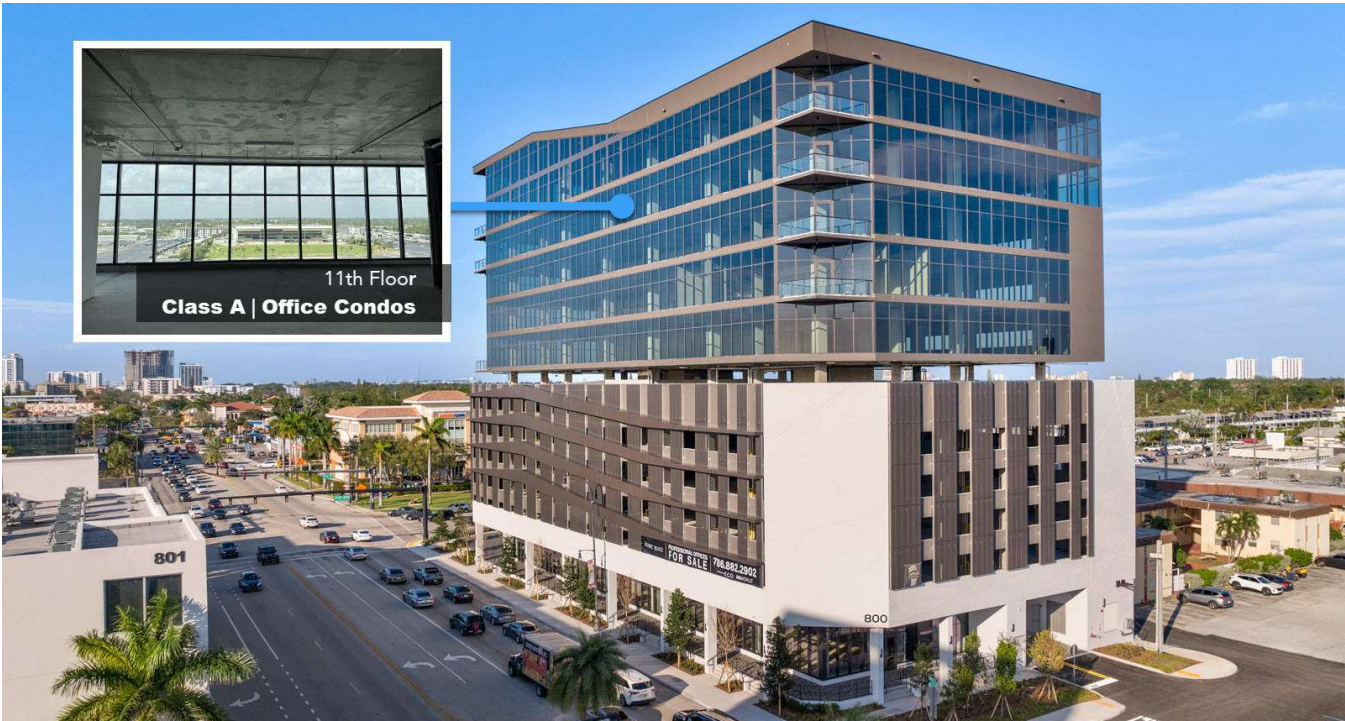


800 North Federal Highway, Hallandale Beach, FL 33009



SUMMARY

Suite 1106	1,128 SF \$750,120.00
Suite 1107	1,100 SF \$731,500.00
Suite 1108	1,100 SF \$731,500.00
Year Built:	2024
Zoning:	C
Market:	South Florida
Submarket:	Fort Lauderdale
Traffic Count:	35,000

PROPERTY OVERVIEW

Lee & Associates presents an exclusive opportunity to own premier office condominiums on the 11th floor of Atlantic Village Professional Center, located at 800 N Federal Highway in the vibrant heart of Hallandale Beach, Florida. These Class A office spaces are designed to elevate workplace standards with 12.5-foot ceilings, floor-to-ceiling impact glass windows, and covered parking. The sleek, contemporary façade is enhanced by a robust lineup of on-site amenities, including a state-of-the-art fitness center, rooftop bar, luxury beauty salons, a preschool academy, and an indoor children's playground. With ADA compliance, 24/7 secure access, electric vehicle charging stations, and customizable signage, this is a turnkey solution for professionals seeking modern infrastructure in a dynamic and growing market.

Located within the Atlantic Village development—a walkable destination known for its upscale retail, dining, and entertainment—these office condominiums offer a luxury experience that rivals neighboring markets like Aventura, but at a more attainable price point. In fact, Atlantic Village is just a 7-minute drive from Aventura, giving owners the ability to operate in a comparable Class A environment with high-end amenities while benefiting from lower ownership costs and favorable business conditions.

Hallandale Beach's strategic location between Miami and Fort Lauderdale provides immediate access to I-95 and US-1, making it an ideal choice for professionals across industries. The area continues to attract major corporate tenants in healthcare, finance, and technology, including PricewaterhouseCoopers, DaVita Kidney Care, and IFX Networks. As part of this momentum, Atlantic Village Professional Center offers discerning buyers a rare blend of value, prestige, and connectivity in one of South Florida's fastest-rising commercial corridors.

ATLANTIC VILLAGE

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