

ATLANTIC VILLAGE

CLASS "A" MEDICAL OFFICE

800 S. Federal Hwy.
Hallandale Beach, FL 33009

±1,200 SF to ±18,411 SF
Last Full Floor Opportunity



Available:

±1,200 to ±18,411 SF

Uses Sought:

Medical Office, Surgery, Diagnostics, Dental, Derm, Cardiology, Orthopedics, Podiatry, Primary Care

Asking Price:

Call for details.

AMENITIES:

Garage Parking, Panoramic Views, Building Signage, Fitness Center, Reserved Physician Parking

Location:

The east side of US Hwy.1, just south of Pembroke Road at Atlantic Shores Blvd., and 1/2 mile north of Hallandale Beach Blvd. Easy access to I-95 via both Pembroke Road and Hallandale Beach Blvd. Central to Aventura Hospital (1.5 miles) and Memorial Hospital (3 miles).

Summary:

Atlantic Village Professional Center offers a best-in-class medical office environment at competitive pricing for medical practice owners and investors. Custom design your new office to meet your unique specifications and take ownership of your future.

CALL NOW FOR DETAILS. ATTRACTIVE FINANCING AVAILABLE



Andrew Cappeller

Sales Agent
561.299.6799 Mobile
andrew@floridamedspace.com

Zack Adams

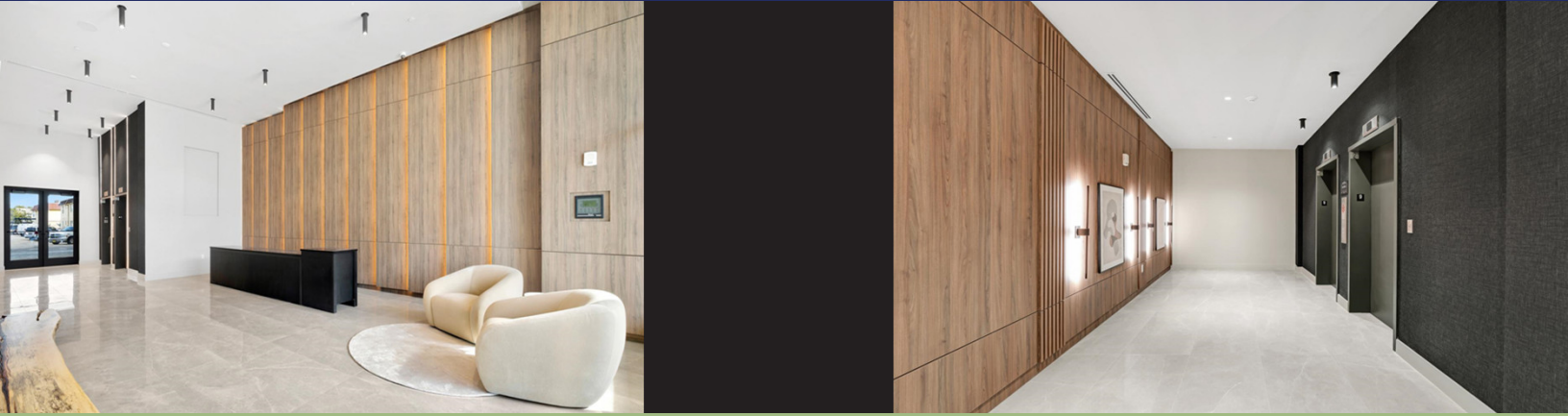
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RESERVED GARAGE PARKING

ATLANTIC VILLAGE CLASS "A" MEDICAL SPACE



REFINED LUXURY. AN UNPARALLELED PATIENT EXPERIENCE.

DEMOGRAPHICS

POPULATION

26,431 - 1 Mile

189,998 - 3 Miles

421,248 - 5 Miles

AVERAGE INCOME

\$67,038 - 1 Mile

\$84,679 - 3 Miles

\$83,237 - 5 Miles

MEDIAN AGE

46.9 Years (3 Miles)

TRAFFIC COUNT

31,000 ADT



BUILDING SIGNAGE



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