



ADDRESS ..... 800 SE 4TH AVE  
 UNIT ..... SUITE 608  
 FLOOR # ..... 6TH  
 RENTABLE AREA ..... 728 SQFT  
 RATE ..... \$3,000/Mo (with CAM & taxes)  
 LEASE START DATE ..... JULY 20TH 2024  
 TERM LENGTH ..... NEGOTIABLE  
 GARAGE ..... INSIDE BUILDING  
 LEASE TYPE ..... MODIFIED GROSS

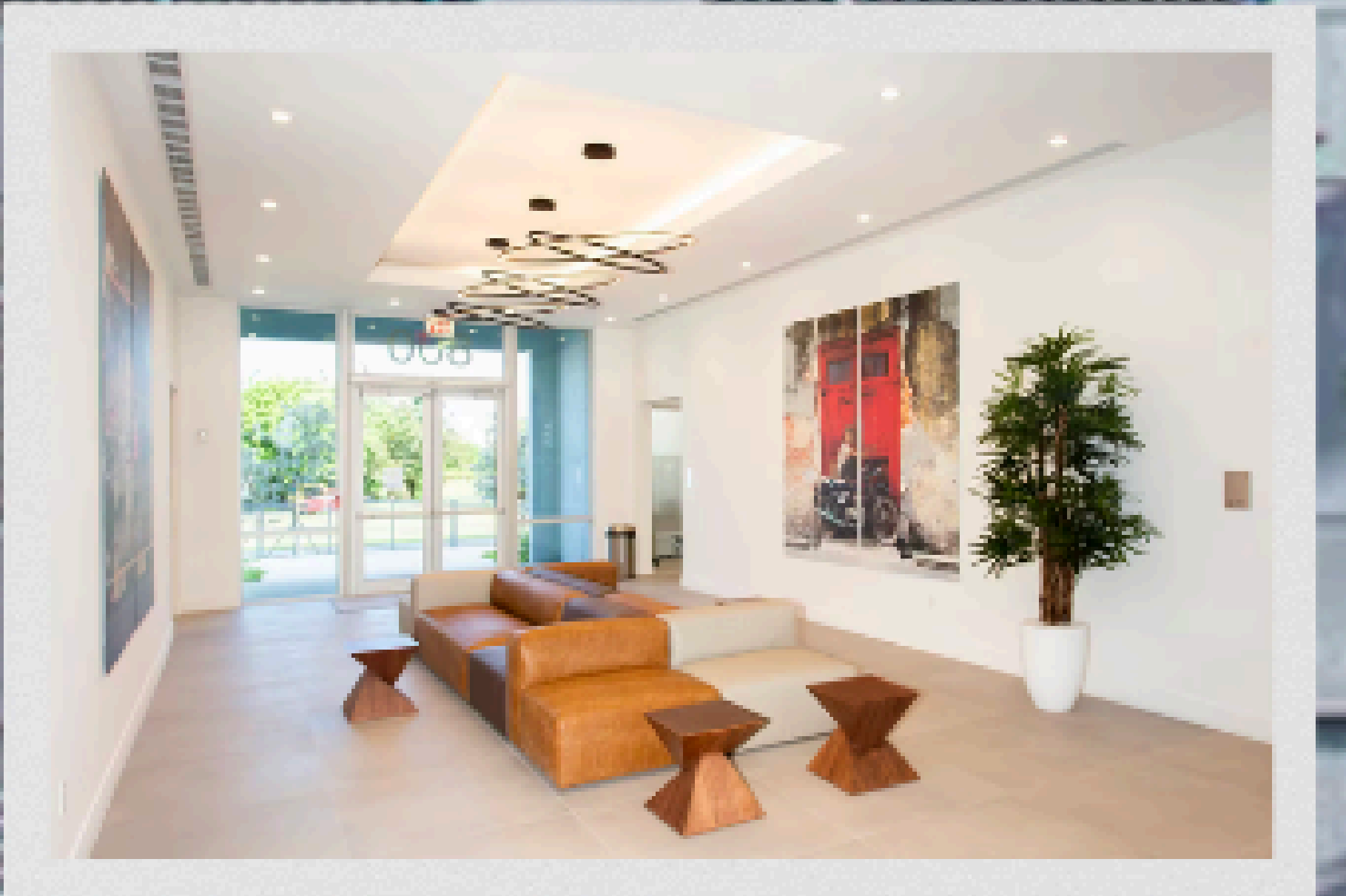
## CORPORATE PRIVATE OFFICE + TERRACE

- Private terrace with a beach-facing view
- Glass partition dividing the space into two compartments
- Renovated modern tile



**MANUELA FONSECA**  
 321.946.1789  
 MANUELA@COLONEYGROUP.COM

 Furniture Negotiable

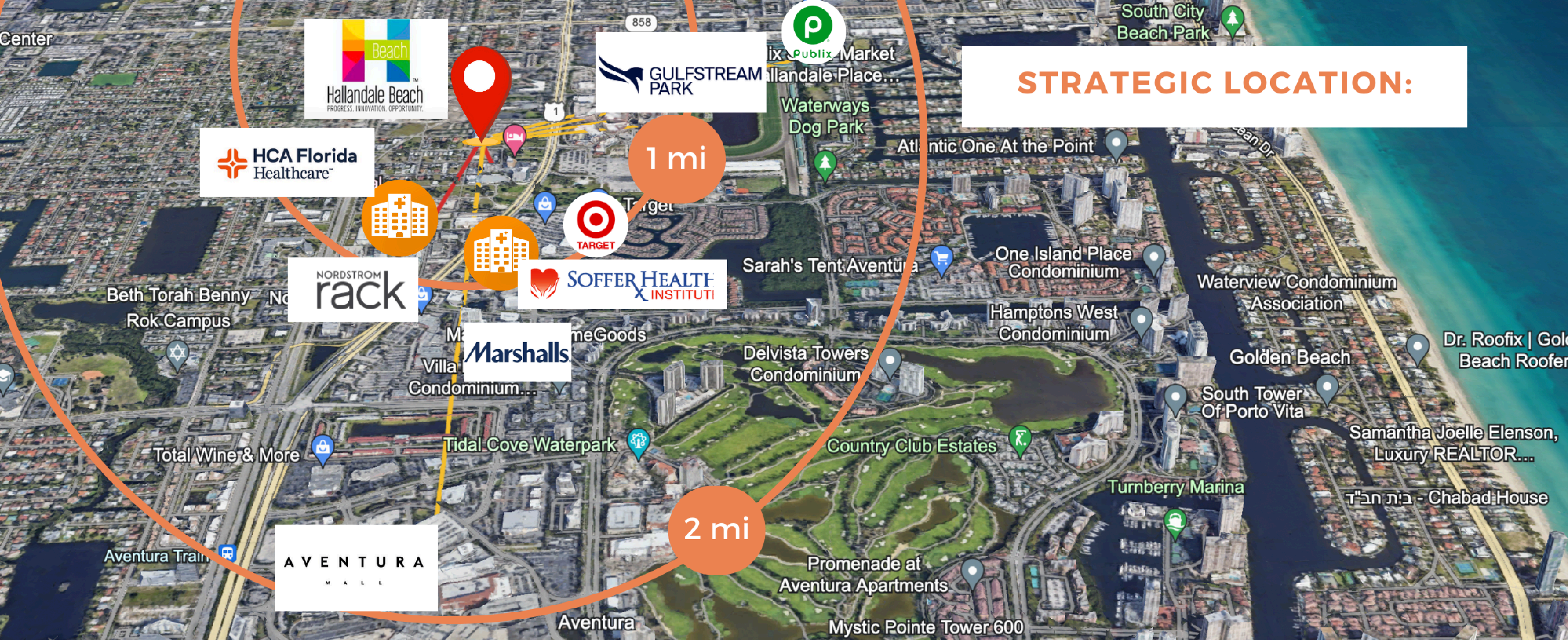


## BEACON HALLADALE BUILDING

### COMMON AREA BENEFITS:

- Fiber Optic internet
- 24/7 Building access
- Lounge with signature coffee
- Mail room
- Monthly Networking Events
- Receptionist Service
- Conference rooms
- Covered parking
- On- site management





# STRATEGIC LOCATION:

## CONVENIENT ACCESSIBILITY

Just a mile away from the A1 highway, 858, Ocean Drive, and a short drive to the beach.

## EVERY DAY ESSENTIALS:

Find nearby grocery stores like Publix, Target, and Fresh Markets

## GOVERNMENT OFFICES:

- 2 blocks away
- Planning and Zoning department
- City office
- Personnel and Occupational Licns

## ENTERTAINMENT & RETAIL HUB

**The Golf Stream Park and Casino**  
Experience the thrill of Thoroughbred racing RIGHT IN FRONT Vegas-style slot casinos plus signature stores, and international array of restaurants.

- Diplomat Marina
- The Carousel Club
- Aventura Mall
- Golden Isle Tennis Center

## HEALTH CARE CENTERS

- **HCA Florida Aventura Hospital**  
Offering diagnostics, surgery, and cancer care
- **Soffer Health Institute**  
specializing in vascular health, primary care, cardiology, weight loss, and telemedicine.

