



# *Office Space Available*

500 N Dixie Hwy  
Hallandale Beach, FL 33009

*For Lease*

[martinezteamcommercial.com](http://martinezteamcommercial.com)

Welcome to a cutting-edge and versatile multi-use retail and office project strategically located in the vibrant heart of Hallandale Beach in South Florida. This prime development combines contemporary design, optimal functionality, and unparalleled accessibility, making it an ideal hub for businesses and retailers seeking a dynamic and bustling environment.

Situated in a thriving commercial district of South Florida, this property enjoys exceptional visibility and accessibility. It's strategically positioned within close proximity to major highways, public transportation hubs, and surrounded by a diverse and growing community.



*Office: \$36 PSF plus NNN (\$10–\$12 PSF est.)*

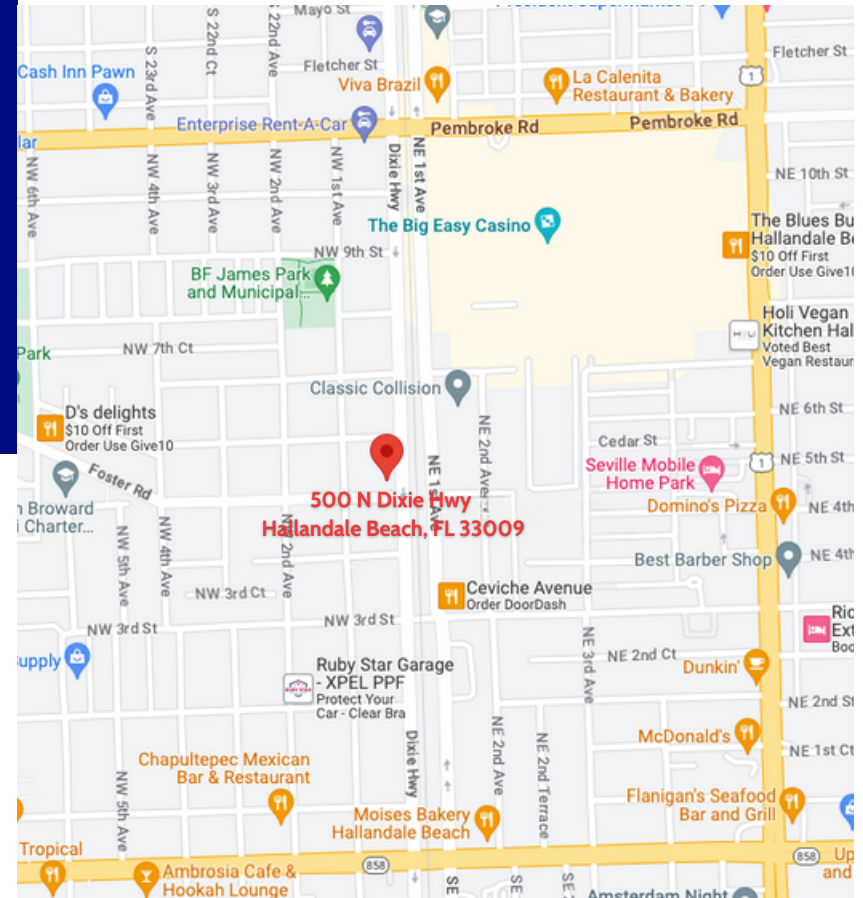
*Type of Property: Office Space*

*Office Space: 16,000 SF*

*Plenty of Parking*

## HIGHLIGHTS

- Mixed-Use Structure
- Contemporary Architecture
- Office Spaces
- Accessibility and Connectivity
- Design your office space, floor plan sizes are just suggestions



## DEMOGRAPHICS

	2 mile	5 mile	10 mile
2023 Population	93,191	401,525	1,110,129
2023 Households	43,212	167,371	420,029
Average Household Income	\$81,414	\$79,933	\$81,157

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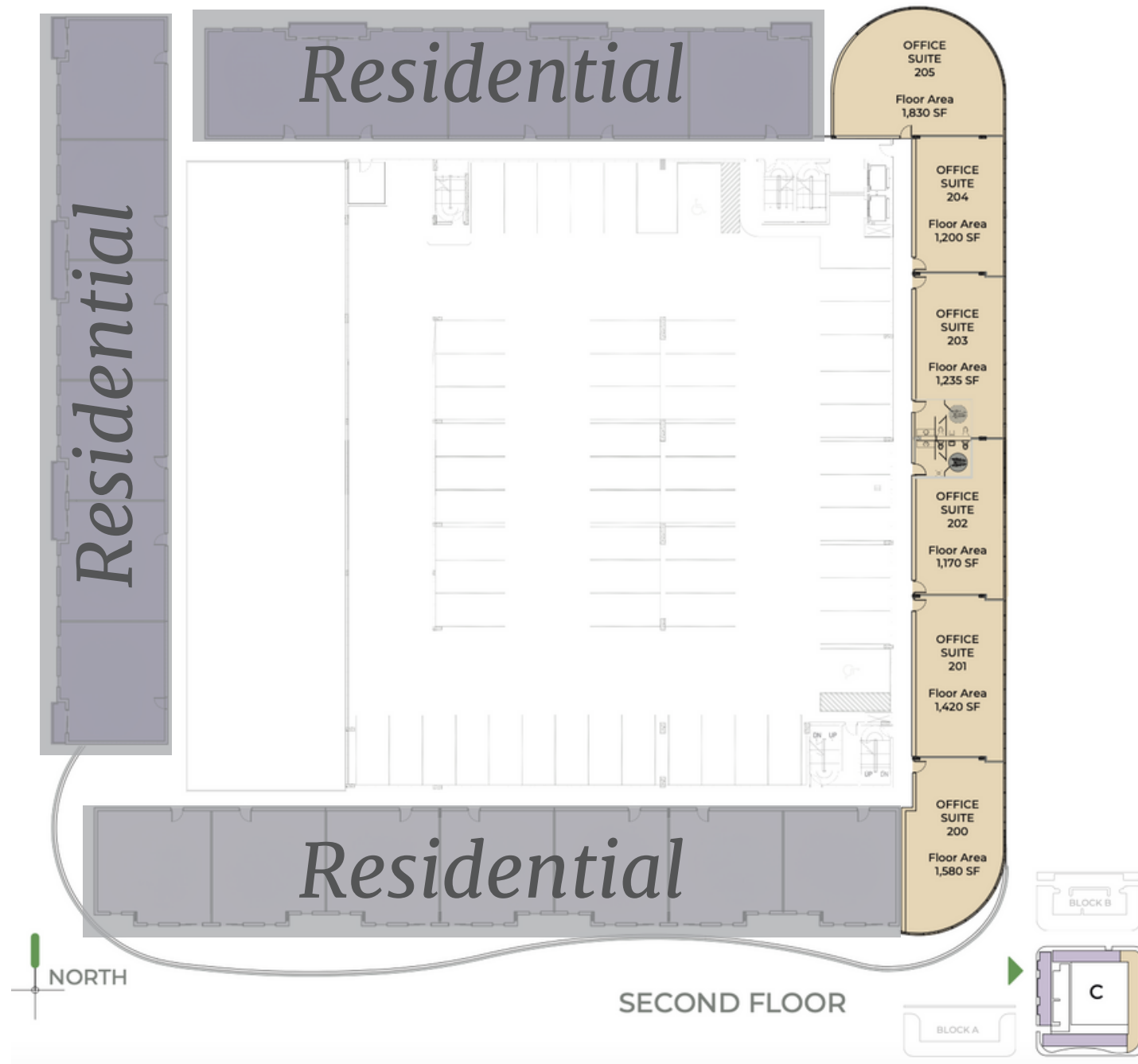
## Design your own office space

\*Floor plan sizes are just  
suggestions

## Building - C

### Offices

Second Floor



Cory Friedman  
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Cory@MartinezTeamCommercial.com

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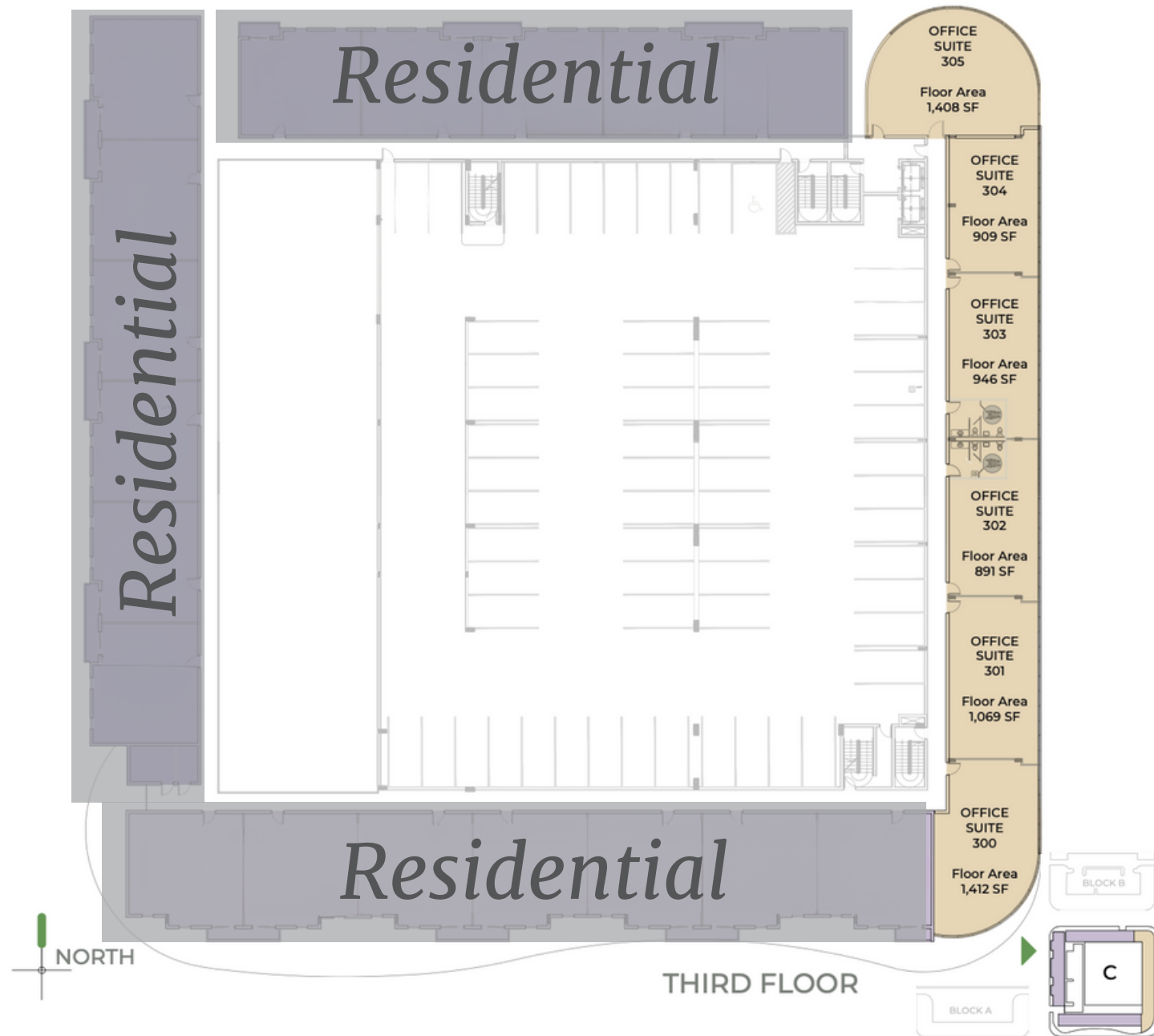


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## Building - C Offices

Third Floor



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