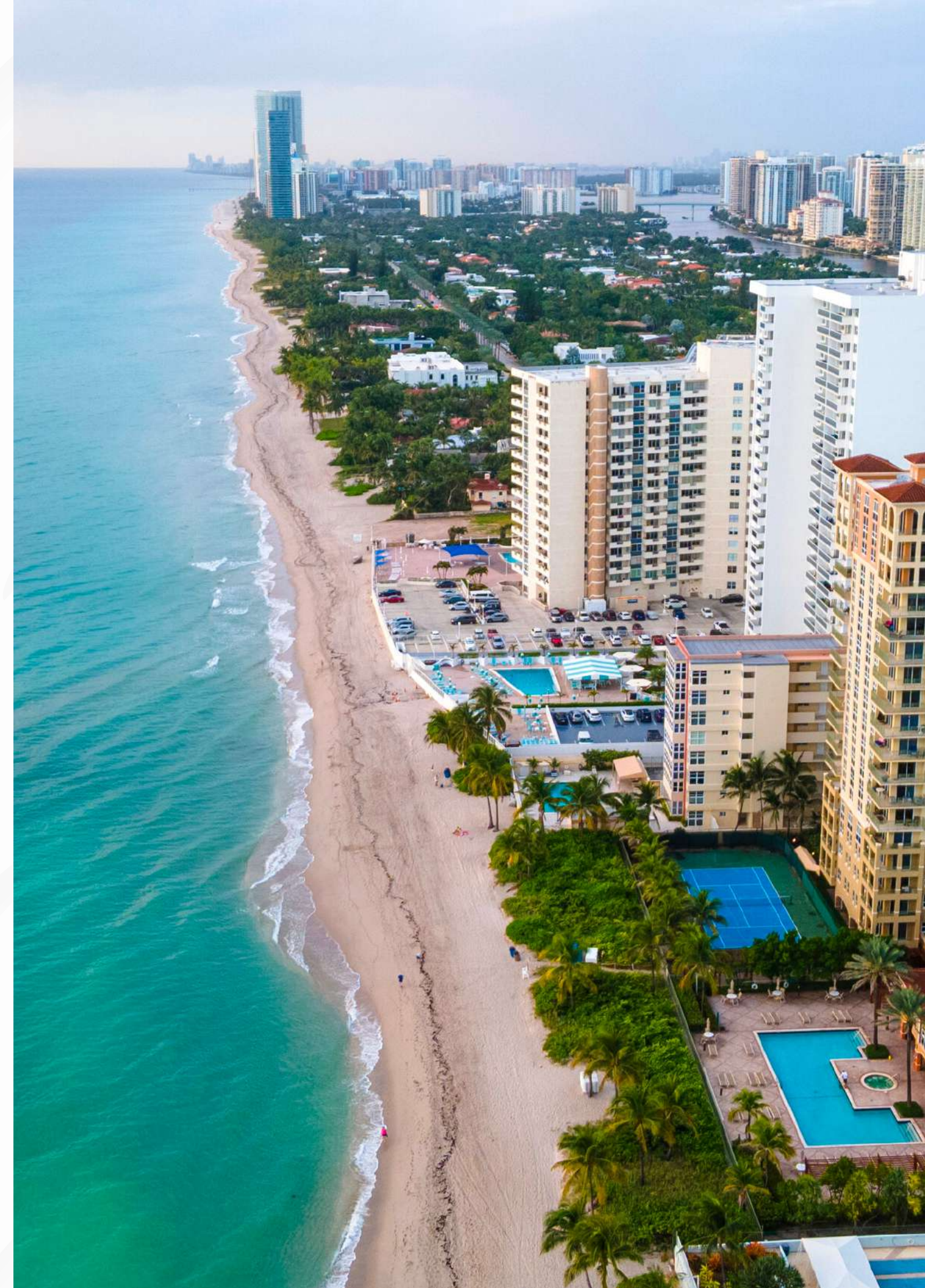
MULTIMILLION-DOLLAR CONDOS
& HIGH-END SHOPS

Hallandale Beach 2024



HALLANDALE BEACH

- Hallandale Beach is the 76th largest city in Florida, with a continuous growth. Making it one of the most desirable cities to live or own a business in. Hallandale Beach has a growing population, with a count of 39,883 up until 2021, having a population density of 9,465 people per square mile.
- Located in the middle of Aventura, Hollywood, Pembroke Park, and the Atlantic Ocean, Hallandale Beach is considered part of Broward County.
- This city is known for its emblematic activities and signature places. Being the home of Gulfstream Park, Mardi Gras Casino, a greyhound racing track and a great amount of restaurants, financial opportunities, homes and offices, within a few minutes from the beach.



THE GULFSTREAM

Featuring thoroughbred horse racing, casino, shopping & dining



THE DIPLOMAT GOLF CLUB

Offering terrific views and challenging play for golfers at every skill level

The image features a sunset over the ocean as a background. The sky is a mix of dark blue and orange, with scattered clouds. The water is dark with gentle ripples. In the center, the words "MARKET ANALYSIS" are written in white, bold, sans-serif font. The text is framed by two sets of light green geometric lines: an upward-pointing chevron above and a downward-pointing chevron below. The entire composition is enclosed within a thin, light green border.

MARKET ANALYSIS

SOUTH FLORIDA
BUSINESS JOURNAL

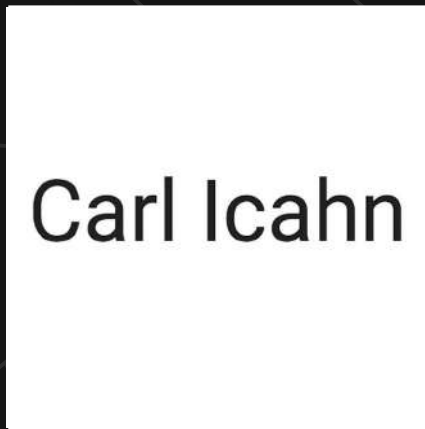
Report: Aventura, Sunrise,
and Boca Raton
Among Top U.s. Cities For
Future Corporate Relocations



THE WALL STREET JOURNAL.

Florida is fast becoming the second home for Wall Street

OVER 174 U.S. COMPANIES
HAVE COMMITTED TO MIAMI
SINCE 2020



10 YEAR PRICE APPRECIATION

For office condos built since 2012 in
Aventura, Hallandale & Hollywood Beach

■ AVG. SALES PRICE PSF



SOURCE: COSTAR

78%
10 YEAR APPRECIATION

8%
AVG. YEARLY APPRECIATION

AVERAGE RENT PER SQFT

For 4 & 5 star office condos
built in Aventura

■ AVG. RENT PRICE PSF





RENTAL
ANALYSIS

RENTAL PRICE APPRECIATION

■ AVG. RENT PRICE PSF



60%
TOTAL APPRECIATION
SINCE 2017

10%
PER YEAR



HALLANDALE BEACH
A HOTSPOT

TO WORK, SHOP, DINE AND LIVE



HALLANDALE CITY CENTER

500 N. DIXIE HIGHWAY
HALLANDALE BEACH, FLORIDA 33009

HALLANDALE CITY CENTER



CONSTRUCTION
STATUS

EST. COMPLETION
Q1-2024



HALLANDALE
CITY CENTER



HALLANDALE CITY CENTER

HALLANDALE CITY CENTER



- Located at 500 N. Dixie Highway | Hallandale Beach, Florida 33009
- Professional office with medical use allowed from 1,270 S.F. to 13,000 S.F. per floor
- Over 19,000 S.F. of ground floor retail
- Conveniently located between Aventura and Hollywood
- Exposure on busy N. Dixie Highway
- Covered parking garage for visitors
- Energy efficient impact resistant glass
- Delivery Spring 2024



THE OFFICES

- Contemporary Type A workspaces.
- Impressive 9-foot-high ceilings.
- Excellent visibility and accessibility from all major highways.
- Plenty of covered parking for visitors.

THE RETAIL

- Modern contemporary design.
- 14-foot high retail spaces.
- Panoramic glass frontage.
- 1,270 S.F. to 13,000 S.F. of continuous retail space.
- Plenty of covered parking for patrons.



An aerial photograph of a large, modern building under construction. The building has a complex, multi-winged structure with a prominent curved section on the left side. The roof is flat and appears to be in the final stages of construction. A bright green geometric outline, resembling a stylized 'M' or a series of connected lines, is overlaid on the building's roof. The surrounding area includes a road with orange traffic cones, a railway track, and other buildings in the background. The overall scene is dimly lit, suggesting dusk or dawn.

FLOOR PLANS

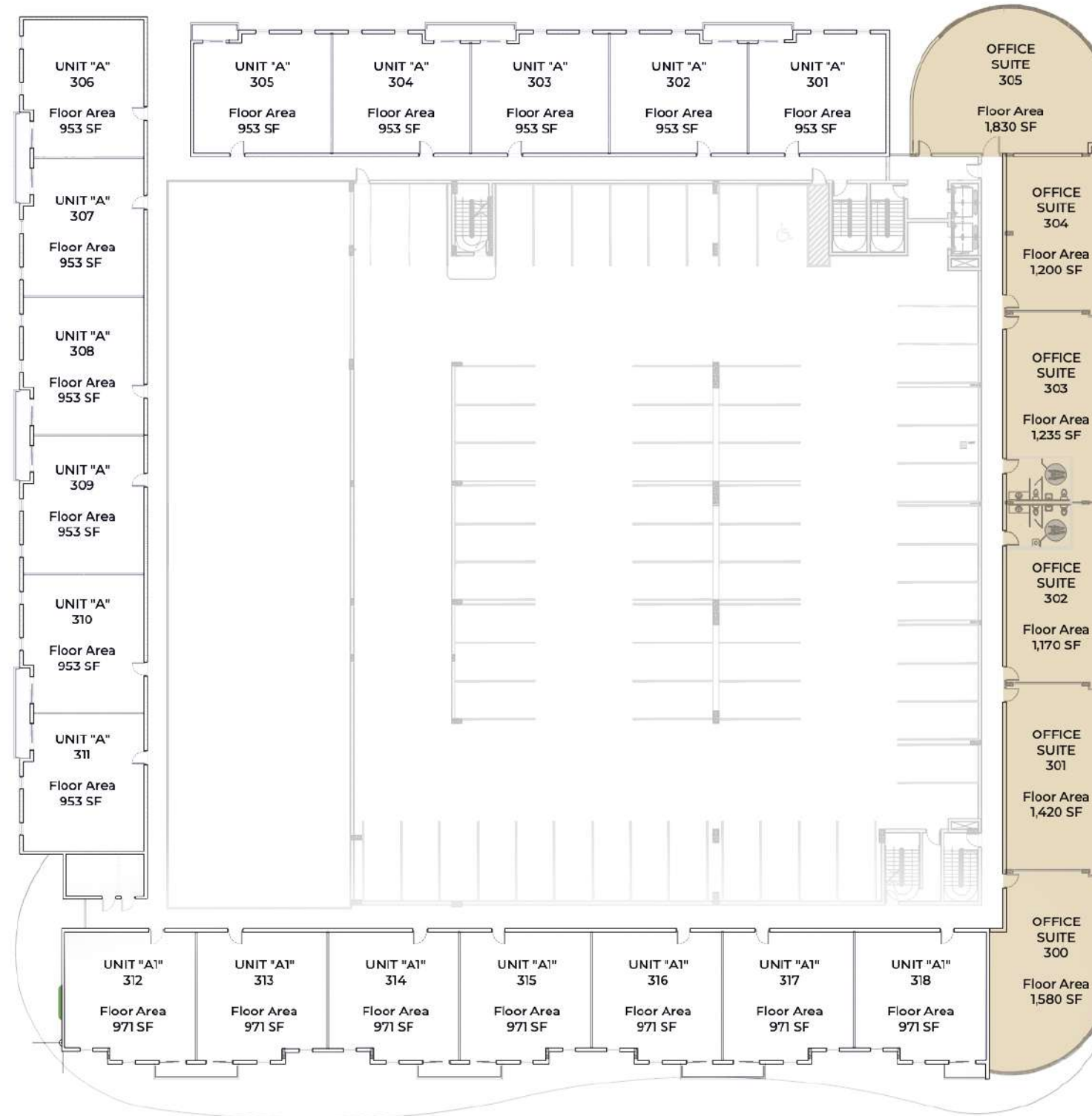
GROUND FLOOR RETAIL



2ND FLOOR OFFICES



3RD FLOOR OFFICES





RELATED ISG
COMMERCIAL

RELATED ISG

COMMERCIAL

RelatedISG Realty is represented by top-producing agents and is headed by Craig Studnicky, Chief Executive Officer and founder, and a 30-year industry leader. Growing quickly and now encompassing six offices across Miami-Dade and Broward counties, RelatedISG is an expanding leader in residential and commercial sales, and has come into the forefront of the development world as well.

With extensive knowledge in every aspect of the field, from pre-construction to standing inventory, the RelatedISG team, and its over 375 local agents have an outstanding track record of providing clients with exceptional and rewarding real estate experiences.

375+
REAL ESTATE
AGENTS

6
SOUTH FLORIDA
LOCATIONS

Minerva Arboleya

Commercial & Residential Sales Advisor



Taking cue from the best in the business, Minerva was introduced to the commercial real estate industry during her years of employment at the Bal Harbour Shops, working directly under the helm of visionary developer and founder, Mr. Stanley Whitman. After a ten year stint at the world-renown Bal Harbour Shops, Minerva was recruited by yet another top developer in the country, The Rouse Company, to open the Village of Merrick Park in 2001. The privilege to be hands-on in the development of the marketing and leasing strategy for the 745,000 square foot, multi-million dollar shopping center in Coral Gables, FL, was as much a dream come true, as an unforgettable experience.

Today, as a member of our elite team of real estate professionals, Minerva is dedicated to exceeding expectations and leveraging the power of our collective relationships to achieve client goals. In her current role as Senior Commercial Advisor, Minerva possesses a strong in-depth knowledge and expertise in the fast-paced commercial real estate industry — an invaluable asset for clients who are looking to buy, lease, sell, or invest.

Minerva@relatedisg.com | C. 305 632 2512

Tomas Sulichin

Commercial Division President



Tomas is a seasoned professional with over a decade of experience in South Florida's competitive commercial real estate market. Growing up in Miami, he witnessed the vast growth and change that the city dramatically underwent through the years. Gaining this knowledge of the market firsthand provided Sulichin with a rare, growth-inclined perspective that led him into the commercial real estate world.

As Division President, he works daily in his role to secure deals, and grow the division and provide mentorship to the agents. He collaborates with industry titans, Related Group and ISG World, co-founders of the firm. Tomas also provides the firm with the industry's latest insights to prepare each agent he oversees for success, as well as leverage the established strength of RelatedISG Realty in residential and new development. With a strong track record in some of South Florida's hottest areas like Wynwood, MiMo, Hollywood, Miami Beach, and North Miami Beach, he has stood out among his counterparts for his expertise in complex value-added deals and the repositioning of key asset classes.

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