

ATLANTIC VILLAGE



Atlantic Village

For Sale

800 N. Federal Highway, Hallandale Beach, FL 33009

martinezteamcommercial.com

Welcome to Atlantic Village, one of South Florida's newest and most dynamic mixed-use destinations, seamlessly blending dining, entertainment, and Class A office space in the heart of Hallandale Beach.

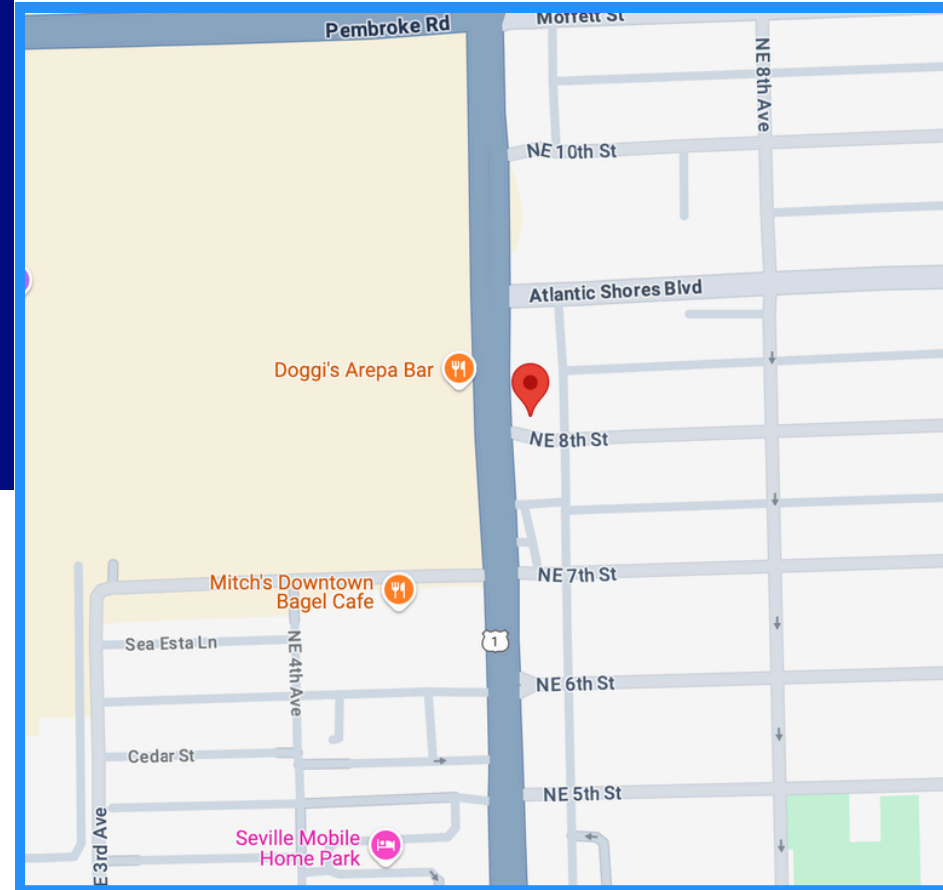
Whether you're looking to dine, shop, work, or entertain—Atlantic Village offers an unmatched environment designed for success.



- **Premiere Office Spaces**
 - Medical Space Available
 - Ranging from 1,053 SF to 2,443 SF on the 11th Floor;
Purchased, Separate, or Combined
- **Ceiling Height: 12'6"**
- **Elevators: Two Signature Elevators**
- **Windows: Energy-Efficient, Impact-Resistant Glass**
- **Accessibility: Fully ADA Compliant**
- **Signage: Building Signage Opportunity Available**
- **Location:**
 - 1 mile from Aventura Hospital
 - 2.3 miles from Memorial Regional Hospital

HIGHLIGHTS

- 3,620 SF of premier restaurant space
- 71,731 SF of vibrant retail offerings
- 38,886 SF of state-of-the-art medical space
- 37,171 SF of modern office space
- 600+ on-site parking spaces for maximum convenience



DEMOGRAPHICS

	2 mile	5 mile	10 mile
2024 Population	110,861	421,248	1,129,375
2024 Households	51,188	175,563	431,749
Average Household Income	\$80,693	\$83,237	\$84,342



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13TH FLOOR
INVESTMENT



FOUNTAINBLEAU
DEVELOPMENT

PHASE 4

PHASE 1

PHASE 2

PHASE 3



HALLANDALE 2024

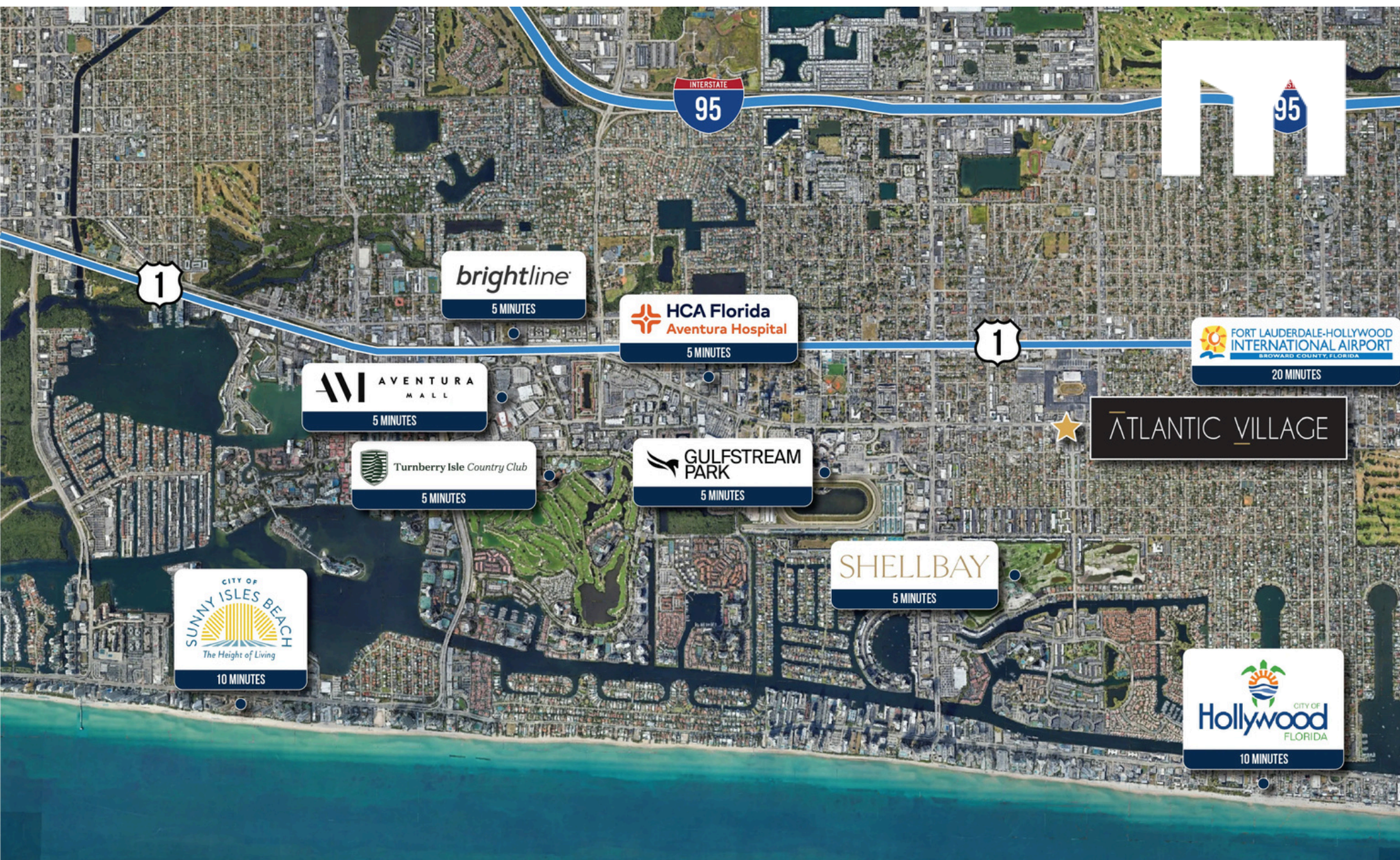


ATLANTIC VILLAGE

Class "A"
Office Condo
Completed

11th Floor
Suite 1103
2,443 sqft





brightline
5 MINUTES

 **HCA Florida**
Aventura Hospital
5 MINUTES

 **AVENTURA MALL**
5 MINUTES

 **Turnberry Isle Country Club**
5 MINUTES

 **GULFSTREAM PARK**
5 MINUTES



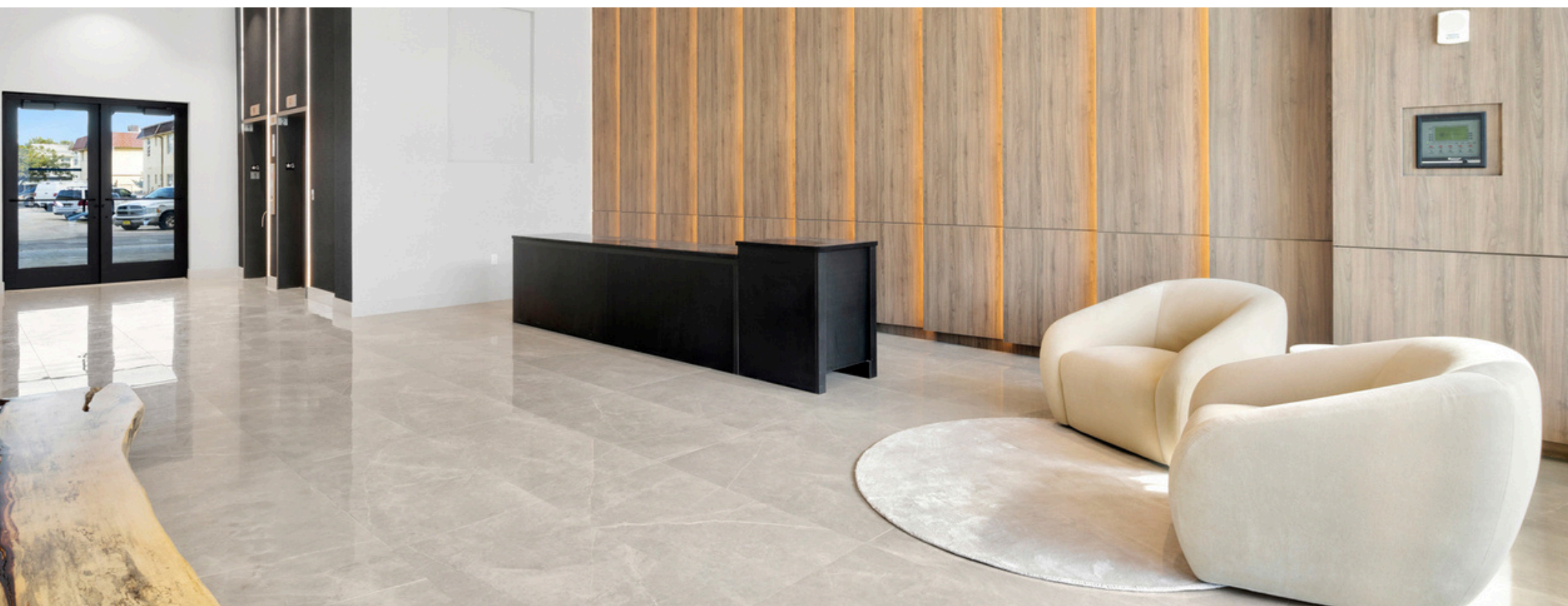
 **FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT**
BROWARD COUNTY, FLORIDA
20 MINUTES

 **ATLANTIC VILLAGE**

 **CITY OF SUNNY ISLES BEACH**
The Height of Living
10 MINUTES

SHELLBAY
5 MINUTES

 **CITY OF Hollywood FLORIDA**
10 MINUTES





UNIT	SQFT	LISTING PRICE	PSF	MONTHLY CONDO DUES
1103	2,443	\$1,575,735	\$645	\$1,527.78
1104	1,053	\$705,510	\$670	\$658.51
1105	1,929	\$1,292,430	\$670	\$1,206.34

Available Units

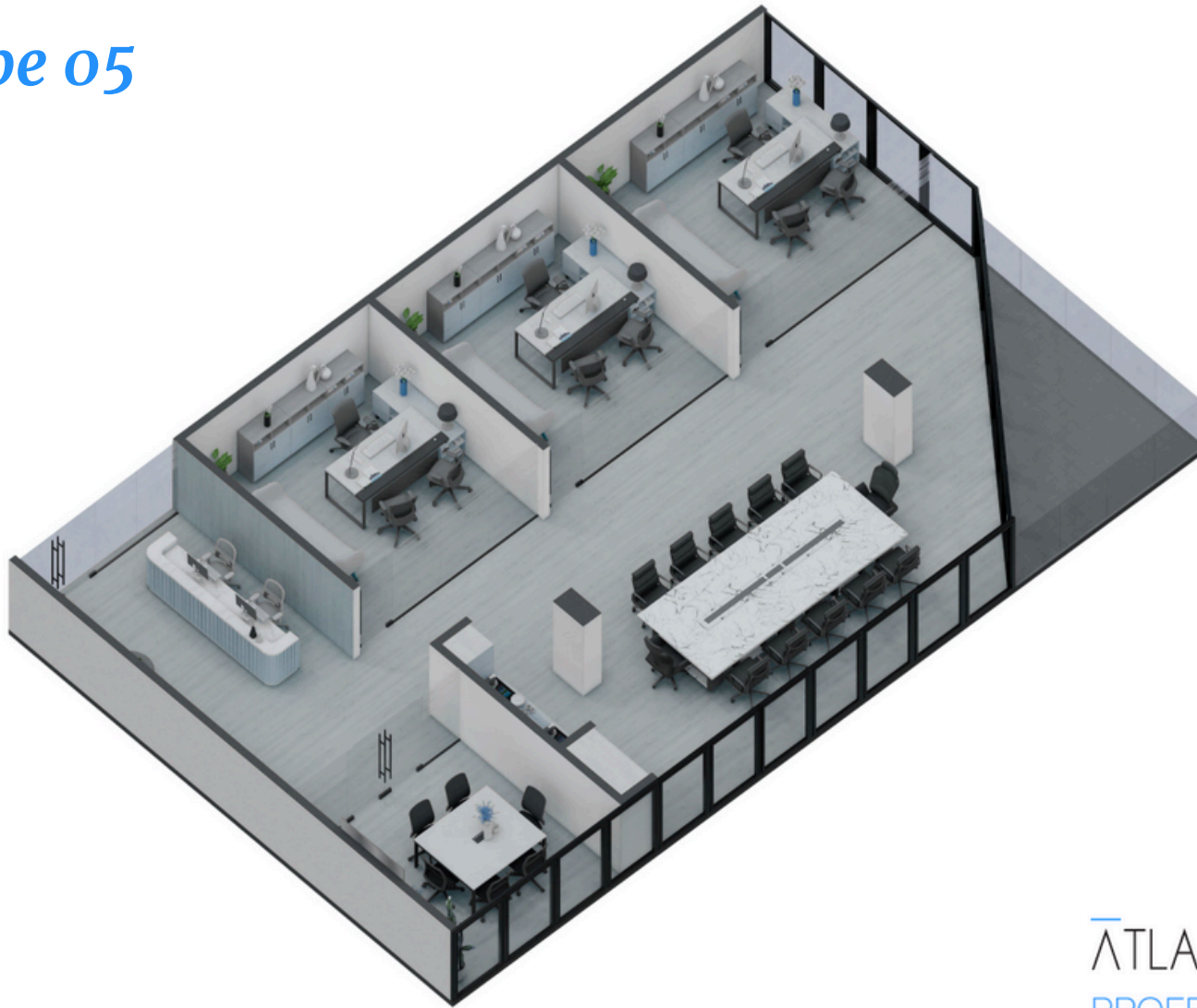


Marshall Chandler
954.803.9055
Marshall@MartinezTeamCommercial.com

Gus Martinez, P.A.
954.394.7078
Gus@MartinezTeamCommercial.com



Suite Type 05
1,929 SF



ATLANTIC VILLAGE
PROFESSIONAL CENTER

3D Model

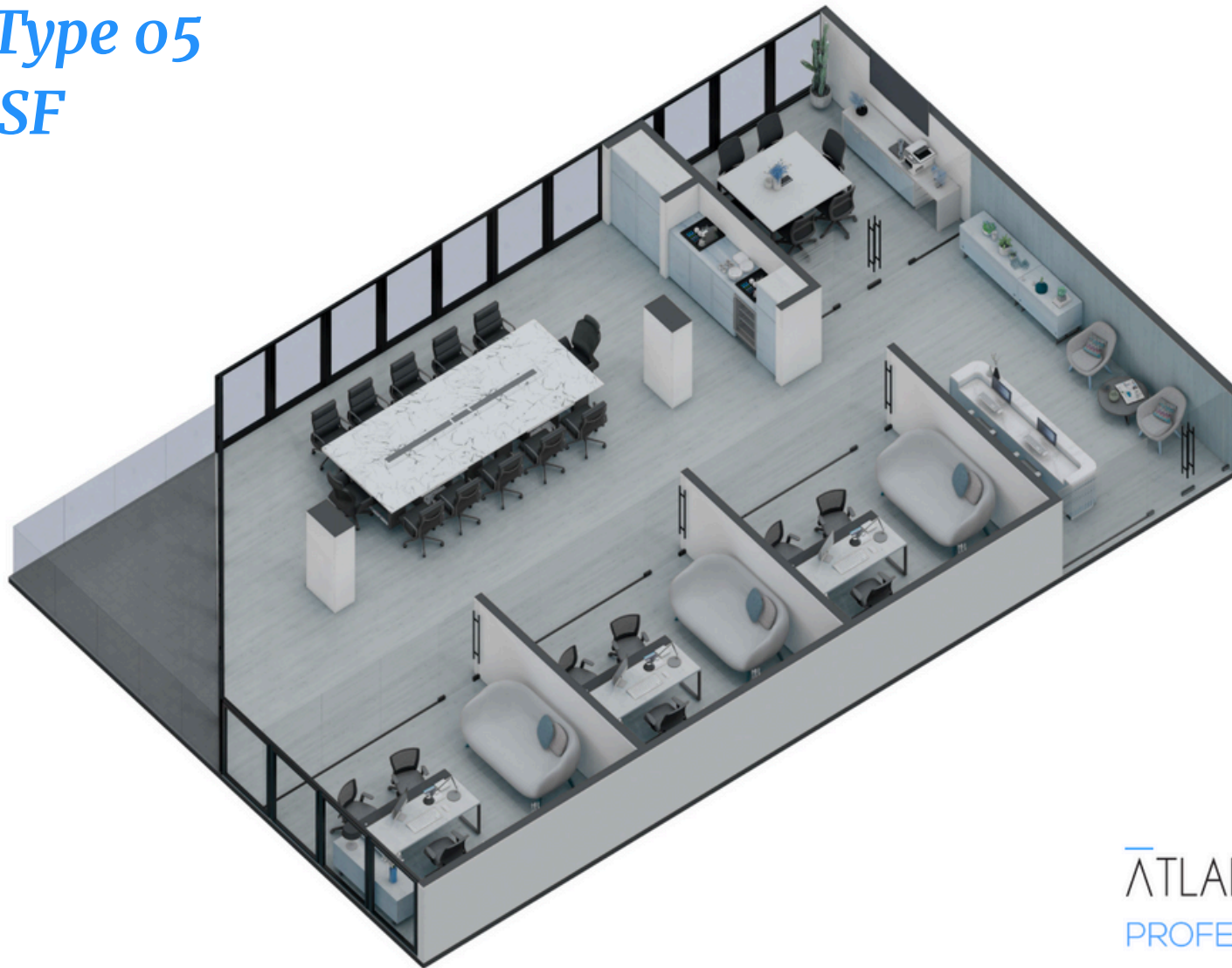


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Suite Type 05
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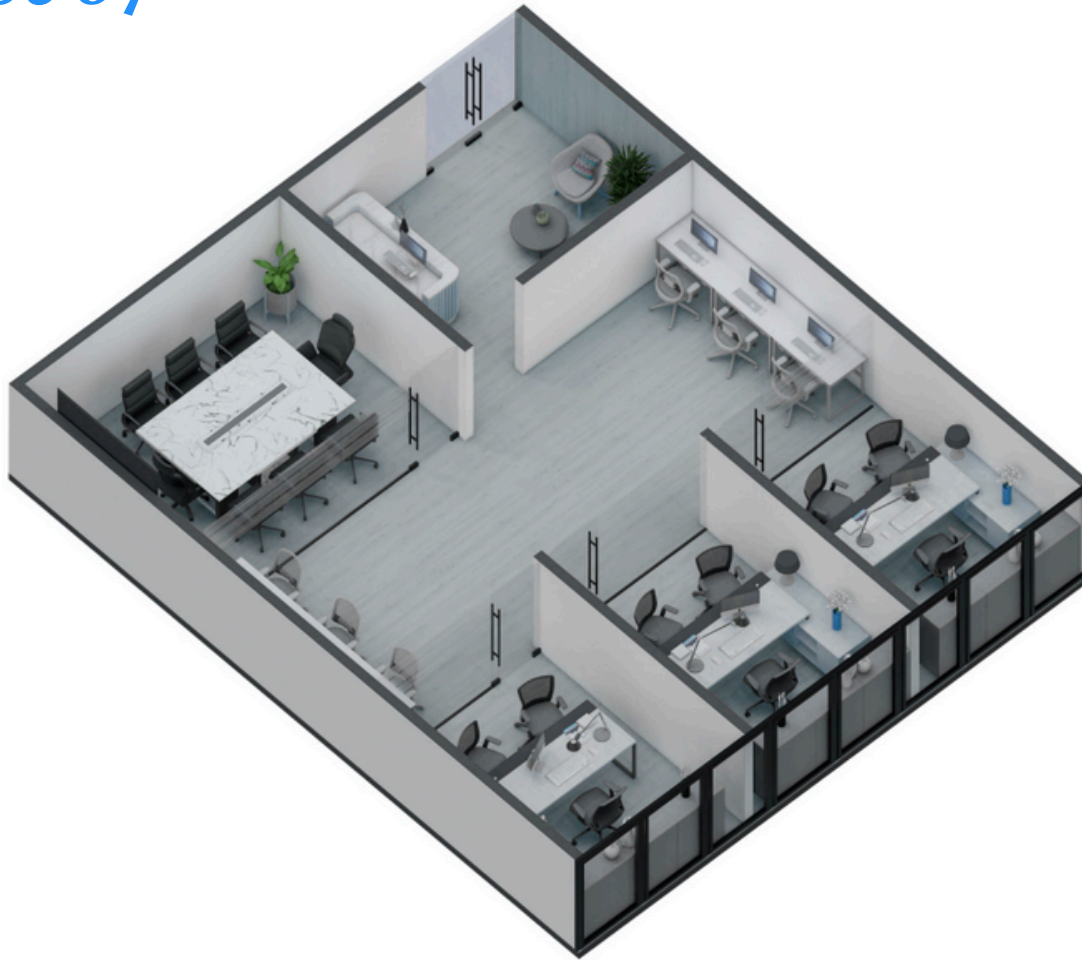
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Suite Type 07
1,100 SF



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Suite Type 07 1,100 SF



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Suite Type 07 1,100 SF



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3D Model

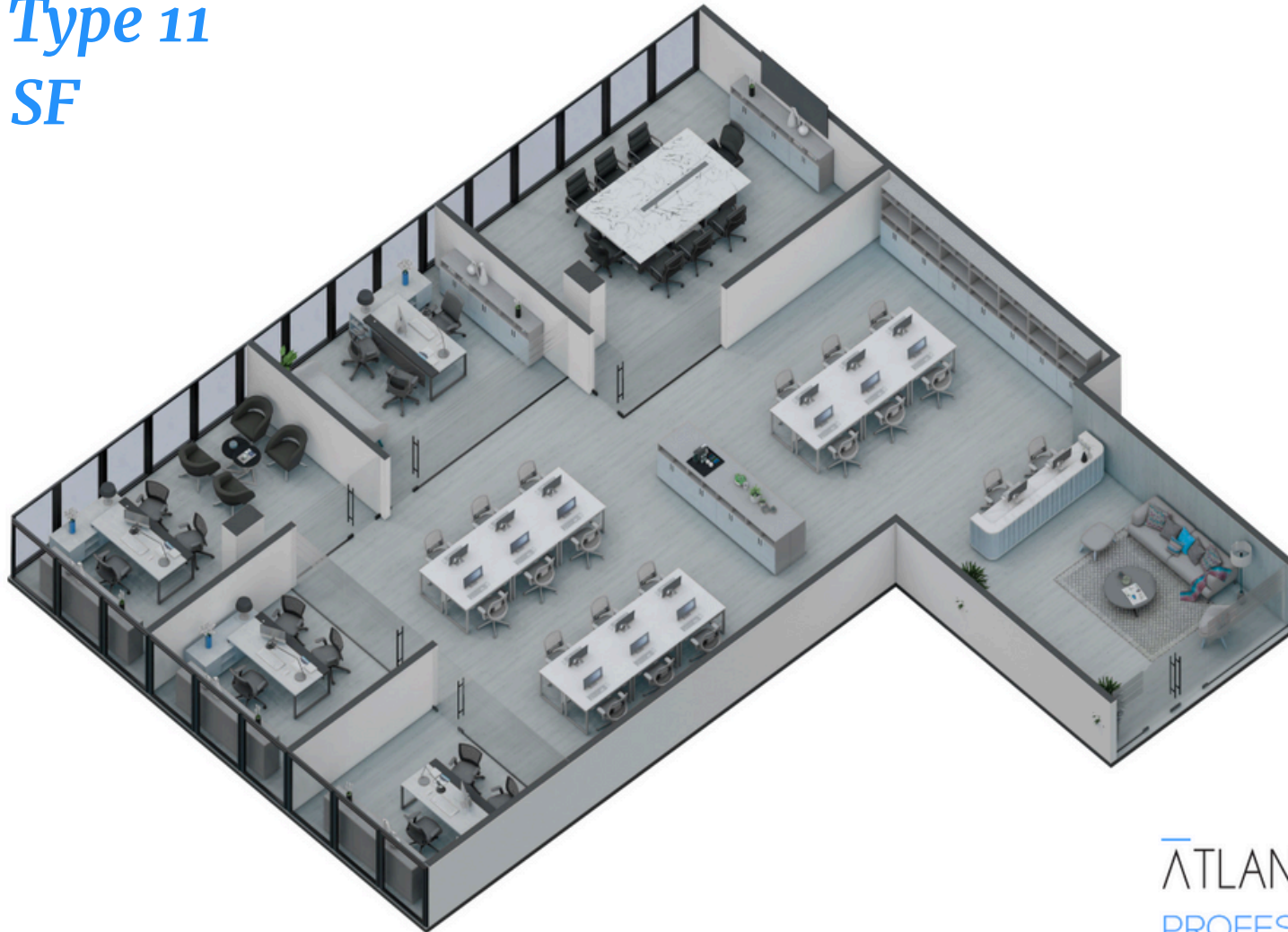


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Suite Type 11
3,031 SF



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3D Model

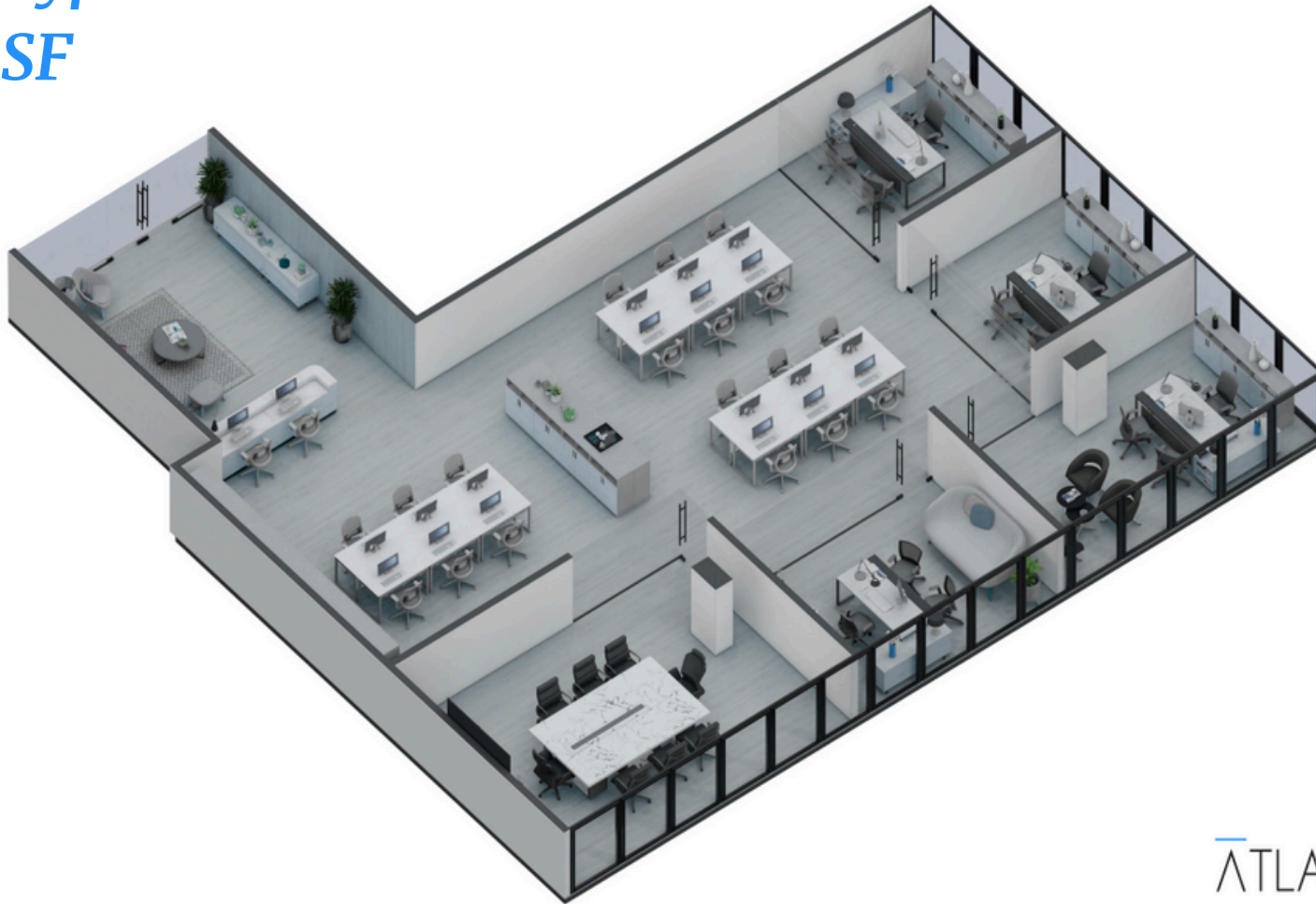


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Suite Type 11
3,031 SF



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Suite Type 11

3,031 SF



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Floor Plan