

FOR LEASE

Offices at Atlantic Village

601 N Federal Hwy | Hallandale Beach, FL

\$45.00

PSF NNN

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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.

Available Space



Click on Suite #'s to View Floor Plan

601 Building

Suite 307 / Suite 307 Spec Plan Expansive Eastern Views	1,193 SF
Suite 311	889 SF
Suite 312	894 SF
Suites 311/312 / Spec Plan Contiguous	1,783 SF

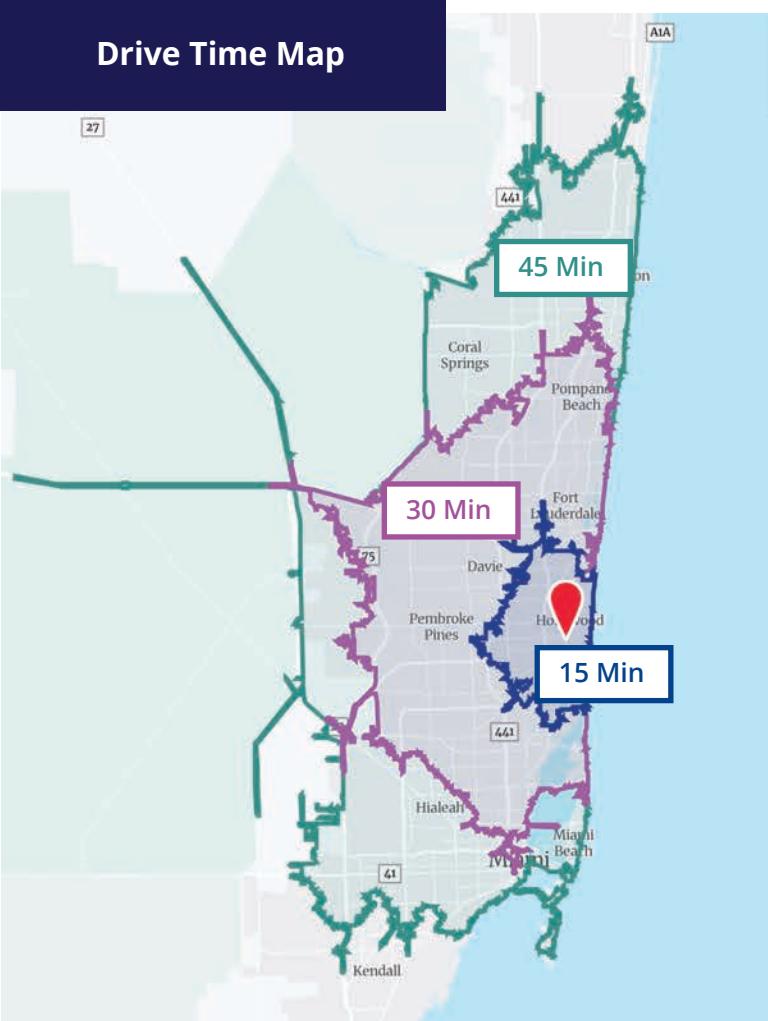
601 Building - Continued

Suite 407 Expansive Eastern Views	1,193 SF
Suite 408 Expansive Eastern Views	1,199 SF
Suites 407/408 Contiguous	 2,392 SF
Suite 601 / Suite 601 Spec Plan Full Floor Available/Divisible	 13,057 SF

701 Building | The Village Boutique Offices

Suite 201 Full Floor Spec Suite Available 1 st Quarter 2025	2,548 SF
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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](#)

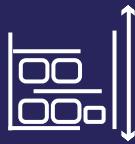
Hallandale's Premier Modern Office Space.



±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



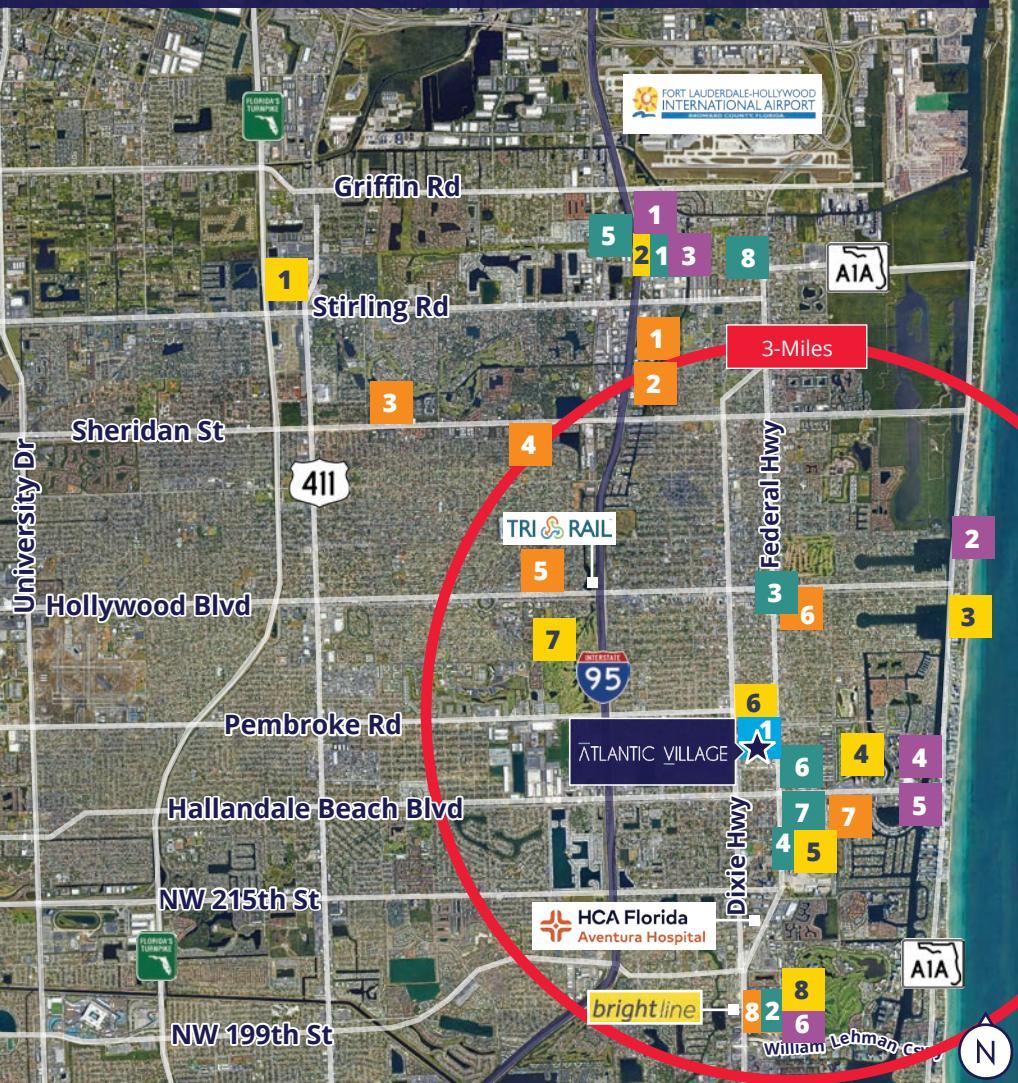
Average Household Income
\$90,231



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 Pubbely Sushi North Italia	3 Hollywood Billy's Stone Crab Block 40 Food Hall Carmela's Italian Ristorante Olivia Restaurant & Rooftop Sardelli's Italian Steakhouse Tipsy 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 Broadwalk	4 Shell Bay Club	5 Gulfstream Racing & Casino
6 Big Easy Casino	7 Orangebrook Golf & Country Club	8 Tidal Cove Waterpark		