

ATLANTIC VILLAGE



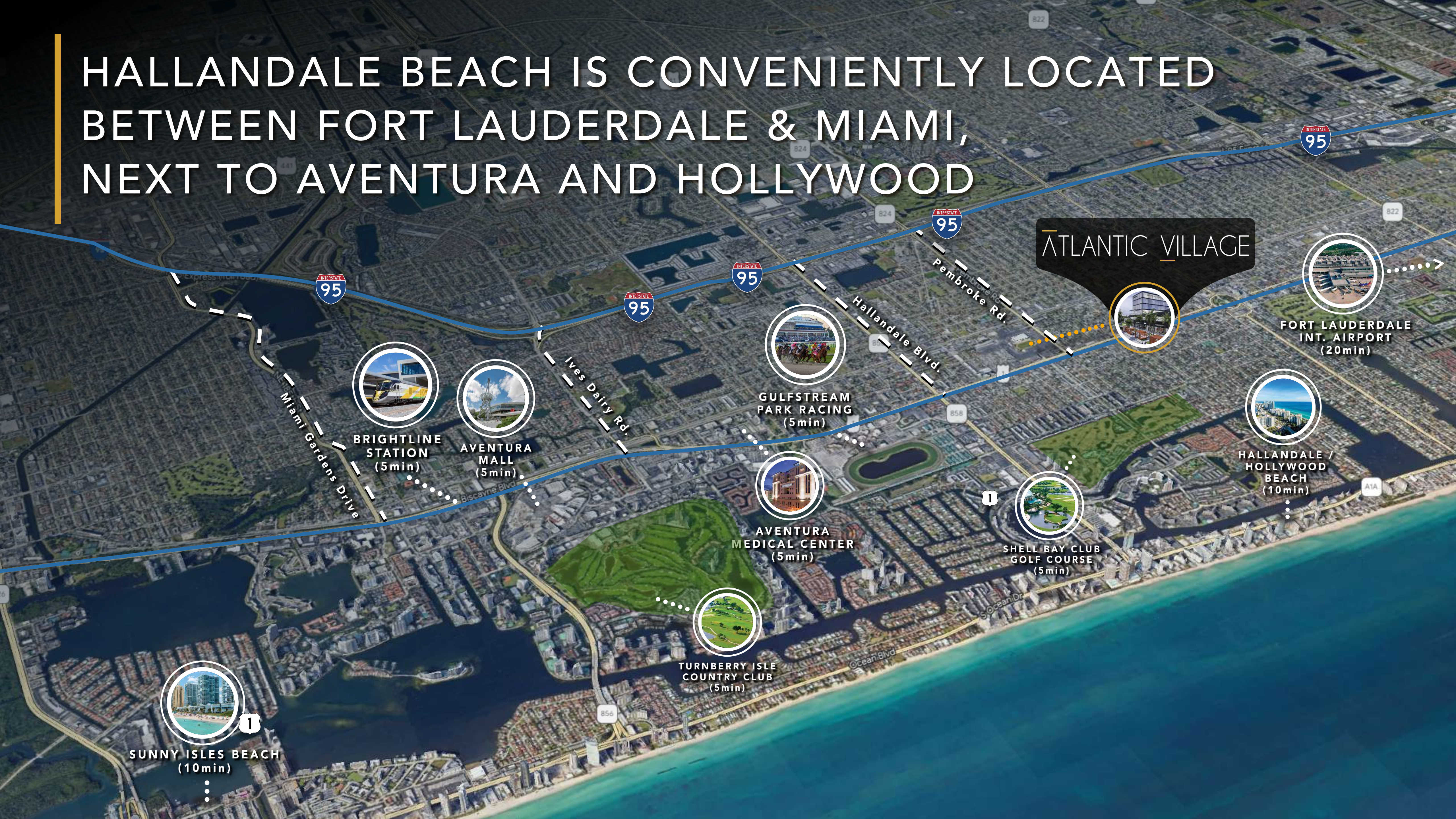
ATLANTIC VILLAGE

01

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

SUNNY ISLES BEACH
(10min)

BRIGHTLINE
STATION
(5min)

AVENTURA
MALL
(5min)

TURNBERRY ISLE
COUNTRY CLUB
(5min)

AVENTURA
MEDICAL CENTER
(5min)

GULFSTREAM
PARK RACING
(5min)

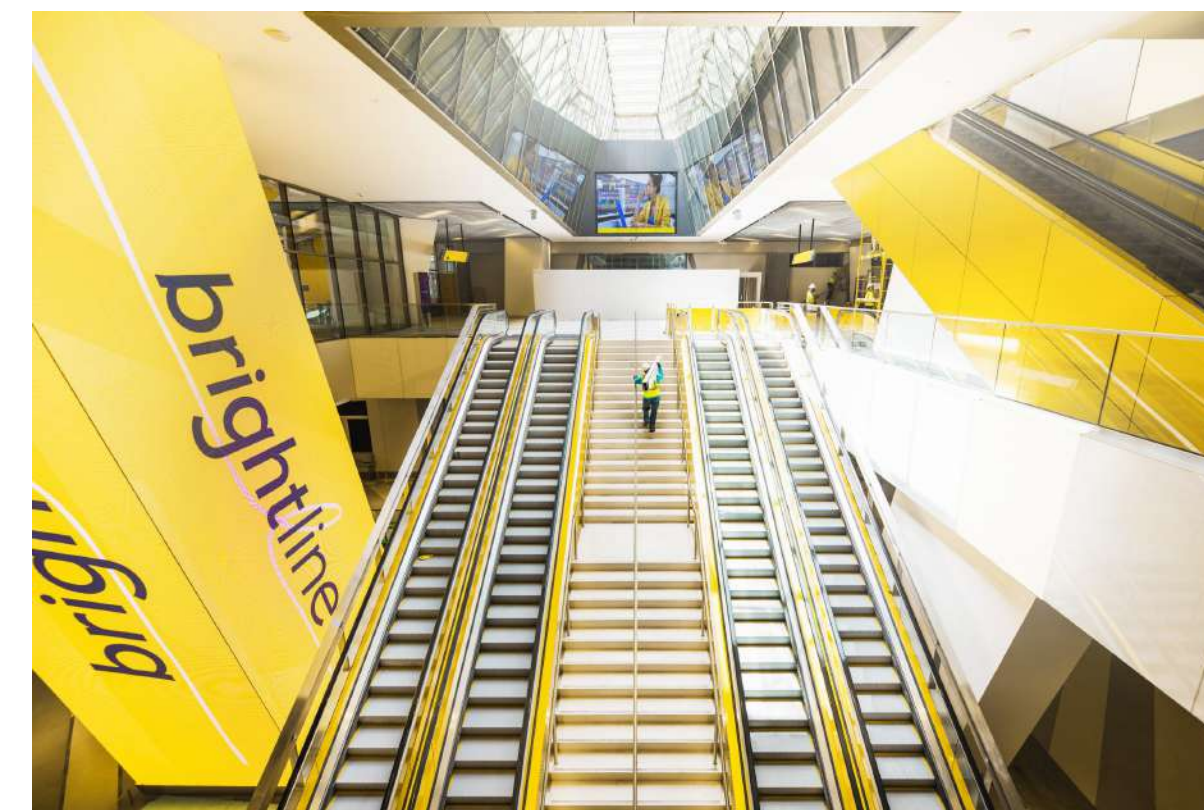
SHELL BAY CLUB
GOLF COURSE
(5min)

HALLANDALE /
HOLLYWOOD
BEACH
(10min)

FORT LAUDERDALE
INT. AIRPORT
(20min)

Brightline Now Open

Offers service at the Aventura station to Miami, Fort Lauderdale, Boca Raton, West Palm Beach, and now Orlando.



Aventura Mall

Third Highest Grossing Shopping Mall in the U.S.

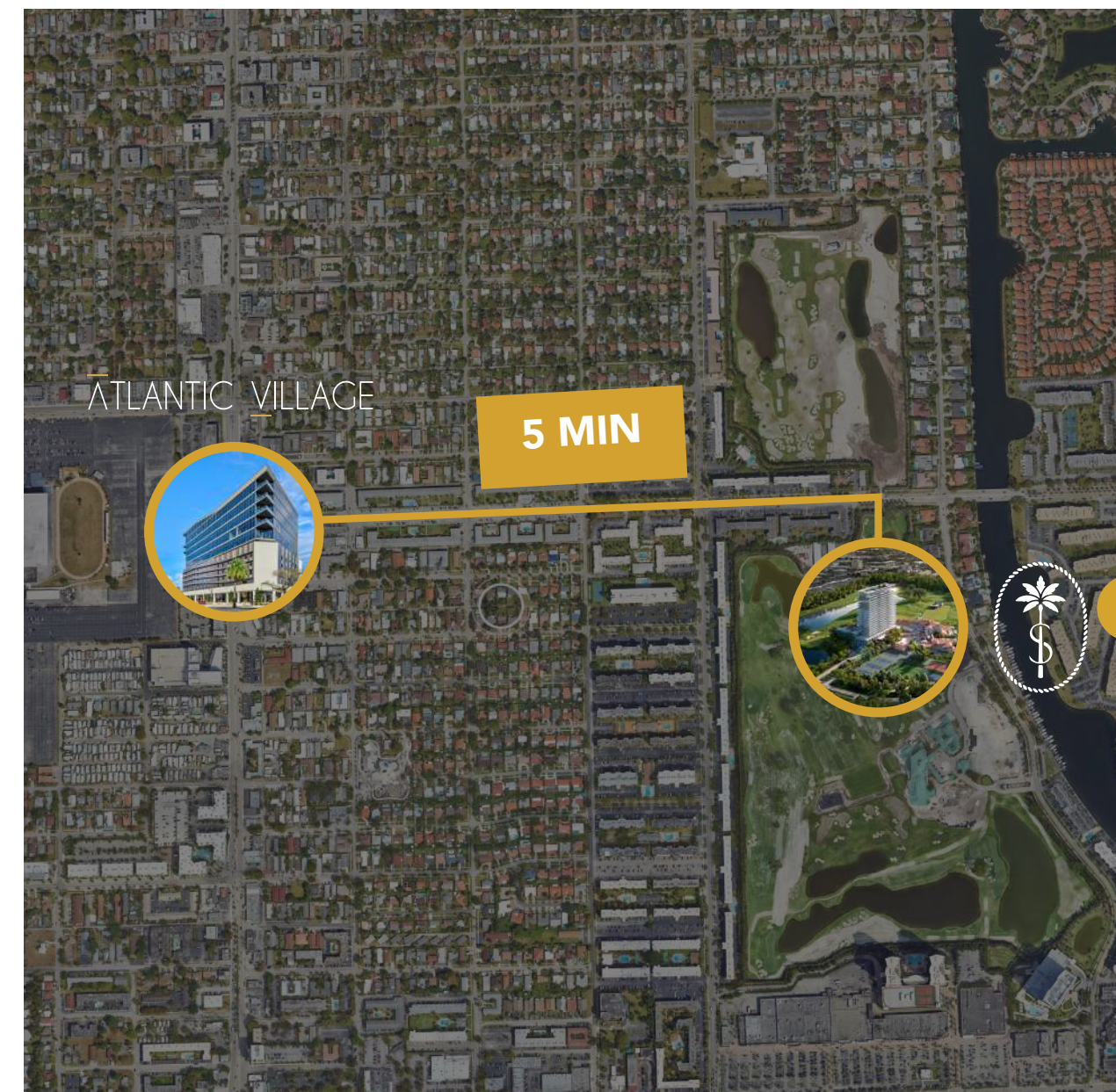
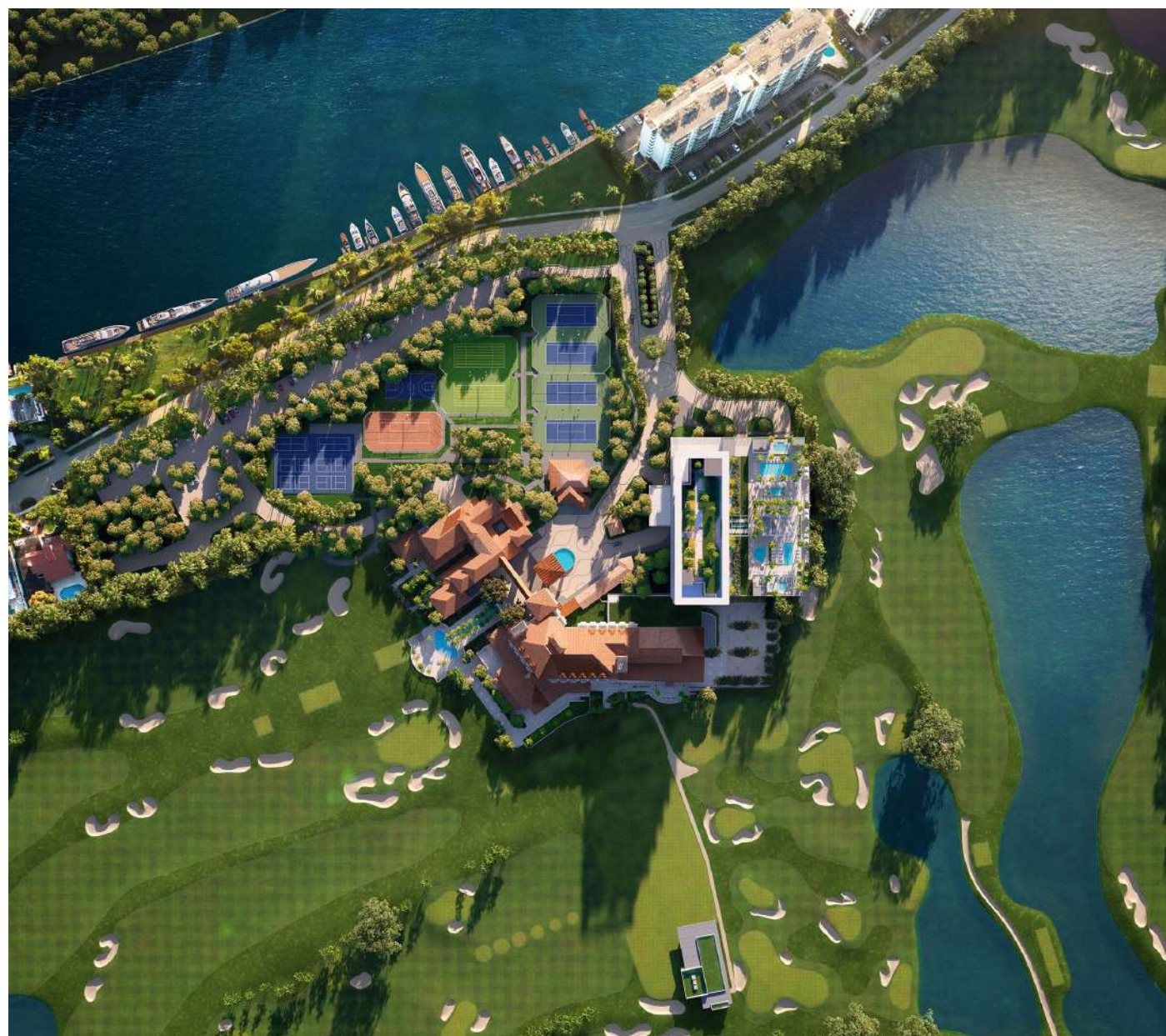




SHELL BAY

ULTRA-EXCLUSIVE PRIVATE GOLF COURSE OPENS IN HOLLYWOOD, FLORIDA.

A world-class golf course, a racquet center, a private yacht club, and much more – all yours to enjoy, so long as you have a spare million dollars lying around..



THE MOST EXPENSIVE GOLF CLUB IN THE U.S!

Memberships starting at \$1.3M

Shell Bay is just a 5-minute drive away from Atlantic Village

January 2024

Hallandale Beach approves 13th Floor's 398-unit multifamily project next to casino





SHELL BAY
PRIVATE GOLF COURSE

PHASE 4

PHASE 3

PHASE 2

PHASE 1

FOUNTAINBLEAU
DEVELOPMENT



HALLANDALE 2024

13TH FLOOR
INVESTMENT



FOUNTAINBLEAU
DEVELOPMENT

PHASE 4

PHASE 1

PHASE 2

PHASE 3



HALLANDALE 2024

ATLANTIC VILLAGE

Class "A"
Office Condo
Completed



ATLANTIC VILLAGE

Class "A"
Office Condo
Completed



SOUTH VIEW



NORTH VIEW



EAST VIEW



WEST VIEW



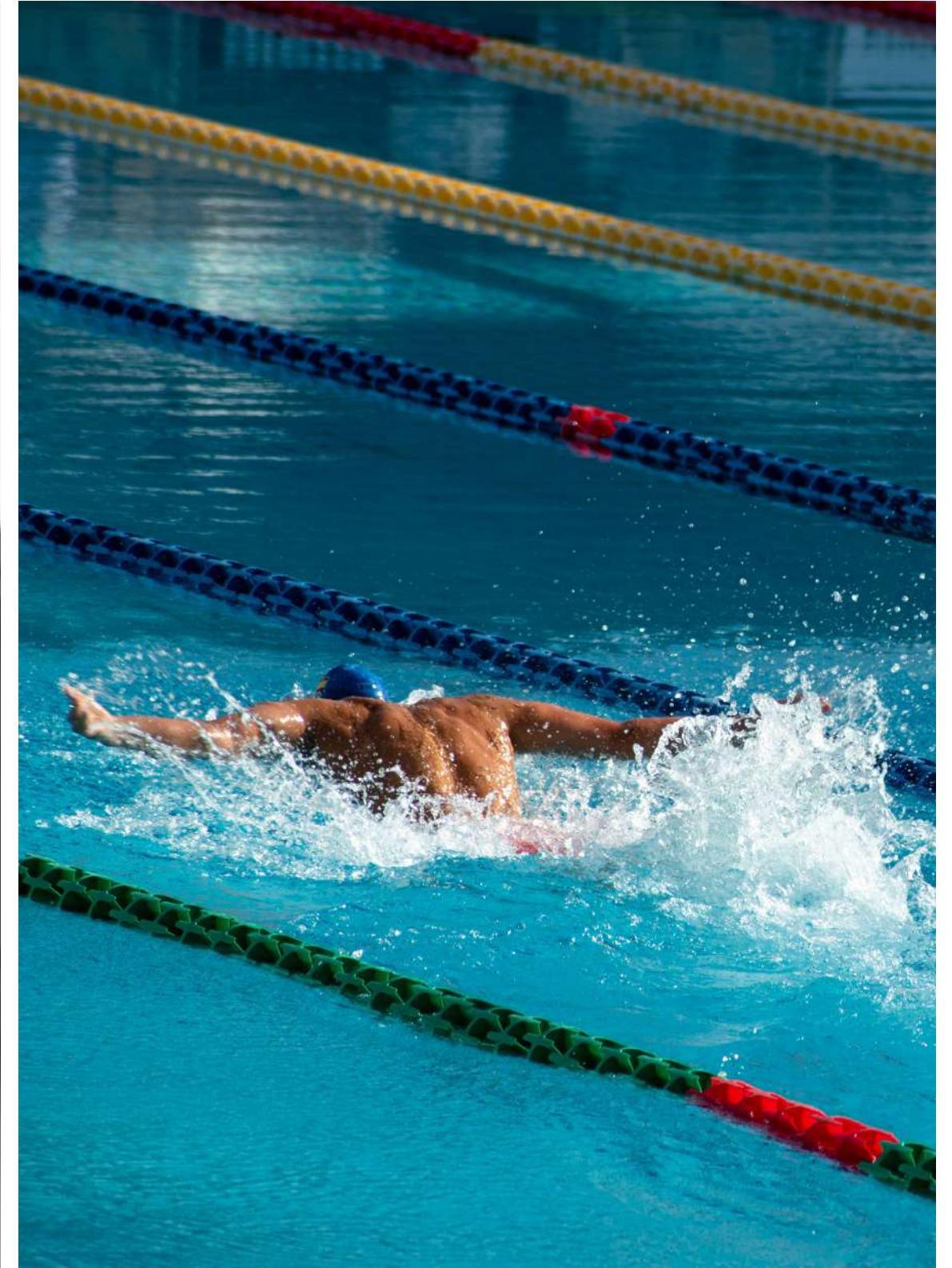
ABOUT THE PROJECT

- 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

04

FLOOR *PLANS*



Sample Floorplan



GROUND FLOOR



ATLANTIC VILLAGE

06

PHOTOGRAPHY





ATLANTIC VILLAGE

ATLANTIC VILLAGE

Class "A"
Office Condo
Completed

Lobby



ATLANTIC VILLAGE

Class "A"
Office Condo
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

和牛
THE WAGYU HOUSE
by Meat N' Bone

Casa Crudo

Dr LIMON
Ceviche Bar

MITCH'S
BAGEL CAFE
DOWNTOWN

JUICE
MAFIA
cold-pressed juice

7 SPICES

CLUB PILATES

ZEN ZONE
WELLNESS

THE BLUES
BURGERS

Doggi's
AREPA BAR

MURANO
BY FERRARO

SOKAI
sushi bar

TEA LEAF
& CREAMERY

Monica Avayou

FERRER
PRIMARY CARE &
PULMONARY INSTITUTE

YANAMODE

DRUNKEN
DRAGON

LaEstanciaArgentina™

Miami Swimming Academy
be safe. be fit. have fun.

GENIAS
Keratin Spa

THE WORX

Furshman & Davis
Family Chiropractic Centers

ONFLEEK HAIR
SALON

KEY POINT
ACADEMY
AVENTURA

REPUBLICA
CIGAR LOUNGE

LA MAISON H
concepts

BWH

FLIPPIS

HOLYSHAKES
TOO HOT FOR HEAVEN, TOO COOL FOR HELL.

Maré
Lash & spa

LIVE!
SCHOOL OF MUSIC
EST. 2007

Skin and Cancer Associates
Center for Cosmetic Enhancement®

Semper
Laser
Hair
Removal

54D

South Dade
Dental
Specialties

1/8 (+1234)
OHLA
Open Hearts Language Academy

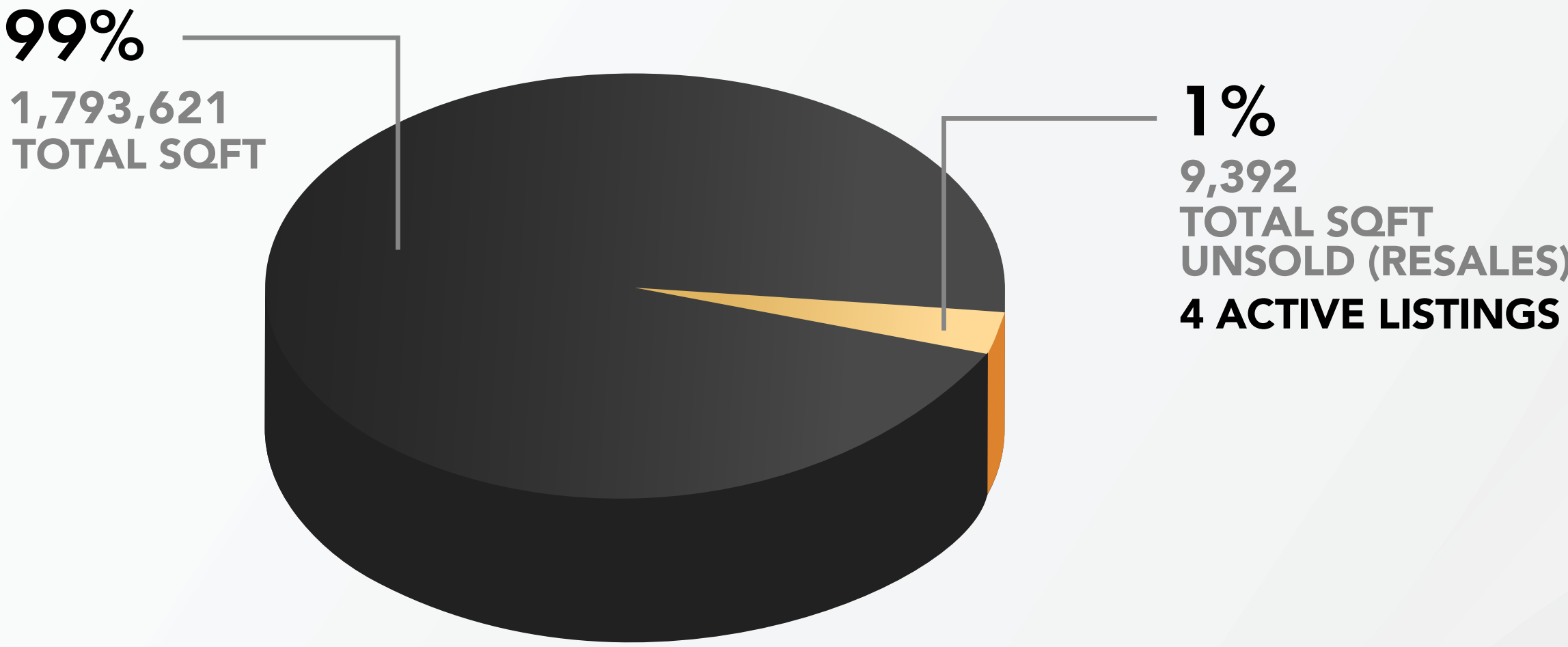
MARKET ANALYSIS



AVAILABILITY SUMMARY FOR OFFICE CONDOS
BUILT SINCE 2012 IN AVENTURA, HALLANDALE &
HOLLYWOOD BEACH

■ TOTAL SQFT SOLD / LEASED

■ TOTAL SQFT UNSOLD



SOURCE: COSTAR

10 YEAR PRICE APPRECIATION FOR OFFICE CONDOS BUILT SINCE 2012 IN AVENTURA, HALLANDALE & HOLLYWOOD BEACH

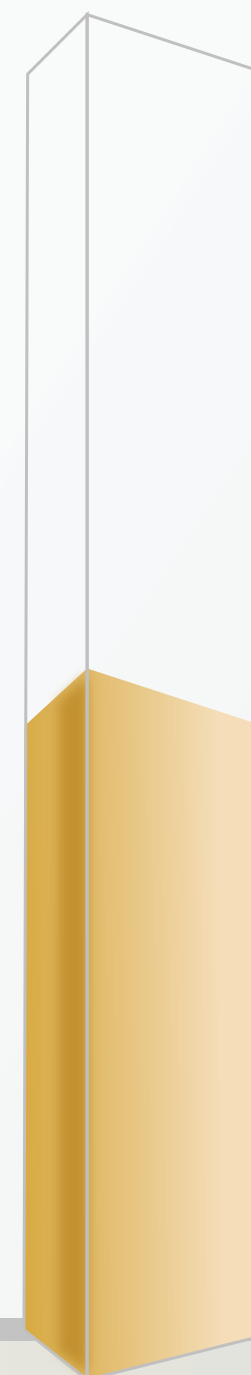
■ AVG. SALES PRICE PSF

\$364



2013

\$465



2018

\$659



2023

SOURCE: COSTAR

81%

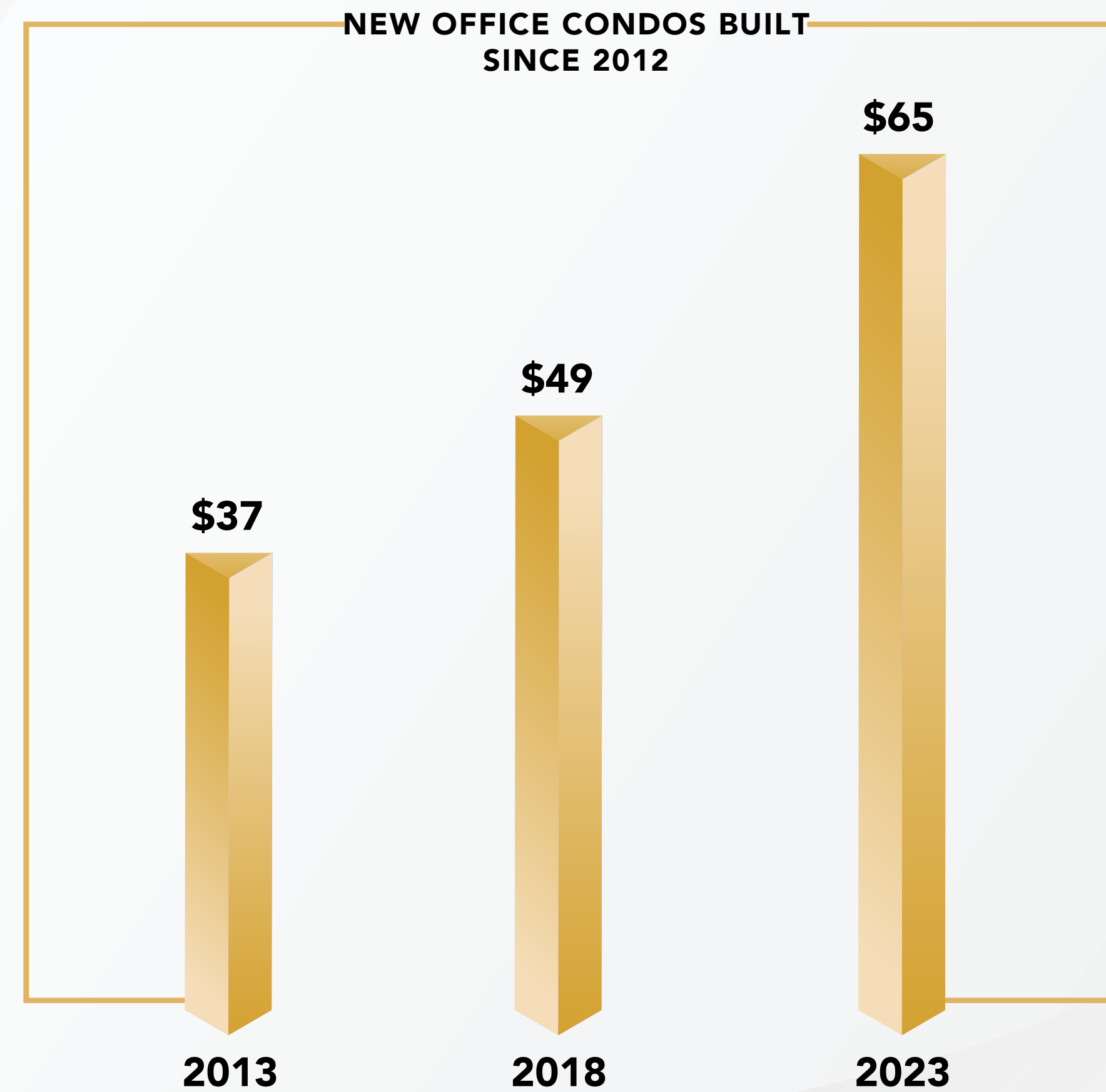
10 YEAR APPRECIATION

8%

AVG. YEARLY APPRECIATION

AVERAGE RENT PER SQFT FOR 4 & 5 STAR OFFICE CONDOS BUILT IN AVENTURA

■ AVG. RENT PRICE PSF



ATLANTIC VILLAGE

03

RENTAL *ANALYSIS*

ATLANTIC VILLAGE RENTAL PRICE APPRECIATION

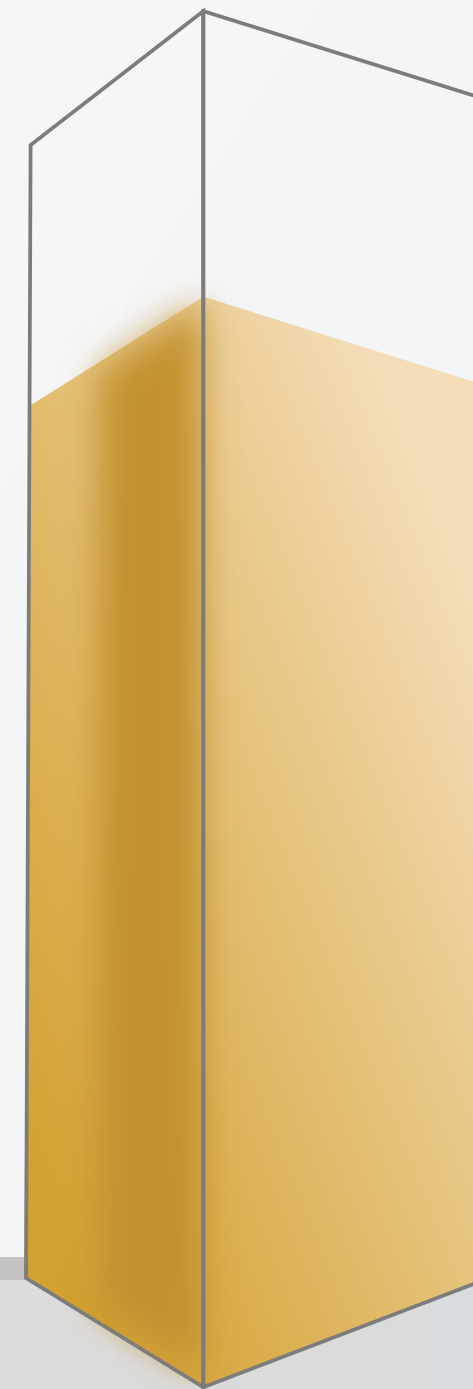
■ AVG. RENT PRICE PSF

\$18



2017

\$45



2023

60%
TOTAL APPRECIATION
SINCE 2017
10%
PER YEAR

MEET THE DEVELOPER

40+
YEARS EXPERIENCE

16.6M
SQFT DEVELOPED



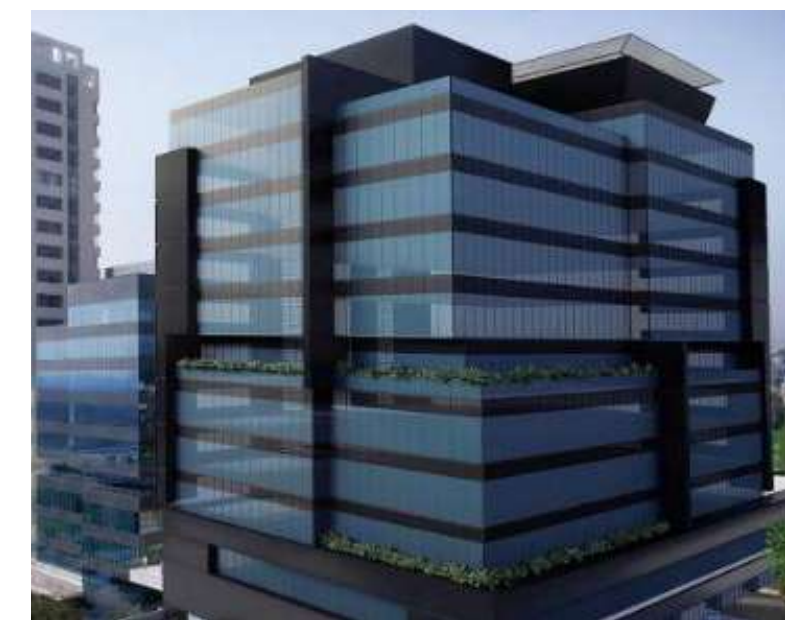
DIAMANTE SANTA FE

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

