



Atlantic Village Corporate Center

601 N Federal Hwy, Hallandale Beach, FL 33009



Bob Mion

Compass Commercial Group
4699 Ponce De Leon Blvd, Suite Floor 5, Miami, FL 33146
Bob@Bobmion.com
(954) 605-7379

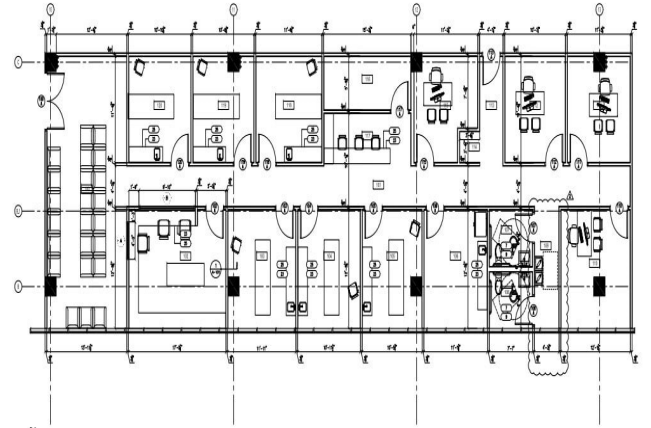


Atlantic Village Corporate Center

\$30.00 /SF/YR

Located in the fantastic area of Hallandale Beach. Beautiful 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



Rental Rate:	\$30.00 /SF/YR
Property Type:	Office
Building Class:	A
Rentable Building Area:	150,000 SF
Year Built:	2023
Walk Score ®:	85 (Very Walkable)
Transit Score ®:	43 (Some Transit)
Operating Expenses:	\$17 USD/SF/Annual
Rental Rate Mo:	\$30 /SF/ NNN / Annual

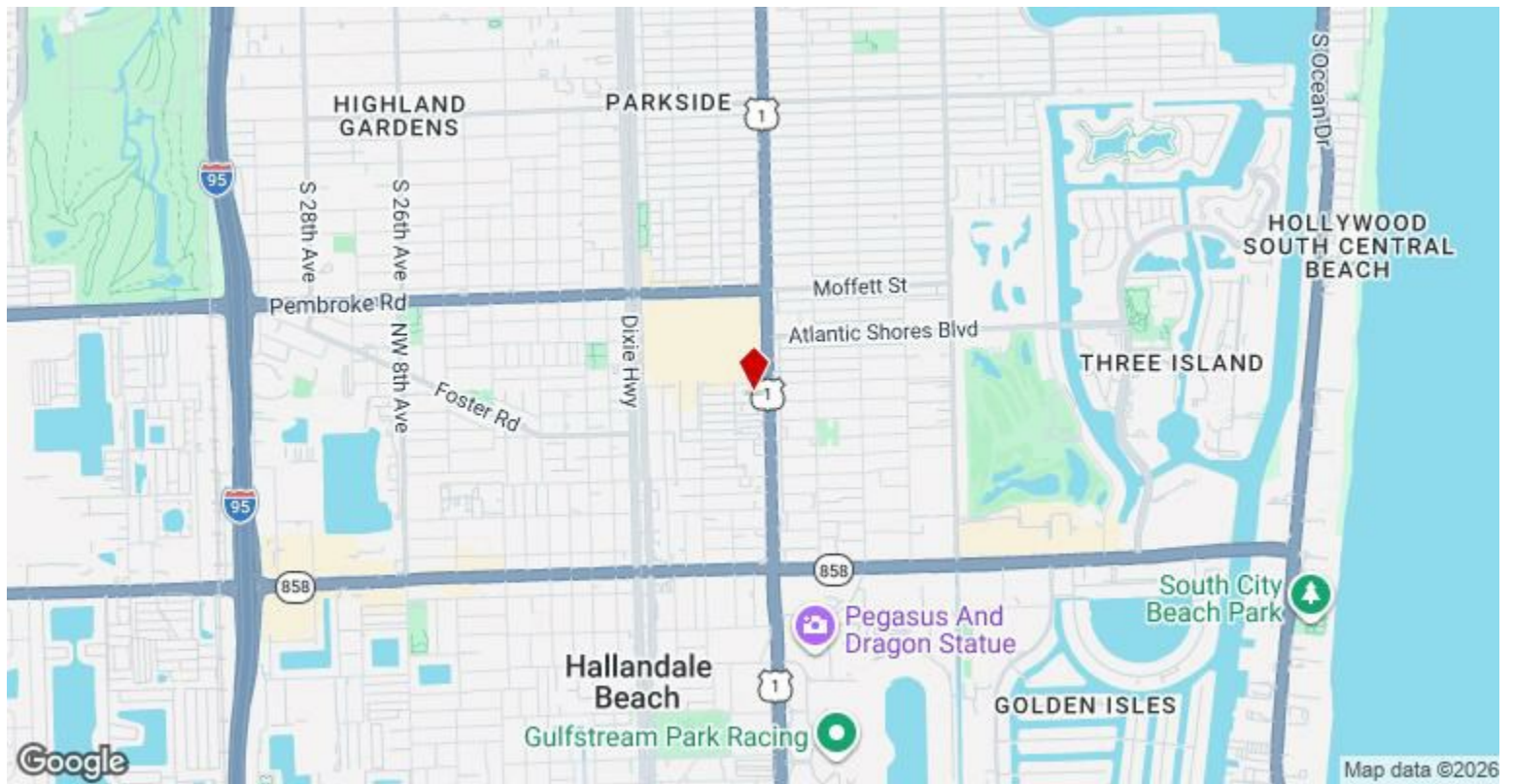
4th Floor Ste 401

Space Available	3,731 SF
Rental Rate	\$30.00 /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	-	
Skin and Cancer Associates Springs	-	June 2029
Tee Box Golf	-	
The Wagyu House	-	
The Worx	-	



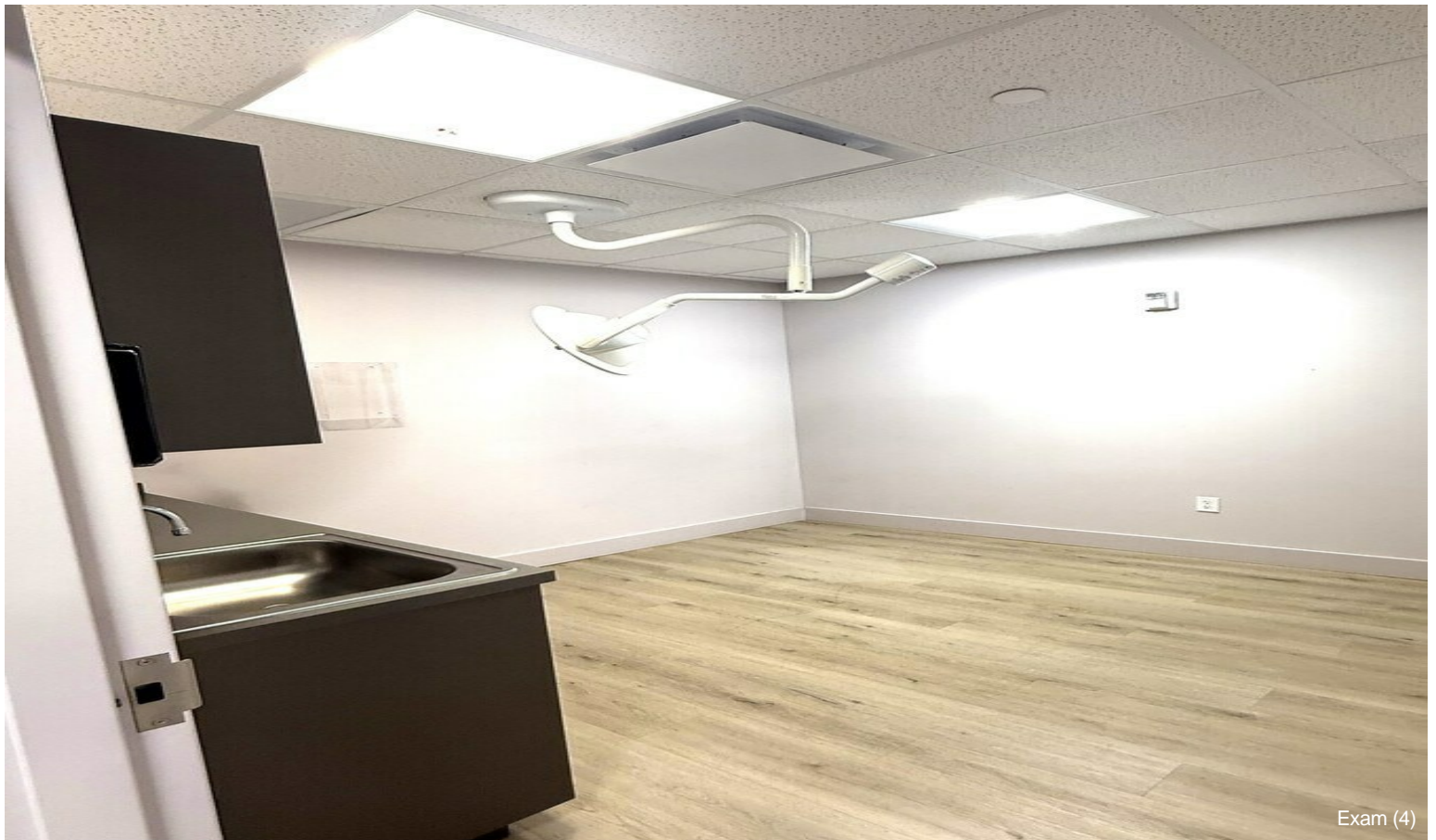
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Property Photos

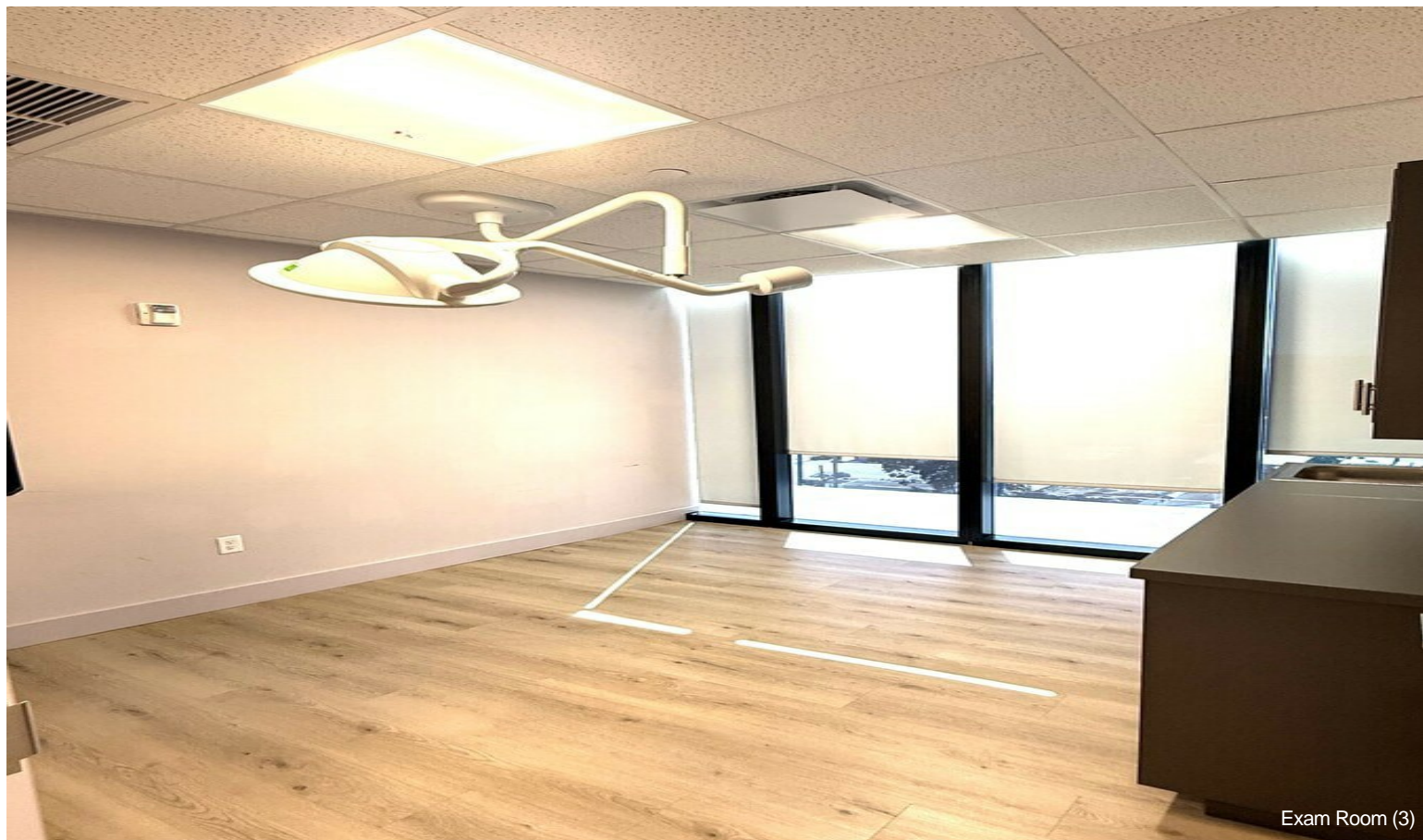
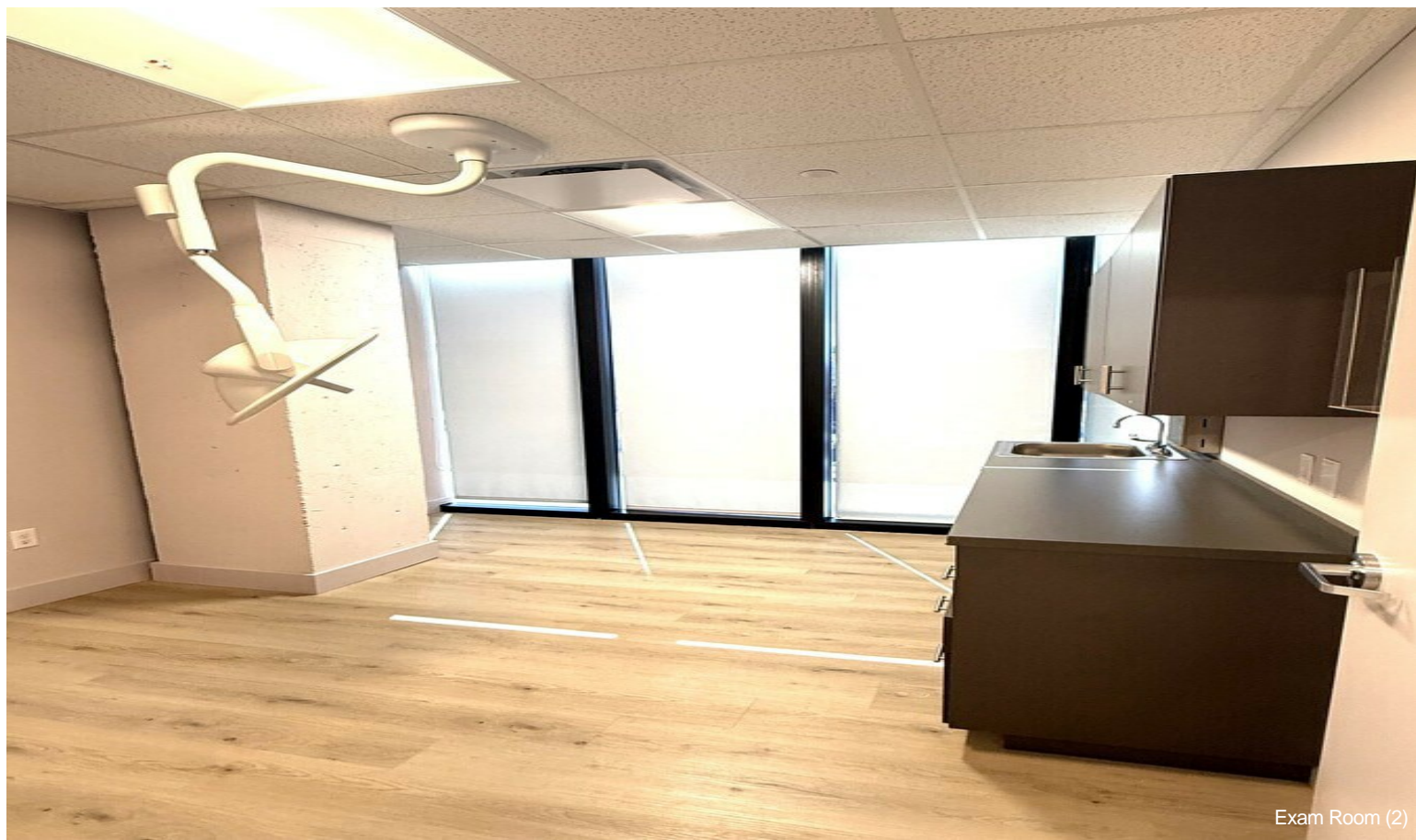


Exam (3)



Exam (4)

Property Photos



Property Photos

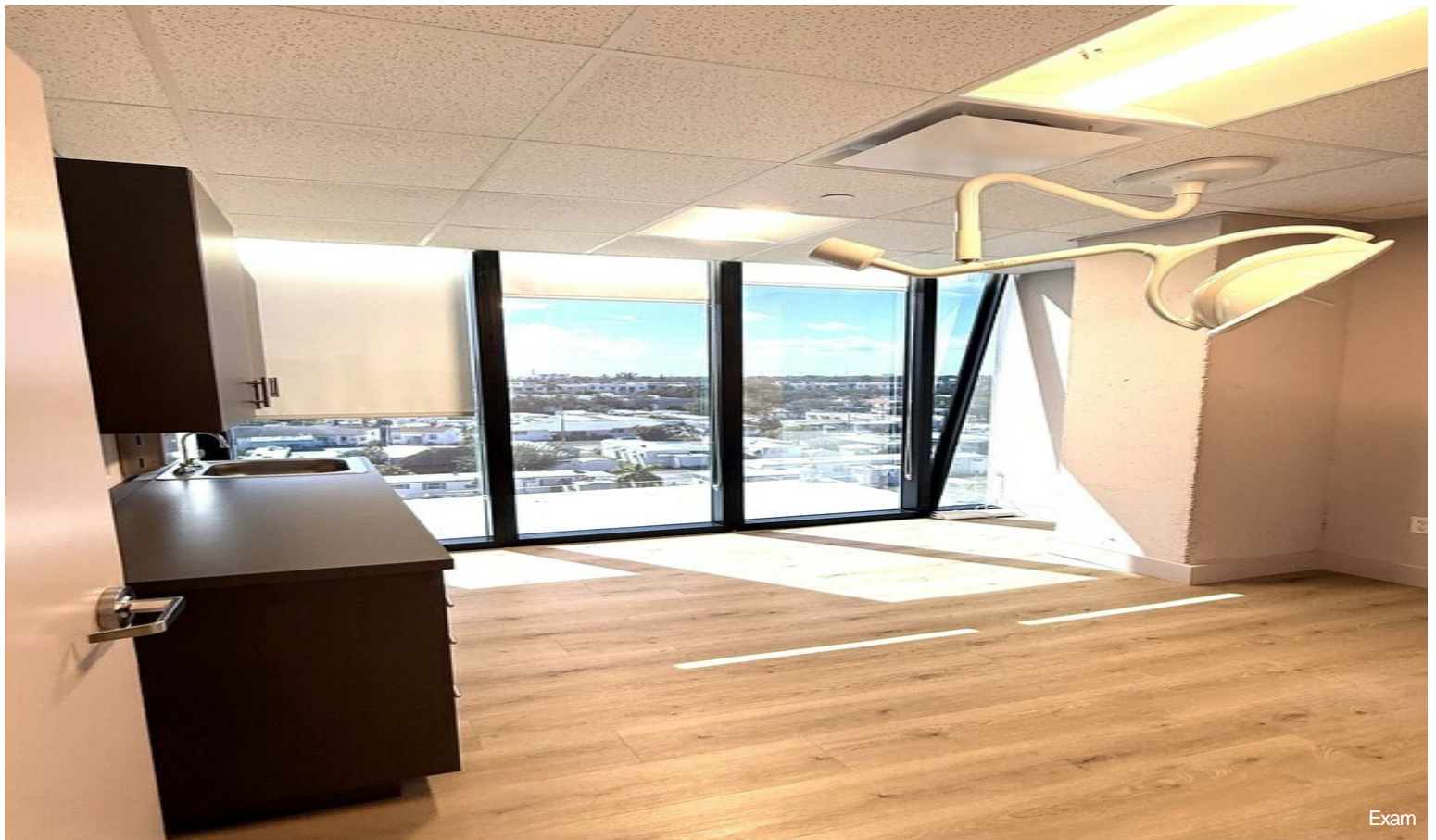


Exam Room (4)



Exam Room (5)

Property Photos



Property Photos



Property Photos

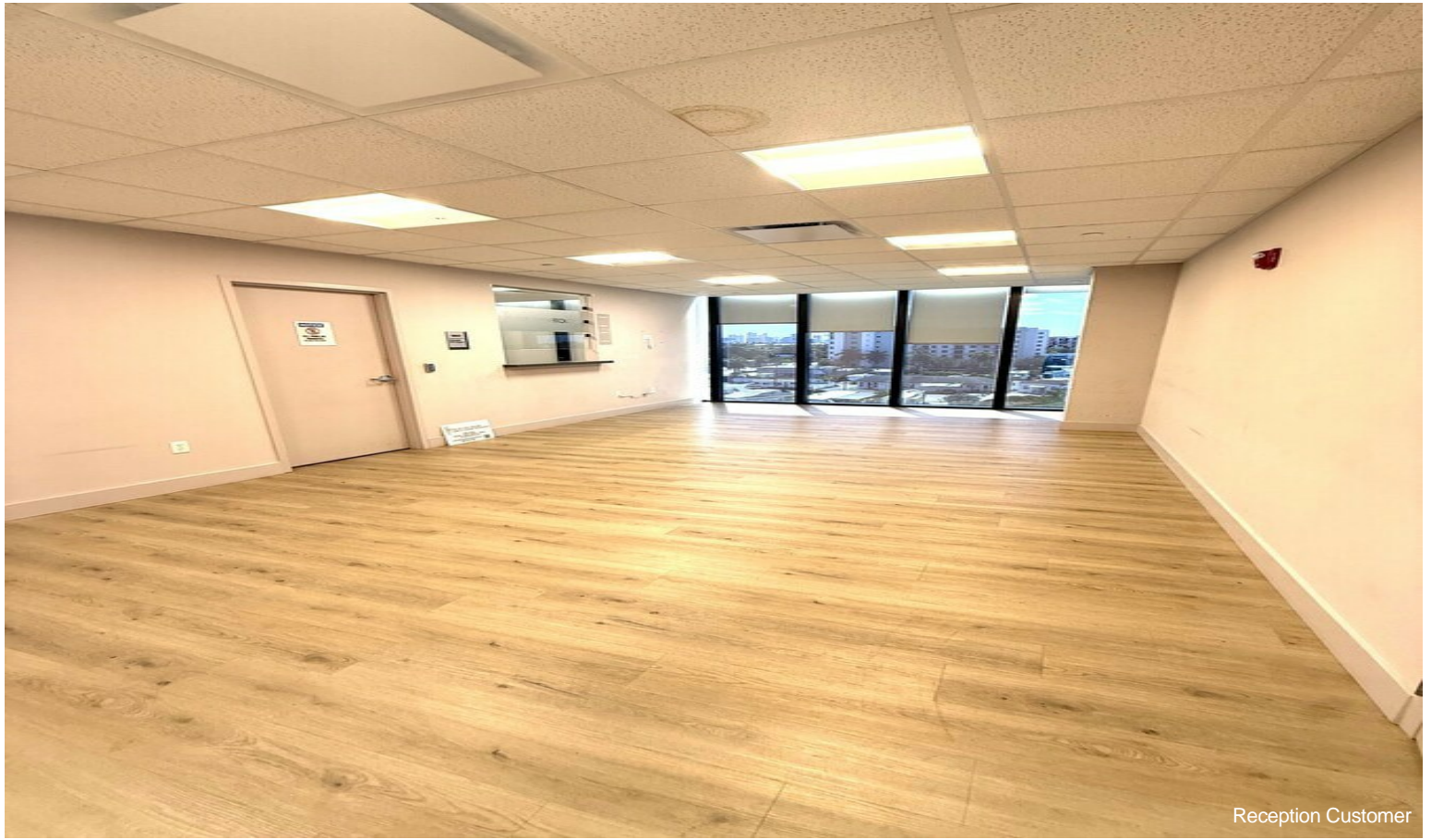


Practitioner Area

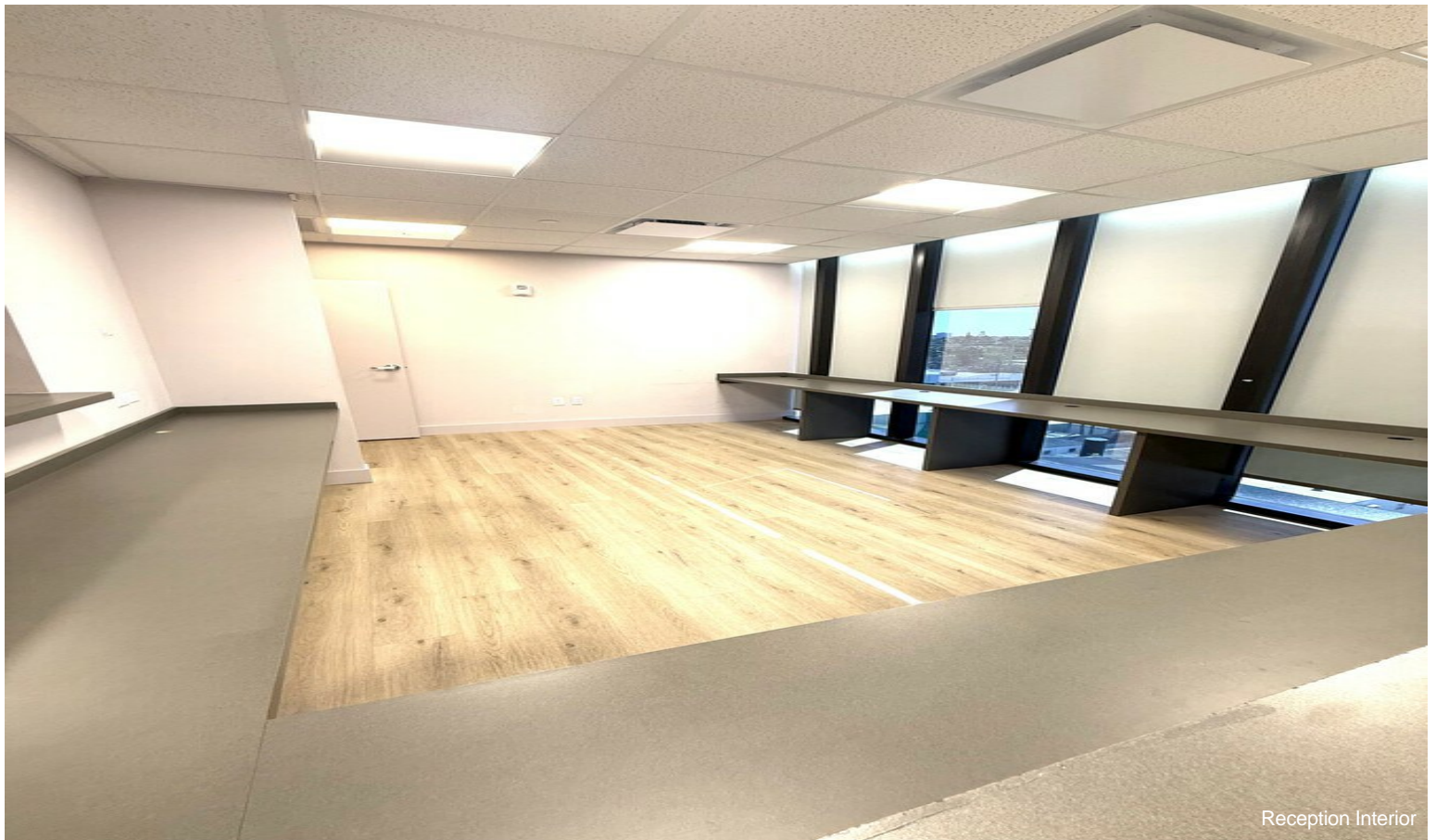


Reception Area (Interior)

Property Photos



Reception Customer



Reception Interior

Property Photos



Restrooms (2)



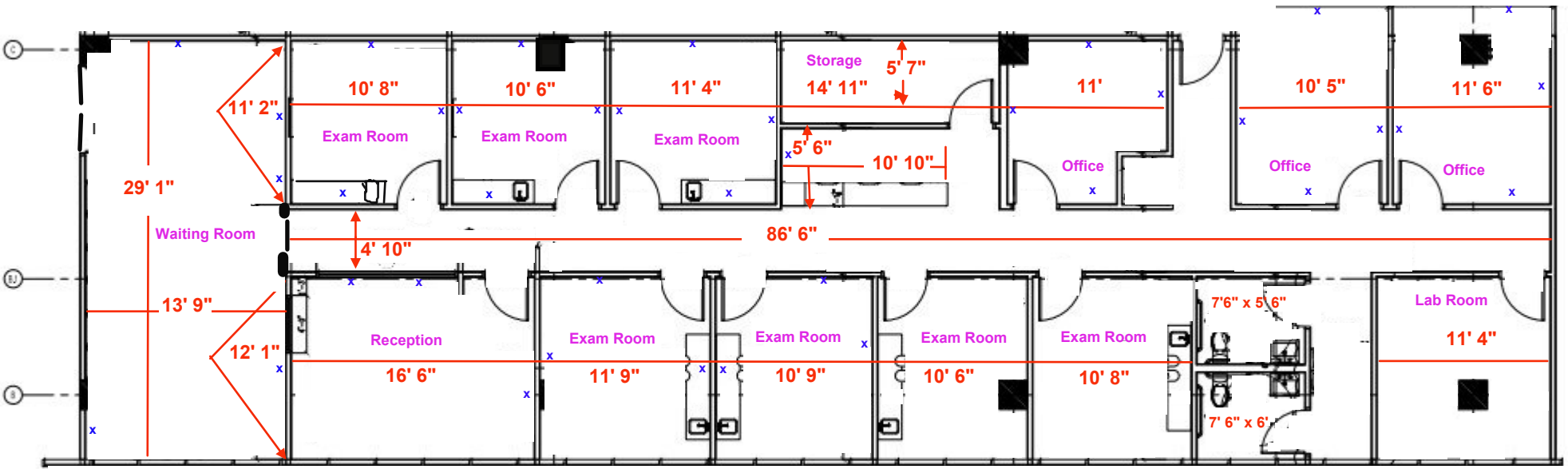
Aerial

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.