



Colliers

FOR LEASE

# Offices at Atlantic Village

601 N Federal Hwy | Hallandale Beach, FL

\$45.00

PSF NNN

## CONTACT US

### Alfie Hamilton

Senior Vice President  
+1 954 652 4615  
alfie.hamilton@colliers.com

### Jarred Goodstein

Senior Vice President  
+1 954 652 4617  
jarred.goodstein@colliers.com

### Jonathan Kingsley

Vice Chairman  
+1 305 785 2665  
jonathan.kingsley@colliers.com

[www.officesatatlanticvillage.com](http://www.officesatatlanticvillage.com)

### Colliers

200 E Broward Blvd  
Suite 120  
Fort Lauderdale, FL 33301  
colliers.com

## Hallandale's premier office space located within a modern lifestyle hub

Atlantic Village is a unique mixed-use center that offers a wide range of amenities that provide a vibrant professional environment.

Features include:

- A newly completed, 6-story mixed-use building with office space available for immediate occupancy.
- More than 20 restaurants, fitness centers, and beauty salons - there's something for everyone.
- A pre-school, a music academy and a swimming academy, catering to the needs of families.

The project comprises three office buildings, a boutique building, and, two Class A office buildings, providing spaces for businesses and medical professionals.

Copyright © 2024 Colliers International Florida, LLC. The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisors prior to acting on any of the material contained in this report.

# Available Space



Click on Suite #'s to View Floor Plan

## 601 Building

[Suite 307](#) / [Suite 307 Spec Plan](#) 1,193 SF  
Expansive Eastern Views

[Suite 311](#) 889 SF

[Suite 312](#) 894 SF

[Suites 311/312](#) / [Spec Plan](#) 1,783 SF  
Contiguous

## 601 Building - Continued

[Suite 407](#) 1,193 SF  
Expansive Eastern Views

[Suite 408](#) 1,199 SF  
Expansive Eastern Views

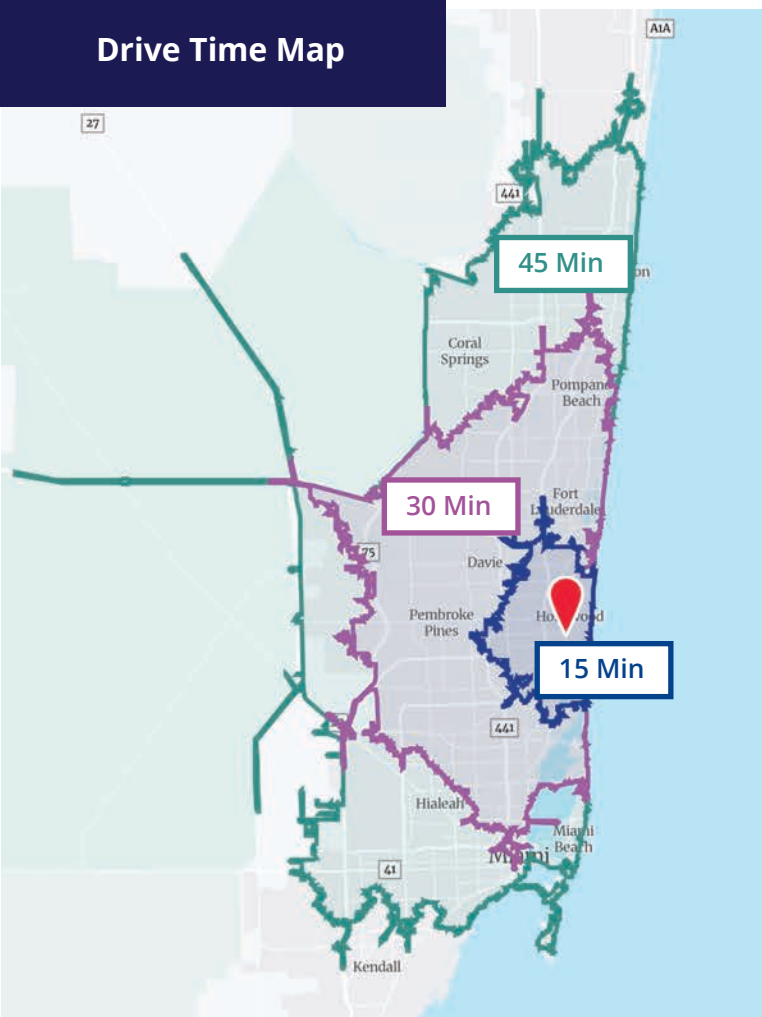
[Suites 407/408](#) 2,392 SF  
Contiguous

[Suite 601](#) / [Suite 601 Spec Plan](#) 13,057 SF  
Full Floor Available/Divisible

## 701 Building | The Village Boutique Offices

[Suite 201](#) 2,548 SF  
Full Floor Spec Suite  
Available 1<sup>st</sup> Quarter 2025

## Drive Time Map



## Building Information & Costs

**Address:** 601 N Federal Highway  
Hallandale Beach, FL 33316

**Location:** Strategically located in the heart of Hallandale Beach, less than 2 miles from Aventura & Hollywood and 3 miles away from Sunny Isles Beach

**Size/Stories:** 150,000 SF / 6 stories

**Asking Rate:** \$45.00 PSF NNN

**OpEx:** \$15.50 Net of electric & janitorial

**Parking:** 600+ parking spaces

[WEBSITE](#)

# Hallandale's Premier Modern Office Space.



±29,000 SF of Modern,  
Class A Office Space  
Available



Full Floor Available  
Featuring Outdoor  
Terraces & Expansive  
Views



Offices with Floor to  
Ceiling Glass and ±11'  
Ceiling Heights



Building Façade &  
Monument Signage  
Opportunities

## Project Amenities

- Amenity-rich project with numerous personal service, café and full-service restaurant options within steps
- Outdoor space with expansive views
- Covered, structured parking at a 3 spaces per 1,000 SF ratio
- Eight (8) Tesla Superchargers located in the projects parking lot
- Offices at Atlantic Village is easily accessible from I-95 via major east/west thoroughfares and is centrally located between Fort Lauderdale and Miami
- Located less than 2 miles south of Downtown Hollywood
- Located 1.5 miles north of the Village at Gulfstream Park and 3 miles from the Aventura Mall
- Close to Fort Lauderdale International Airport, Port Everglades, and the Aventura Brightline Station



## 2023 Demographic Overview - 5-mile radius



Current Population  
**385,490**



Daytime Population  
**379,138**



Average Household Income  
**\$90,231**

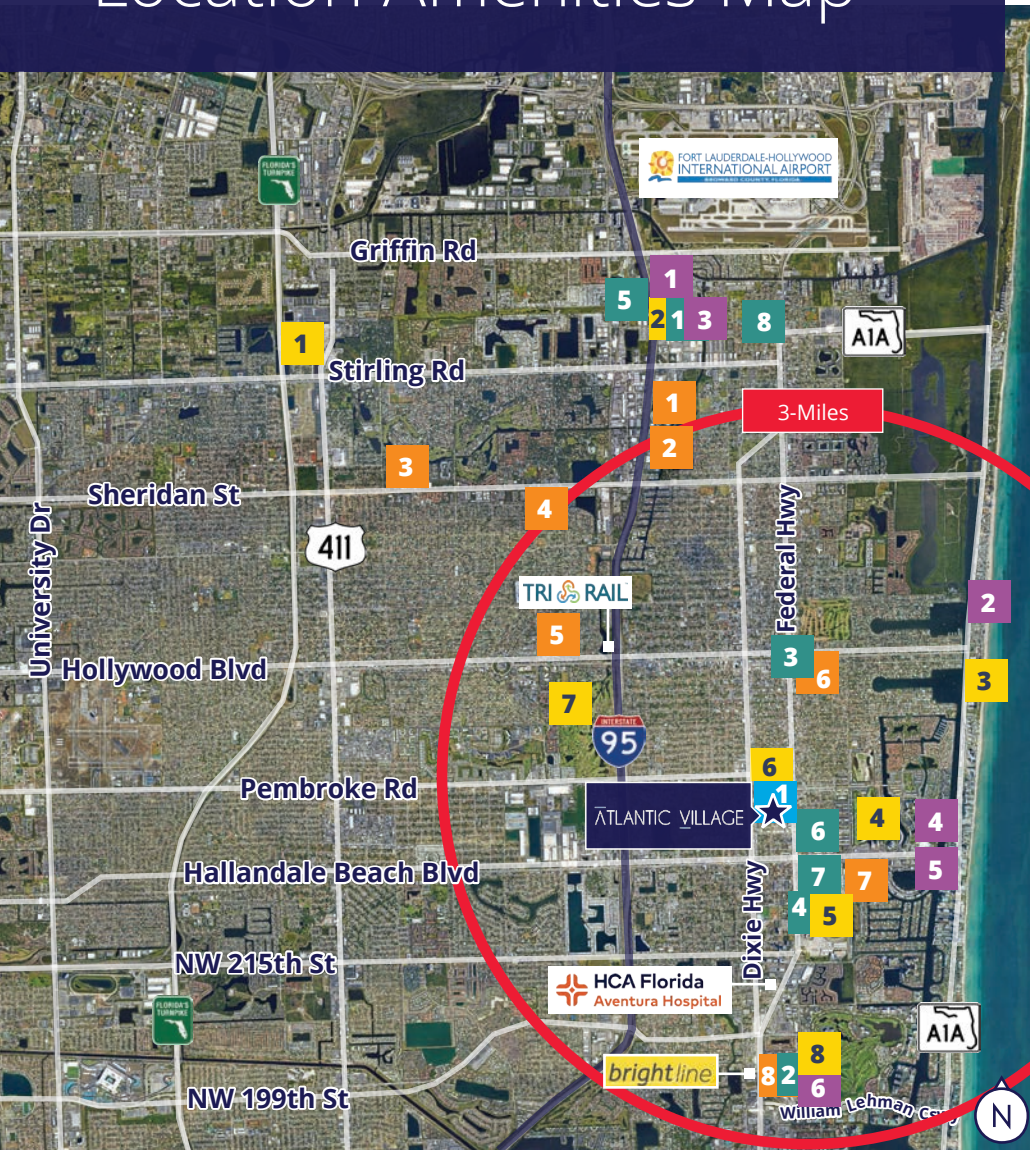


Medium Home Value  
**\$376,539**

Statistics from 2023 Demographic Summary Report powered by Esri



# Location Amenities Map



## Atlantic Village Amenities

- 1 54D Aventura  
7 Spices  
Anderson & Cole Nail Spa  
Browaholic Studio  
Casa Crudo  
Ciocca Dermatology  
Club Pilates  
Crema Gourmet  
Doggi's Arepa Bar  
Dr Limón Ceviche Bar  
Drunken Dragon  
Ferrer Pulmonary Institute  
Flippo's Kids Playground  
Gelato Go  
Genias Keratin Spa  
Gioia  
Growing Smiles  
Holyshakes  
INP Surgery  
Juice Mafia  
Key Point Academy  
La Estancia Argentina  
La Maison H  
LiVE! School of Music  
Maré Lash & Spa  
Miami Swimming Academy  
Mitch's Downtown Bagels  
Murano by Ferraro  
OHLA  
ONFLEEK Hair Salon  
Privilege Dental Studio  
República Cigar Lounge  
Semper Laser  
Skin & Cancer Associates  
Sokai Sushi Bar  
Taqueria La Mejor  
Tea Leaf & Creamery  
The Blues Burgers  
The Nursing Academy  
The Spot  
The Wagyu Bar  
The Worx  
Village of Dentistry  
Yanamode Art  
Zen Zone Wellness

## Hotels

- 1 Le Méridien
- 2 Margaritaville Resort
- 3 AC Hotel by Marriott
- 4 Diplomat Beach Resort
- 5 Hyde Beach House
- 6 JW Marriott Miami Turnberry Resort & Spa

## Restaurants

- 1 Dania Pointe Shops  
Coopers Hawk  
CT Cantina & Taqueria  
BurgerFi  
Firebirds Grill  
First Watch  
Lime Mexican Grill  
Padrino's Cuban  
TooJay's Deli
- 2 Aventura Mall  
Joey Aventura  
Tap42 Kitchen  
Pubbelly Sushi  
North Italia
- 3 Hollywood  
Billy's Stone Crab  
Block 40 Food Hall  
Carmela's Italian  
Ristorante  
Olivia Restaurant & Rooftop  
Sardelli's Italian  
Steakhouse  
Topsy Boar
- 4 Gulfstream  
Belly Fish Sushi  
Christine Lee's  
Texas de Brazil  
Yardhouse
- 5 Islamorada Fish Co.
- 6 Flanagin's Bar & Grill
- 7 Five Guys
- 8 The Fish Grill

## Shopping Centers

- 1 Oakwood Plaza North & South
- 2 One Oakwood Plaza
- 3 Sheridan Plaza
- 4 Park Sheridan West Plaza
- 5 Hollywood Hills Plaza
- 6 Young Circle Shopping Center
- 7 Hallandale Shopping Center
- 8 Aventura Mall

## Area Attractions

- 1 Seminole Hardrock Hotel & Casino
- 2 Dania Pointe Shops, Residences, Offices
- 3 Hollywood Beach Boardwalk
- 4 Shell Bay Club
- 5 Gulfstream Racing & Casino
- 6 Big Easy Casino
- 7 Orangebrook Golf & Country Club
- 8 Tidal Cove Waterpark