



## Atlantic Village Corporate Center

601 N Federal Hwy, Hallandale Beach, FL 33009



**Robert Mion**

Compass Commercial Group

4699 Ponce De Leon Blvd, Suite Floor 5, Miami, FL 33146

[Bob@Bobmion.com](mailto:Bob@Bobmion.com)

(954) 605-7379



# Atlantic Village Corporate Center

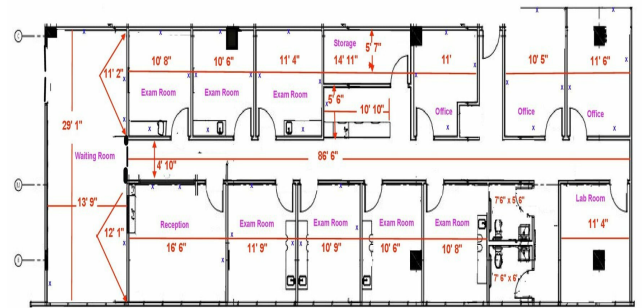
\$27.00 /SF/YR

Located in the fantastic area of the Up & Coming Atlantic Village in Hallandale Beach. Beautiful Class A Building with Retail on 1st Floor & Offices Above. High traffic on Federal Highway.....

- Federal Highway Traffic Exposure
- Lots of Natural Light
- Fantastic Medical Office Floor Plan
- Perfect for Medical Practice or Med Spa

For more information visit:

<https://www.loopnet.com/Listing/601-N-Federal-Hwy-Hallandale-Beach-FL/39747347/>



X = Electrical Outlets (Approximate Locations)  
 Every Exam Room has Strobe / Fire Lights  
 Waiting & Reception Rooms has Strobe / Fire Lights

All Measurements are Approximate and are not warranted or guaranteed.

Rental Rate:	\$27.00 NNN / SF / YR
Property Type:	Office
Building Class:	A
Rentable Building Area:	150,000 SF
Year Built:	2023
Walk Score ®:	70 (Moderately friendly)
Transit Score ®:	40 (Fairly friendly)
Operating Expenses:	\$18.12 USD / PSF / ANNUAL
Parking:	Common-Parking Garage



## 4th Floor Ste 401

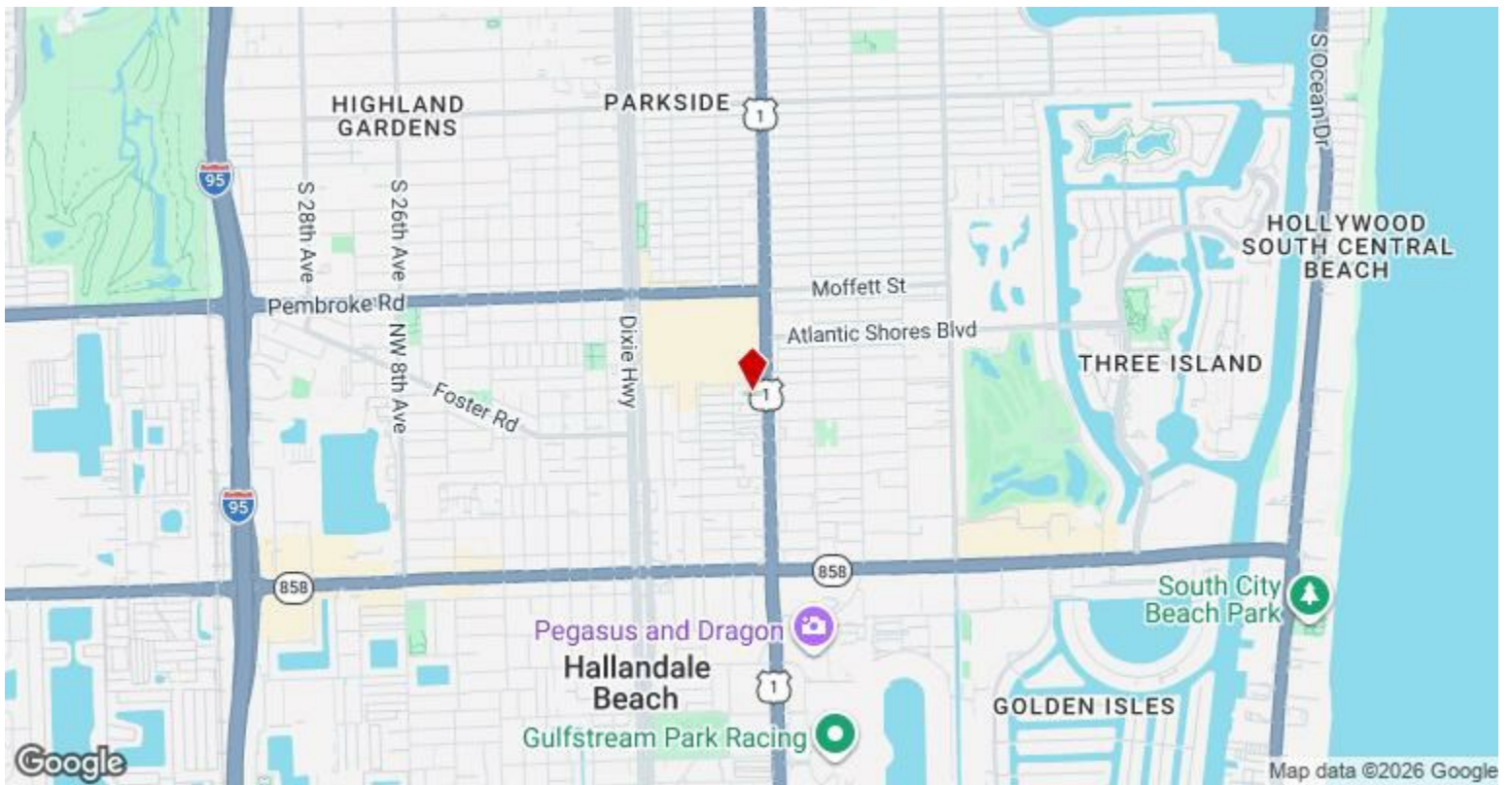
Space Available	3,731 SF
Rental Rate	\$27.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Professional Services
Space Type	Sublet
Space Use	Office

Medical Office Suite Available at an Unbeatable Price!! This exceptional space features 7 well-appointed exam rooms, a versatile lab/exam room, 2 practitioner offices, a welcoming reception office, and a spacious patient reception area. Plus, it includes 2 convenient interior restrooms. The master tenant is motivated, making this an incredible opportunity to secure a premium medical office at an unbeatable value. Don't miss out!

## Major Tenant Information

---

Tenant	SF Occupied	Lease Expired
54D	-	
Ciocca Dermatology of Hallandale	-	
Drunken Dragon	-	
KeyPoint Academy	-	
Milano Beauty Studios Springs	-	June 2029
Tee Box Golf	-	
The Wagyu House	-	
The Worx	-	
World of Dentistry	-	



## 601 N Federal Hwy, Hallandale Beach, FL 33009

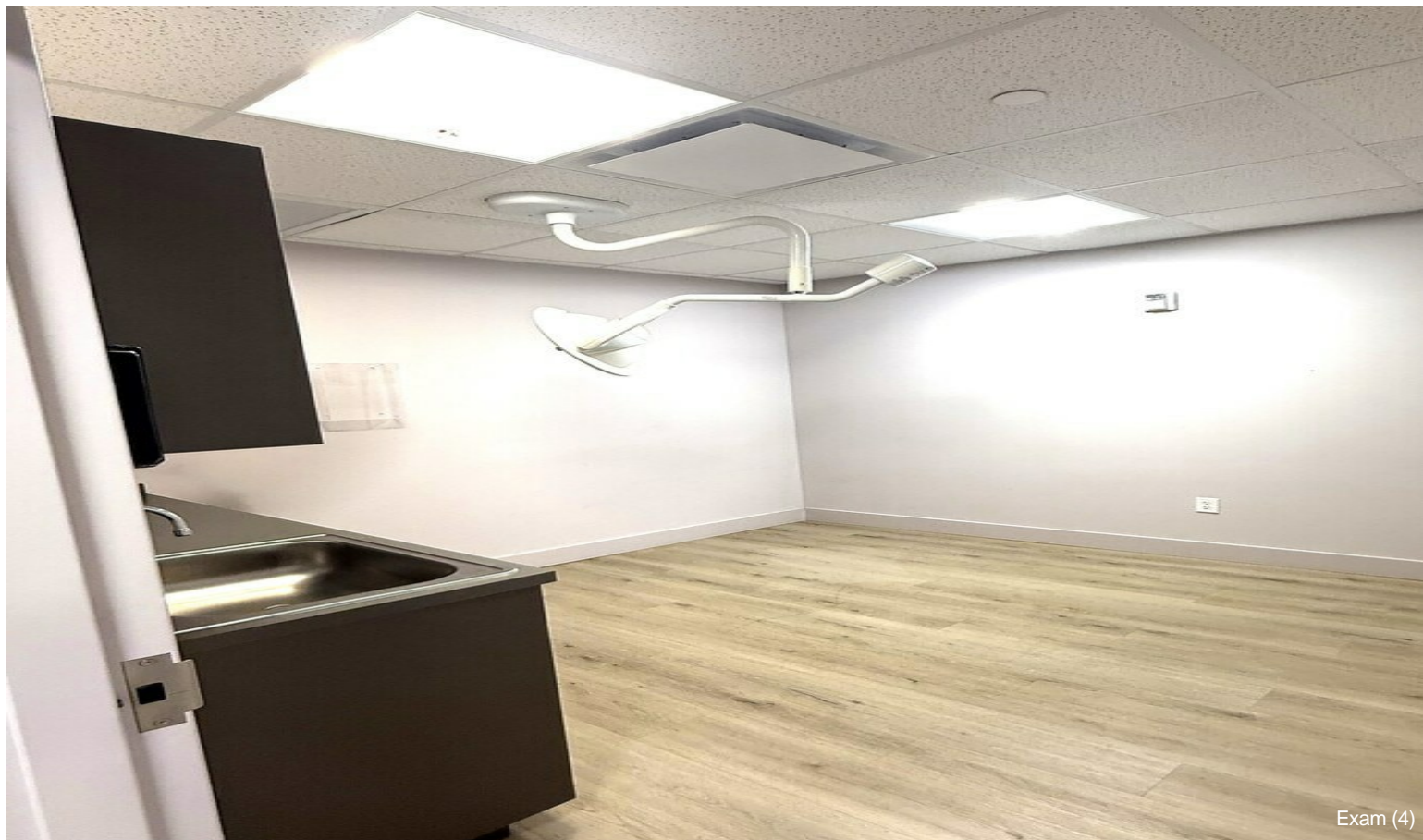
Located in the fantastic area of the Up & Coming Atlantic Village in Hallandale Beach. Beautiful Class A Building with Retail on 1st Floor & Offices Above. High traffic on Federal Highway.

# Property Photos

---

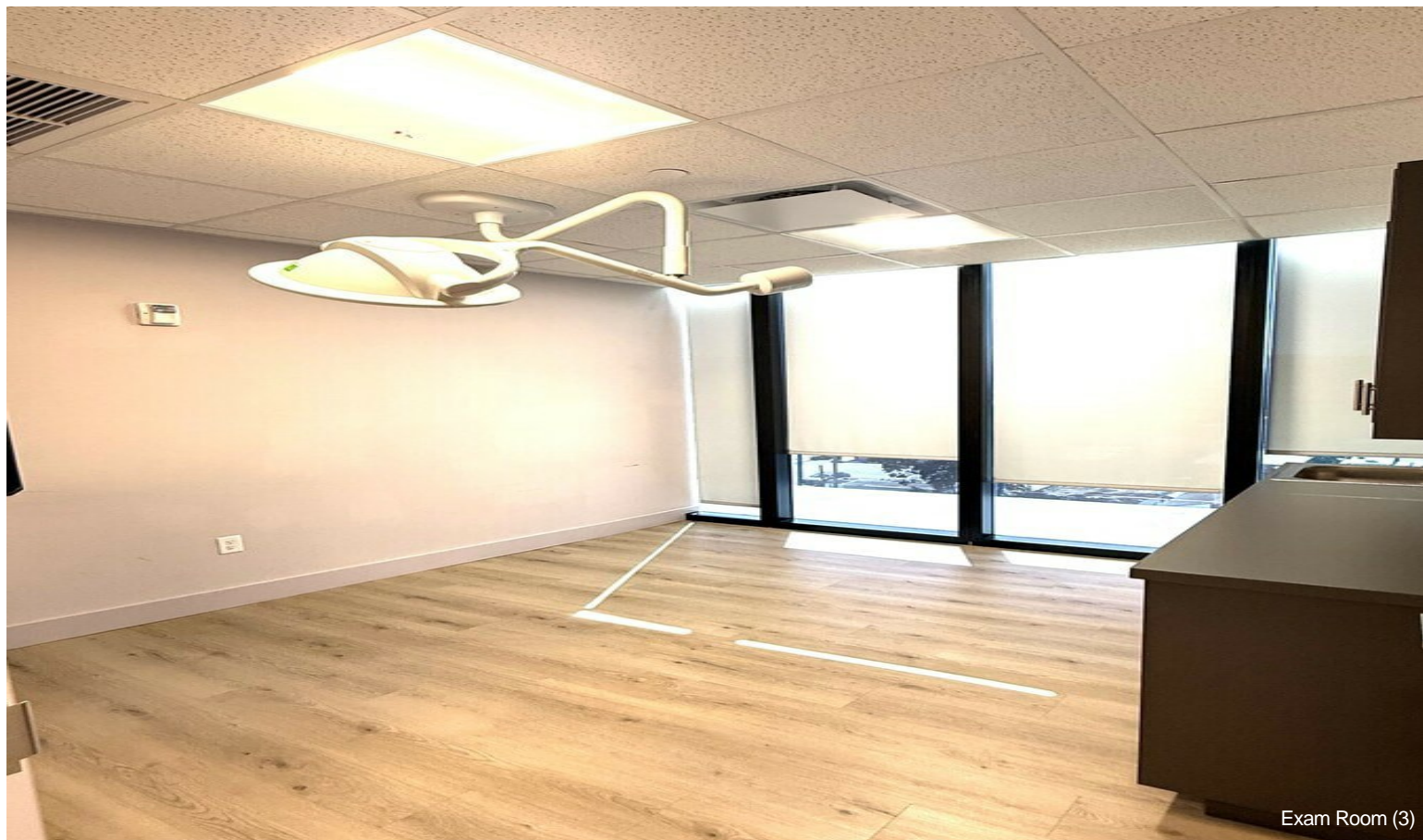
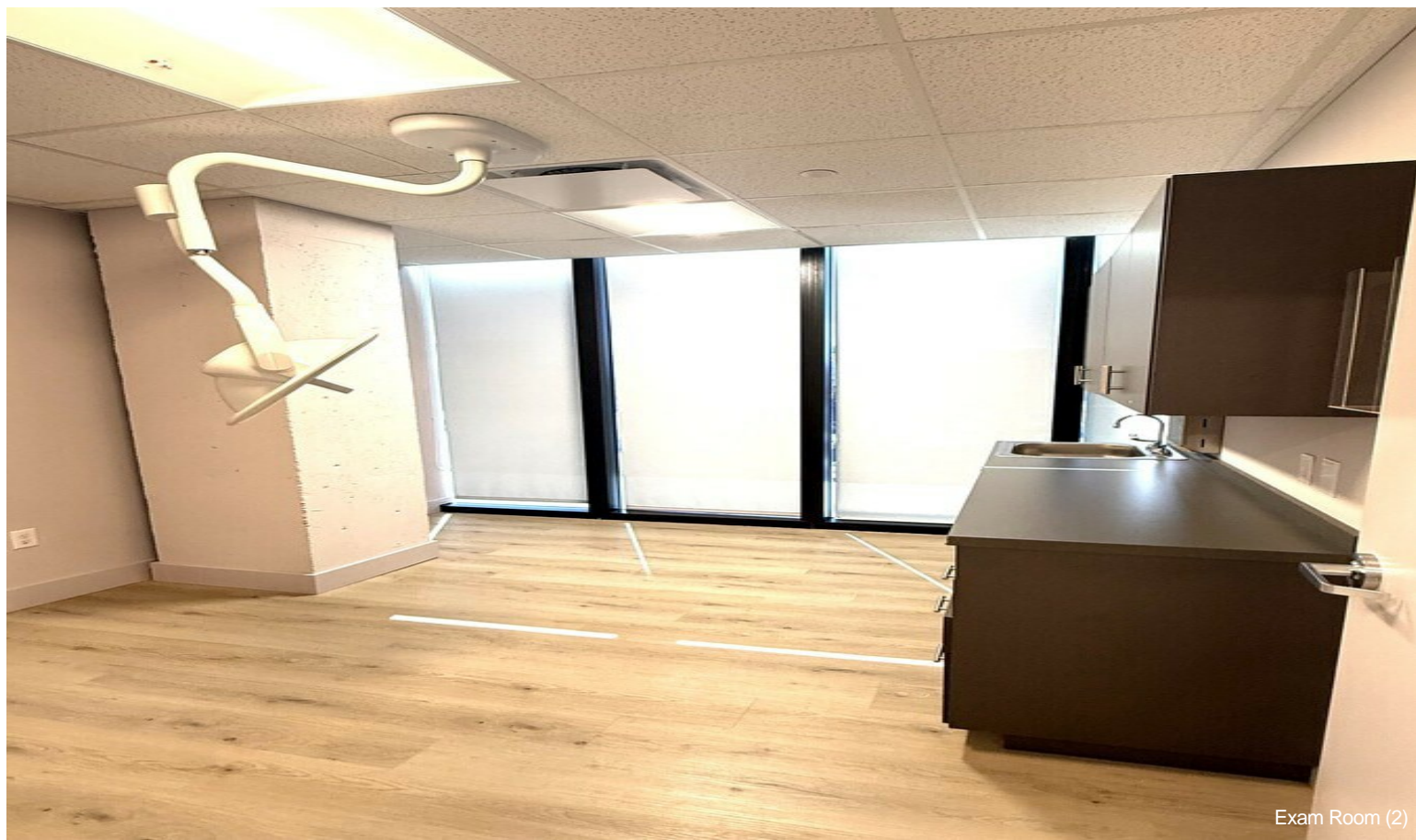


Exam (3)



Exam (4)

# Property Photos



# Property Photos

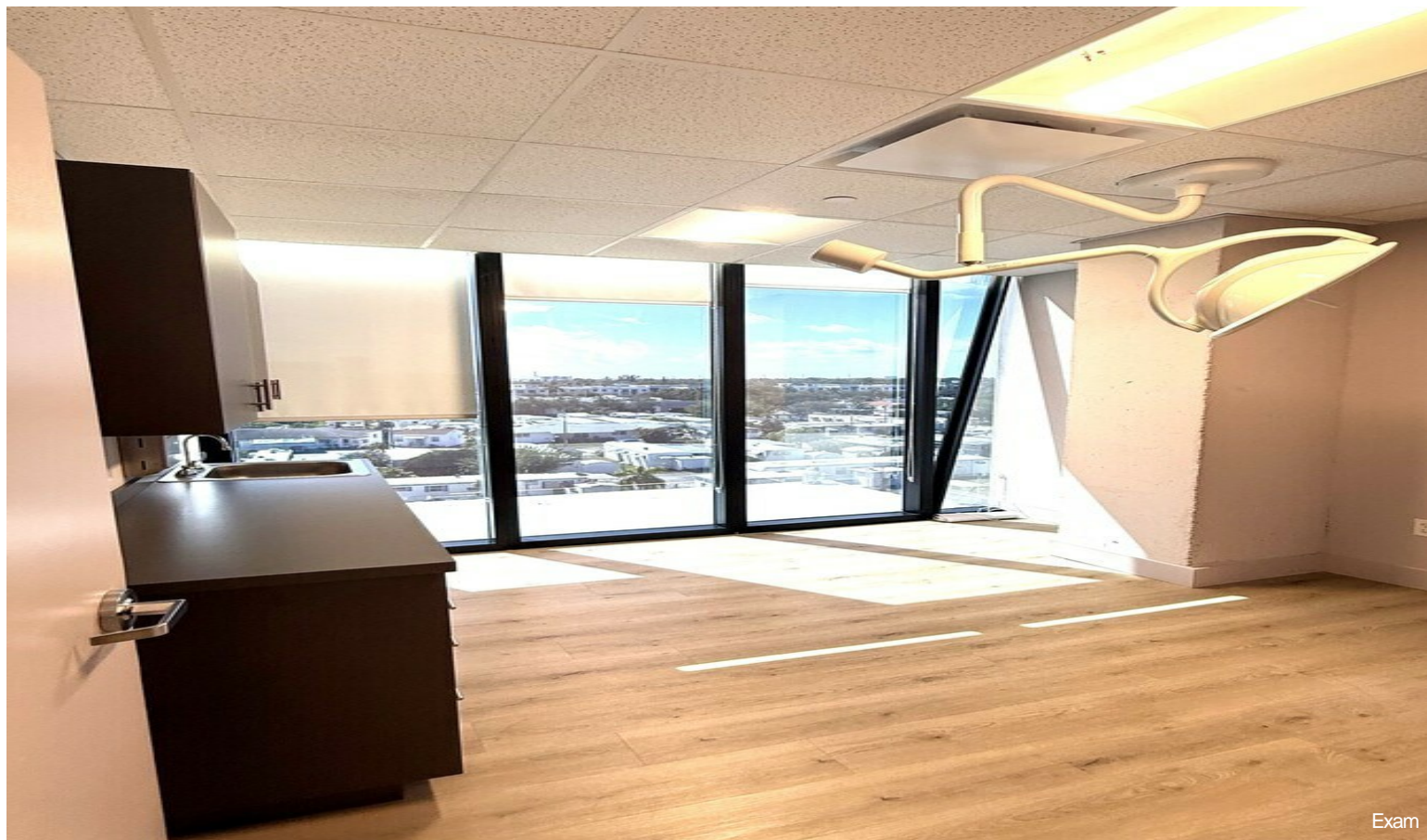


Exam Room (4)



Exam Room (5)

# Property Photos



# Property Photos



# Property Photos



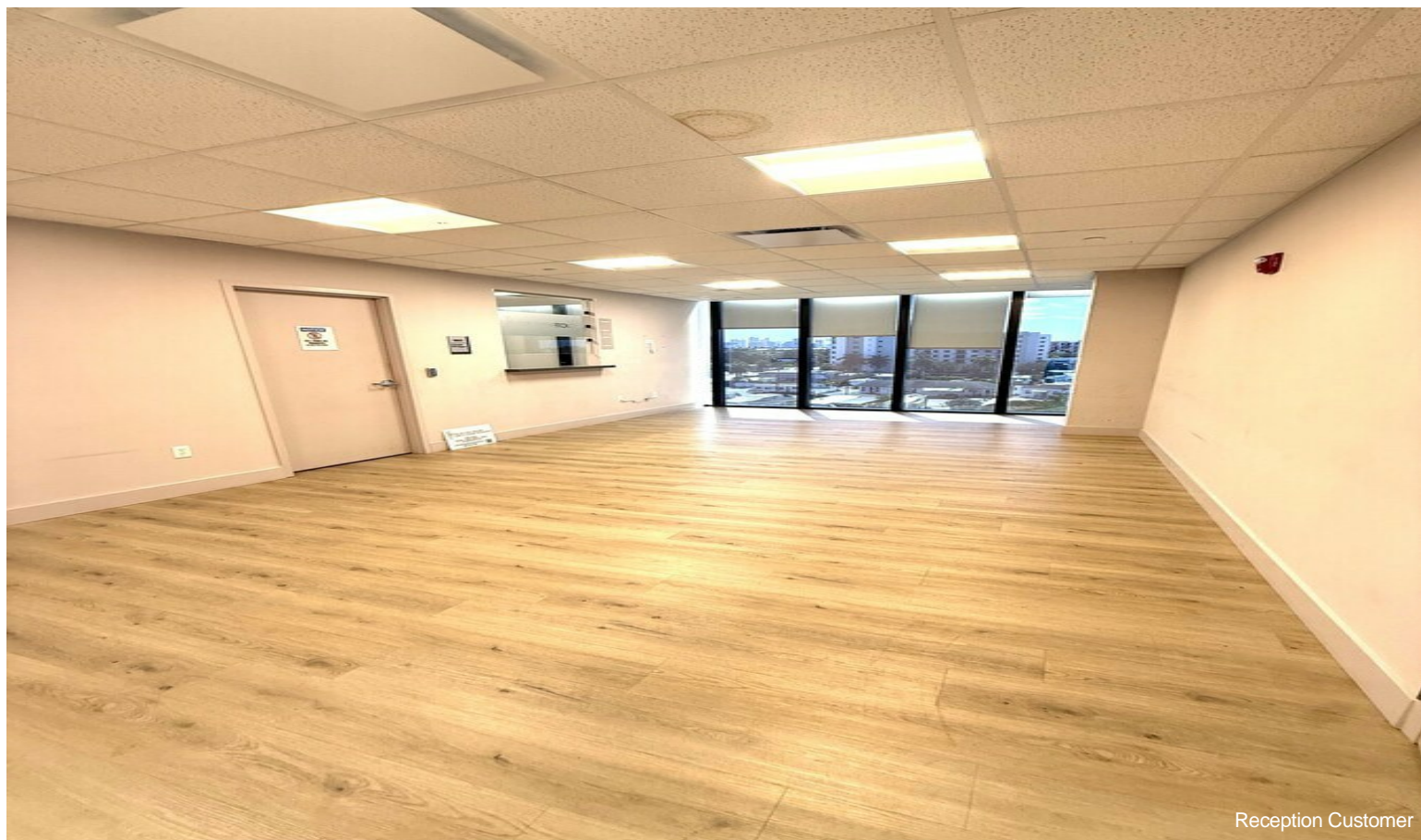
Practitioner Area



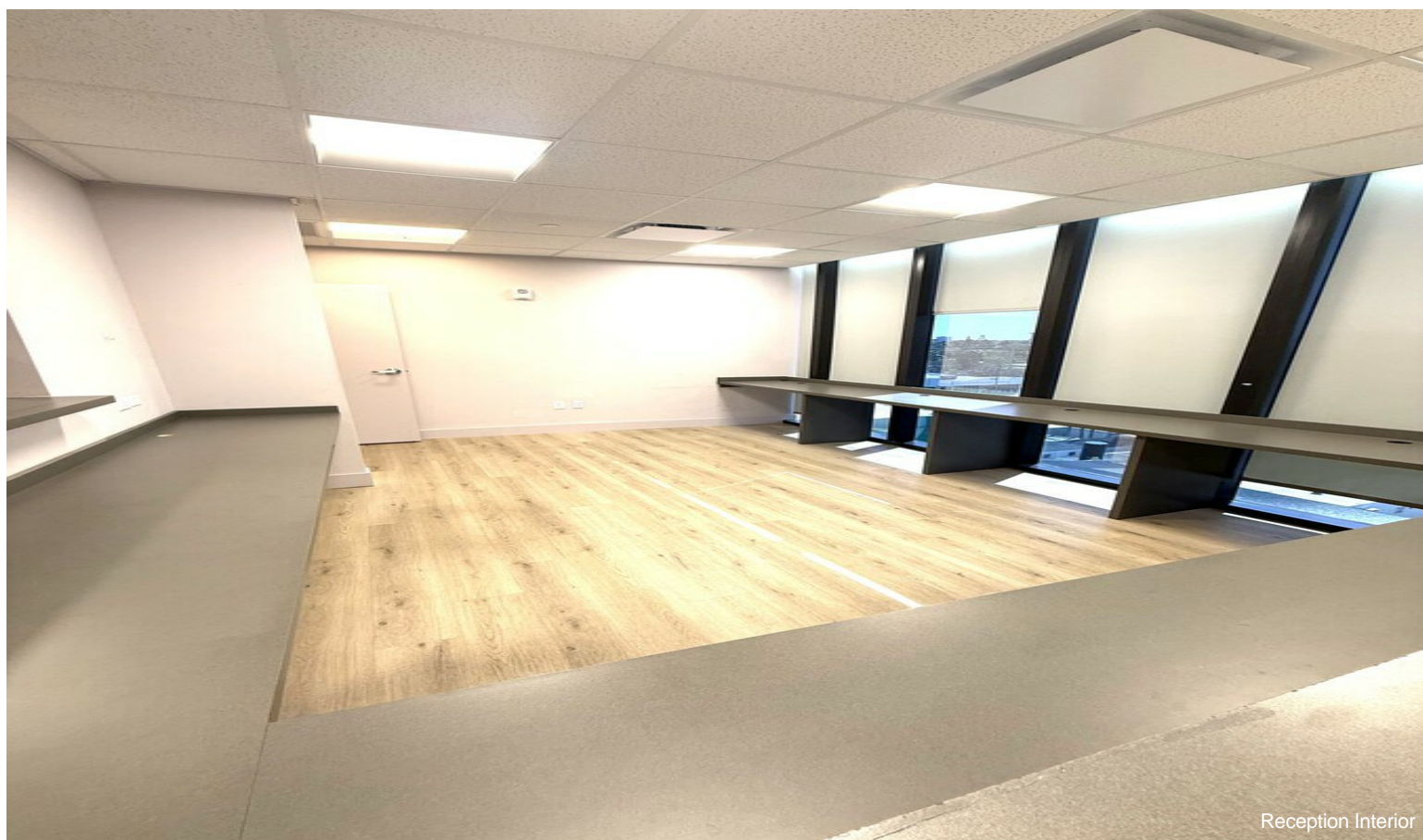
Reception Area (Interior)

# Property Photos

---



Reception Customer



Reception Interior

# Property Photos



Restrooms (2)



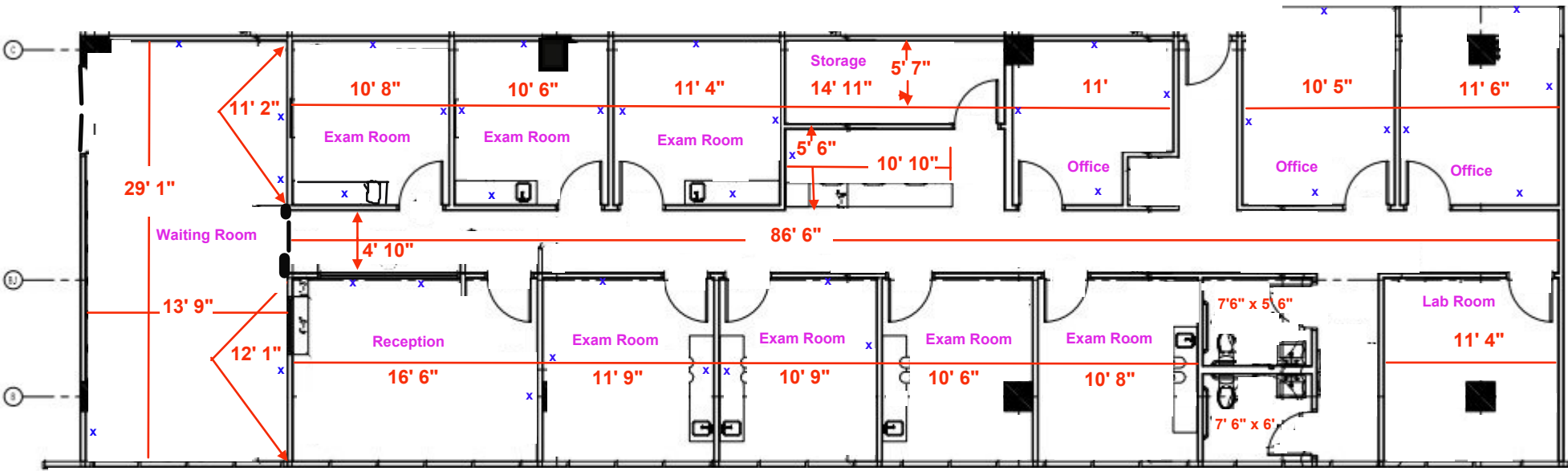
# Property Photos



# Property Photos

---





X = Electrical Outlets (Approximate Locations)  
 Every Exam Room has Strobe / Fire Lights  
 Waiting & Reception Rooms has Strobe / Fire Lights

All Measurements are Approximate and are not warranted or guaranteed.