

SQUARE HALLANDALE | OFFICE OWNERSHIP EVOLVED



Presented by:

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Property:

**400 West Hallandale Beach Boulevard,
Hallandale Beach, FL**

FORTUNE
COMMERCIAL

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By acceptance of this Offering Memorandum (The “Memorandum”), you (The Recipient) agree to the following conditions.

This Memorandum is only provided with the understanding that you (The Recipient) agree to these conditions. If you (The Recipient) do not agree to these conditions, you must promptly return this Memorandum to the address below.

Attention: **Michael Internoscia**

Realtor- Associate

Fortune International Realty

1390 Brickell Ave. Suite # 104. Miami, FL 33131

Andrew Seiden

Realtor- Associate

Fortune International Realty

1390 Brickell Ave. Suite # 104. Miami, FL 33131

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PROPERTY OVERVIEW

- Frontage directly on West Hallandale Beach Blvd.
- Class A, eight-story mixed-use office and retail condominium
- Over 18,000 sf of indoor and outdoor wellness amenities
- Florida Green Building Coalition (FGBC) designation
- Ground-floor civic plaza & landscaped sitting areas
- Fully finished office suites from 248 to 1,766 sf
- Eight ground-floor retail spaces from 1,515 to 2,393 sf
- Adriana Hoyos-designed amenities and common areas

OFFICES

- Fully finished private offices
- Modern glass enclosures
- Select suites with private balcony
- Select suites with in-suite bathroom
- Industrial-style exposed ceilings

TEAM

Developers: Four West Developers

Architects: Srs, A Zyscovich Company & Stratus

Interior Design: Adriana Hoyos Design Studio



PROPERTY DESCRIPTION

Overview

Square Hallandale is redefining the office ownership experience in South Florida – an office condominium purpose-built for the way people work, live, and connect today. Positioned in the heart of the rapidly evolving SOHA Corridor, Square Hallandale blends ownership, wellness-forward design, and lifestyle-driven amenities to create a professional ecosystem where businesses thrive, teams collaborate, and investors benefit from real estate ownership, not leasing.

This Class-A, eight-story mixed-use development features move-in ready, fully finished office suites designed by internationally renowned Adriana Hoyos, with optional turnkey furniture packages available. Suites start from \$199,900 and range from compact professional spaces to larger user-oriented footprints tailored to today's diverse work styles.

Exclusive Ownership Opportunities

PENTHOUSE | SIGNATURE 22,000+/- SF

- High-end full-floor space.
- 11.5' Ceilings.
- Upgraded Adriana Hoyos finishes.
- Potential building naming rights – ideal for flagship headquarters.

PRICE: \$18,000,000



Services & Amenities

SERVICES

- Lobby concierge
- In-building secure parking garage
 - Electric vehicle charging stations
 - Valet parking available for tenants, guests, and retail shoppers
 - Tenant-only access
- Ground-floor bicycle and scooter parking
- Package and mail management
- Robust high-speed internet
- Smart building fob controlled access
- On-site property management
- Light trash removal

AMENITIES

- Conference rooms with smart presentation technology
- Podcast studio
- Climate-controlled storage spaces
- Library
- Print / scan / office support areas
- Outdoor amenities; located on the 6th level
 - Pickleball court
 - Padel court
 - Padel lounge
 - Social lounge
 - Fitness studio
 - Cold plunge and sauna
 - Changing room with shower
- Private event areas



PROPERTY DESCRIPTION

Developer & Strategic Collaboration

Alejandro Chaberman — recognized for transformative projects in Hallandale Beach — is co-developing Square Hallandale with Asher Abadi, Arie Abadi, and Jonathan Eisenband through Four West Developers, a privately held firm formed for this landmark project.

Conceived as a modern model for office ownership, Square Hallandale integrates wellness, design, and long-term value. Backed by Chaberman's South Florida track record, including Seven Park, and led by Fortune Development Sales, the project anticipates the needs of end-users and investors seeking a distinguished address with true ownership.

Why Square Hallandale Matters

Square Hallandale answers a long-standing market need: a high-quality, for-sale office product that combines wellness-inspired design, lifestyle amenities, and true commercial ownership — at an accessible entry point in one of South Florida's most competitive markets.

IT'S NOT A LEASE.

IT'S OWNERSHIP WITH PURPOSE.



LOCATION

- PROXIMITY TO ALL MAJOR ARTERIES
 - (I-95, US-1, Dixie Highway, A1A)
- AVENTURA BRIGHTLINE STATION
 - 2.1 miles
- AIRPORTS
 - FLL - 9.3 miles
 - MIA - 19.5 miles
- PORTS
 - Port Everglades - 11 miles
 - PortMiami - 19 miles
- AVENTURA / AVENTURA MALL
 - 2.4 miles

POINTS OF INTEREST

1. Gulfstream Park
2. Aventura Mall
3. Brightline Aventura Station
4. Aventura Medical Center
5. Turnberry Isle Resort & Country Club
6. Shell Bay Club
7. Hollywood Circle
8. Hollywood Beach + Broadwalk
9. Hallandale Beach
10. Fort Lauderdale
11. Las Olas



FLOORPLAN - PENTHOUSE

OVER 22,000+/- SF | PRICE: \$18,000,000

400 West Hallandale Beach Boulevard, Hallandale Beach, FL



W HALLANDALE BEACH BLVD.

FLOORPLANS ARE SUBJECT TO CHANGE WITHOUT NOTICE.

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BUILDING EXTERIOR

400 West Hallandale Beach Boulevard, Hallandale Beach, FL



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Buyer Payment Schedule

- 10% at Reservation
 - 10% at Contract
 - 10% at Groundbreaking
 - 10% at 4th Floor
 - 10% at Top-Off
 - 50% at Closing
- Estimated Completion: End of 2028

BROKER COMMISSION 6%



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