



# **5,956 SF PENTHOUSE THE ACCESSO ONE OFFICE BUILDING**

**100 N. FEDERAL HIGHWAY  
HALLANDALE BEACH, FL 33009  
HALLANDALE BEACH BLVD & FEDERAL HWY**

**EXCLUSIVITY AND PRIVACY  
INCREDIBLE VIEWS, BALCONIES!**

**EXCEPTIONAL DESIGN AND FINISHES**

**AVAILABLE "PLUG AND PLAY", HIGH - END  
DESIGNER FURNISHINGS**

**EXCELLENT AMENITIES  
AVENTURA MALL, GULFSTREAM PARK  
CASINO AND MORE**

**MINUTES TO NEW  
BRIGHTLINE STATION**

**STATE OF THE ART HVAC  
& BUILDING SYSTEMS**

**ON SITE MANAGEMENT**

**\$42 PSF NNN, FULL SERVICE  
INCLUDES JANITORIAL & FREE PARKING**





5th Floor East Balcony

Architecture By  
**AR**Architecture, LLC.  
7700 Congress Ave., Suite #1117, Boca Raton, Florida 33487 Phone 561.241.8376 E-mail adam@ar-architecturefirm.com

Design by International Consultant  
**Celina Bentata**



5th Floor Break Room/Partial



Building Lobby



5th Floor Corner Office/West Balcony



5th Floor Managers Office



5th Floor Common Area



5th Floor Atrium



5th Floor Typical Office



5th Floor Entrance Area



5th Floor Divisible Conference Room

**ELECTRONIC ACCESS SYSTEMS  
GORGEOUS COMMON AREAS**

**TENANT CONTROLLED A/C  
FREE SURFACE PARKING**



**City of Hallandale Beach  
Upscale Location, Educated Workforce**

**40,000 VEHICLES PASS THIS BUILDING DAILY!  
Minutes to Port, Airport & Wonderful Amenities**

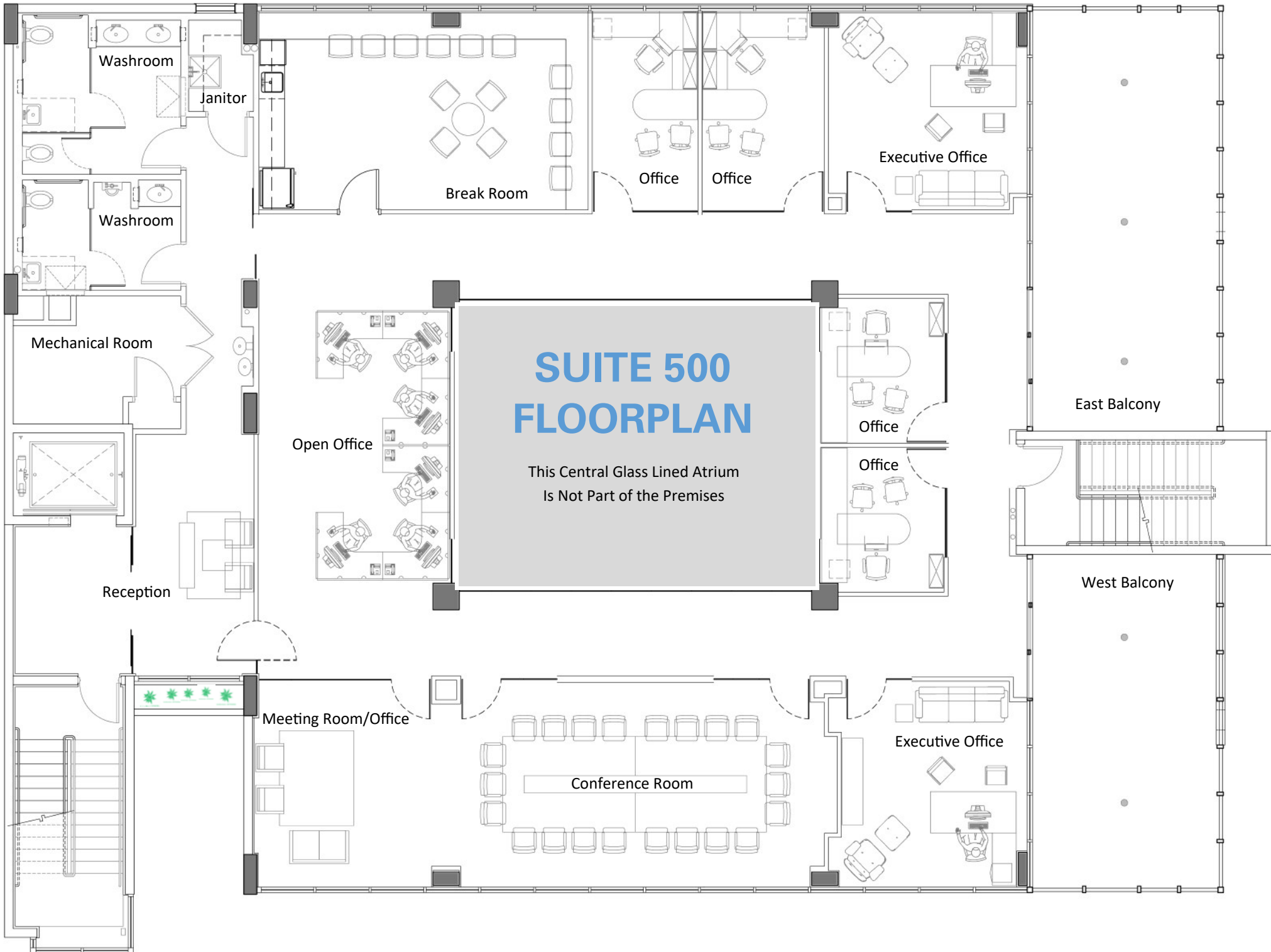
This magnificent, 5-story building was completed in 2020, fronting US-1 off Hallandale Beach Blvd., a stone's throw to Gulfstream Park & Casino, minutes to great amenities such as Downtown Ft. Lauderdale, the beaches, Hollywood Arts Park, Aventura Mall & Sunny Isles. Enjoy wonderful area restaurants and easy access to Ft. Lauderdale Airport, Port Everglades, I-95, I-595, & Florida's Turnpike. Public Transit stops in front of the building and there's a new Brightline station at Aventura Mall for high speed commuter rail: **Aventura and Downtown Ft. Lauderdale Amenities without the Traffic, train stops in Miami, Ft. Lauderdale, Palm Beach and Orlando!**

The visionary owners retained world famous Celina Bentata of Arquitectura Bentata who designed a poured concrete (bomb shelter) building with state of the art HVAC systems, window lined stairwells, keyless entry and multiple open areas. Finishes are of the highest level. The Owner of the building currently occupies the 4th and 5th floors, and due to changes in the distribution of their workforce, no longer requires use of the 5th floor. These photos tell the story: The Penthouse floor of the Accesso One Building is **a compelling opportunity for any user looking for a true luxury office experience.**

*Exclusively Listed By:*



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# SUITE 500 FLOORPLAN

This Central Glass Lined Atrium  
Is Not Part of the Premises

# AREA AMENITIES



**Fort Lauderdale/ Hollywood International Airport** is ranked 21st in the nation in total passenger traffic and 13th in domestic origin and destination passengers. The airport system serves 29.2 million passengers, with an average of 80,000 travelers passing through its terminals on a daily basis. Major carriers include Delta, Spirit, Southwest, American, United and Emirates. There are a number of cargo, private and charter operators, too. The airport is connected by rail to the Ft. Lauderdale Convention center and Port Everglades, which is just a few minutes away. Amenities include shopping, dining, on-site auto rentals, and more. There are 12,500 badged employees on site, 139,920 total jobs with \$3.5 billion in wages and a \$13.2 billion output. Best of all, it's just a few minutes drive North along US-1 from the Accesso One Building.

**Port Everglades** is one of the busiest cruise ports in the world. It's also one of the most active cargo ports in the country; Over \$18 billion worth of imports and exports pass through annually. Florida's first and largest Foreign Trade Zone is situated in the heart of the Port. Annual economic activity tops \$28 billion and impacts 224,054 Florida jobs, including the 13,322 employees of companies that provide direct services to the port. In Fiscal Year 2019, Port Everglades exceeded one-million TEUs (20-foot equivalent units, the industry's standard container measurement), for the sixth consecutive year, reporting a total of 1,053,078 million TEUs and maintaining its status as Florida's number one container port and the 12th leading container port in the United States, serving more than 150 ports and 70 countries. The port's **1,200,000 Square foot** convention center and under construction 800 room hotel are huge draws for business and trade events.



**Aventura Mall** is the premier shopping destination in South Florida and one of the top lifestyle centers in the U.S. It draws from South Florida's most affluent communities and is a must-see for millions of domestic and international visitors every year. In addition to its iconic anchors, there is a carefully curated mix of over 300 luxury boutiques, multiple restaurants, and museum quality arts and sculptures. It even includes a water park, centered upon the 93-foot-tall Aventura Slide Tower by Carsten Höller, an amphitheater and indoor-outdoor Genius Grove. It's one of the region's most popular destinations and was ranked one of America's most visited shopping centers by Travel + Leisure magazine. It recently received TripAdvisor Travelers' Choice award for consistently earning great reviews from visitors. The mall is just North of the Accesso One Building on US-1.



**Gulfstream Park** has been one of the most important venues for horse racing since 1939. In addition to thoroughbred racing, there are over 800 Vegas-style slot machines and South Florida's finest poker room with over 20 live action tables. The open air mall includes a plethora of signature home stores, an international array of restaurants, world-class art galleries, a bowling alley, outdoor cafes and nightclubs, boutiques, and health and beauty services; All this is literally WALKING DISTANCE to Accesso One!



# AREA DEVELOPMENT

The City of Hallandale Beach is a vibrant, growing coastal community. Once a “hole in the doughnut” between Aventura and Hollywood developers have recognized the potential of Hallandale Beach over the last few years and invested billions of dollars in new residential, commercial, office and mixed use development. Numerous residential and commercial projects have been completed and more are under construction, planned, or approved by the City, many of which are walking distance to the Accesso One Building. Further, the City has achieved Platinum City designation by the Greater Fort Lauderdale Alliance and there are multiple incentives available for job creation.

## PROPOSED

- 600 HBB - BEACH GATEWAY
- 617 N DIXIE HWY
- 690 S DIXIE HWY
- ASHWORTH APARTMENTS
- BLUE SOUTH APARTMENTS
- GREEN LIGHT CAR WASH
- LIFE CELL BUILDING - 120 SW 1 ST
- MATEO APARTMENTS
- NANA PRESCHOOL & APARTMENTS
- NEIGHBORHOOD VETERINARY CENTER

## APPROVED

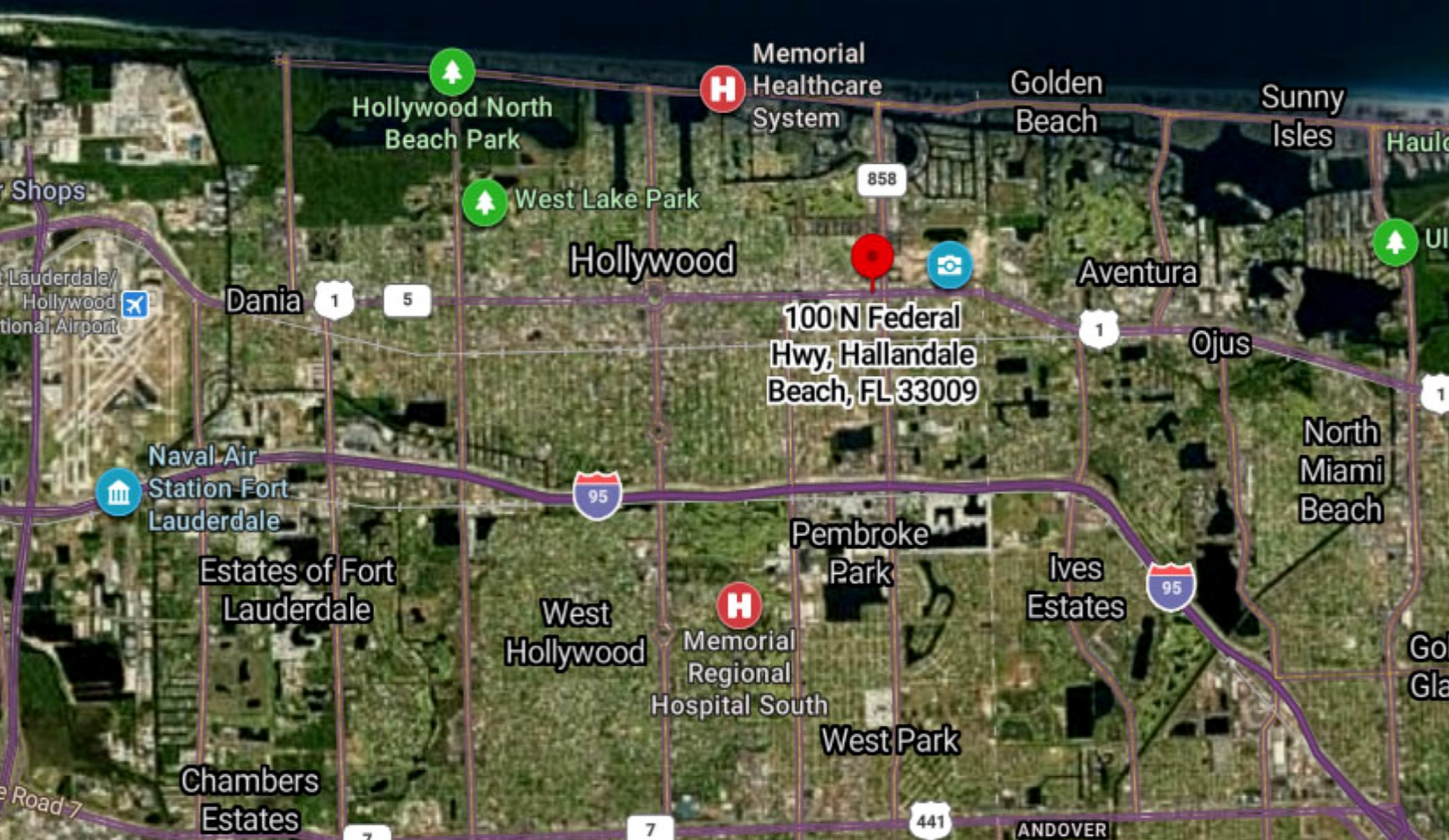
- 8TH AVENUE COMMONS
- GUIDEPOST MONTESSORI SCHOOL
- HALLANDALE CITY CENTER
- NINE HUNDRED
- PENINSULA TOWER
- THE ELEMENT

## UNDER CONSTRUCTION

- DIPLOMAT GOLF COURSE
- HALLANDALE OASIS
- LEISURE APARTMENTS
- SOLARIS APARTMENTS
- VILLAGE AT ATLANTIC SHORES PHASE 3
- VILLAGE AT ATLANTIC SHORES 4
- WEST HALLANDALE SHOPPES

## RECENTLY COMPLETED

- 2000 S. OCEAN DRIVE
- ACCESSO OFFICE BUILDING
- ARTSQUARE IN HALLANDALE
- BEACON OFFICE BUILDING
- BLUESTEN PARK
- DAVID POSNACK JEWISH SCHOOL
- DIPLOMAT - TOWER 100
- GOLDEN ISLES PARK & TENNIS FACILITY
- HALLANDALE COMMONS
- ICEBOX CULINARY CENTER
- OPTIMA OFFICE NORTH
- VILLAGE AT ATLANTIC SHORES PHASE 1 & 2
- VILLAGE AT BLUESTEN PARK



100 N Federal  
Hwy, Hallandale  
Beach, FL 33009

In addition to the nearby amenities, there are wonderful employee and executive level housing options. The Cities of Hallandale Beach, Hollywood, Aventura and Sunny Isles are known for their multi-million dollar condominiums, and Golden Beach is essentially a “millionaires row” of sprawling homes fronting the Ocean and Intercoastal Waterway. A bit further to the West, Hallandale, Hollywood, North Miami Beach, Davie and Plantation have wonderful schools and middle income housing. Of course, just to the North is Downtown Ft. Lauderdale, with its hip Flagler Village, home to young and upwardly mobile professionals.

The location of the Accesso Building is attractive to firms in the technology, medical, legal and financial realms. Tenants in the area include Goldman Sachs, Virtu Financial, Microsoft, Carl Icahn Enterprises, Tiger Global Management, Elliott Management, Citadel Group, Point72 Asset Management, ACI Worldwide Corp, ShiftPixy, Blackstone, Founders Fund, Fidelity, Thoma Bravo, Mt. Sinai Health, etc.



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# AREA DEMOGRAPHICS

Population Summary	3 miles	5 miles	10 miles
<b>2020 Total Population</b>	173,151	380,681	1,097,272
<b>2025 Total Population</b>	182,299	398,645	1,147,743
<b>2020 Households by Income</b>	<b>77,100</b>	<b>158,414</b>	<b>411,708</b>
<\$15,000	13.1%	12.8%	12.5%
\$15,000 - \$24,999	10.0%	10.7%	10.7%
\$25,000 - \$34,999	9.6%	10.0%	9.7%
\$35,000 - \$49,999	13.7%	14.0%	14.1%
\$50,000 - \$74,999	17.5%	18.7%	18.6%
\$75,000 - \$99,999	11.1%	11.1%	11.6%
\$100,000 - \$149,999	12.2%	11.8%	12.1%
\$150,000 - \$199,999	5.1%	4.6%	4.6%
\$200,000+	7.6%	6.2%	6.0%
<b>Average Household Income</b>	\$82,578	\$77,342	\$77,310
<b>2025 Households by Income</b>	<b>80,461</b>	<b>164,674</b>	<b>430,031</b>
<\$15,000	11.5%	11.3%	11.0%
\$15,000 - \$24,999	9.1%	9.8%	9.7%
\$25,000 - \$34,999	9.1%	9.4%	9.0%
\$35,000 - \$49,999	13.3%	13.6%	13.4%
\$50,000 - \$74,999	17.8%	18.9%	18.6%
\$75,000 - \$99,999	11.6%	11.7%	12.3%
\$100,000 - \$149,999	13.4%	13.1%	13.6%
\$150,000 - \$199,999	5.8%	5.3%	5.6%
\$200,000+	8.3%	6.9%	6.9%
<b>Average Household Income</b>	\$90,866	\$85,424	\$86,588

2020 Population by Age	3 miles	5 miles	10 miles
<b>Total</b>	173,150	380,682	1,097,273
<b>0 - 4</b>	4.7%	5.2%	5.6%
<b>5 - 9</b>	4.8%	5.3%	5.7%
<b>10 - 14</b>	4.9%	5.4%	5.8%
<b>15 - 24</b>	9.5%	10.6%	11.9%
<b>25 - 34</b>	12.3%	13.1%	14.8%
<b>35 - 44</b>	12.8%	12.6%	12.8%
<b>45 - 54</b>	13.2%	12.9%	12.7%
<b>55 - 64</b>	14.1%	13.7%	13.3%
<b>65 - 74</b>	12.5%	11.5%	10.1%
<b>75 - 84</b>	7.3%	6.4%	5.1%
<b>85 +</b>	3.9%	3.2%	2.2%
<b>18 +</b>	83.0%	81.1%	79.6%
<b>2025 Population by Age</b>	<b>182,300</b>	<b>398,645</b>	<b>1,147,744</b>
<b>0 - 4</b>	4.7%	5.2%	5.6%
<b>5 - 9</b>	4.5%	5.1%	5.4%
<b>10 - 14</b>	4.6%	5.2%	5.7%
<b>15 - 24</b>	9.7%	10.6%	11.7%
<b>25 - 34</b>	12.0%	12.9%	14.2%
<b>35 - 44</b>	12.6%	12.8%	13.6%
<b>45 - 54</b>	12.2%	12.0%	11.9%
<b>55 - 64</b>	13.4%	12.9%	12.5%
<b>65 - 74</b>	13.2%	12.2%	10.9%
<b>75 - 84</b>	8.9%	7.7%	6.2%
<b>85 +</b>	4.1%	3.4%	2.4%
<b>18 +</b>	83.3%	81.4%	79.9%

# AREA DEMOGRAPHICS

2020 Population by Race/Ethnicity	3 miles	5 miles	10 miles
<b>Total</b>	173,151	380,681	1,097,272
<b>White Alone</b>	72.9%	63.2%	53.9%
<b>Black Alone</b>	17.6%	26.6%	35.5%
<b>American Indian Alone</b>	0.3%	0.3%	0.4%
<b>Asian Alone</b>	1.9%	2.3%	2.3%
<b>Pacific Islander Alone</b>	0.0%	0.1%	0.1%
<b>Some Other Race Alone</b>	4.0%	4.2%	4.4%
<b>Two or More Races</b>	3.2%	3.4%	3.5%
<b>Hispanic Origin</b>	41.2%	39.3%	38.7%
<b>Diversity Index</b>	71.0	75.4	78.1

2020 Population 25+ by Educational Attainment	3 miles	5 miles	10 miles
<b>Total</b>	131,803	279,694	778,538
<b>Less than 9th Grade</b>	4.7%	5.3%	6.5%
<b>9th - 12th Grade, No Diploma</b>	5.7%	6.4%	7.2%
<b>High School Graduate</b>	19.5%	21.8%	24.9%
<b>GED/Alternative Credential</b>	2.7%	2.8%	3.1%
<b>Some College, No Degree</b>	19.1%	20.1%	19.0%
<b>Associate Degree</b>	9.9%	10.5%	9.7%
<b>Bachelor's Degree</b>	22.6%	19.7%	18.1%
<b>Graduate/Professional Degree</b>	15.8%	13.3%	11.5%

2025 Population by Race/Ethnicity	182,298	398,644	1,147,742
<b>White Alone</b>	72.0%	62.8%	54.1%
<b>Black Alone</b>	17.9%	26.5%	34.7%
<b>American Indian Alone</b>	0.3%	0.3%	0.4%
<b>Asian Alone</b>	2.1%	2.4%	2.5%
<b>Pacific Islander Alone</b>	0.0%	0.1%	0.1%
<b>Some Other Race Alone</b>	4.3%	4.4%	4.7%
<b>Two or More Races</b>	3.4%	3.6%	3.6%
<b>Hispanic Origin</b>	46.0%	43.6%	42.3%
<b>Diversity Index</b>	72.3	76.3	78.8

2020 Employed Population 16+ by Occupation	82,815	181,900	526,784
<b>White Collar</b>	63.9%	60.7%	58.3%
<b>Management/Business/Financial</b>	17.8%	14.9%	13.7%
<b>Professional</b>	18.6%	18.2%	18.2%
<b>Sales</b>	15.2%	14.1%	12.5%
<b>Administrative Support</b>	12.3%	13.4%	14.0%
<b>Services</b>	19.9%	21.8%	22.5%
<b>Blue Collar</b>	16.1%	17.5%	19.2%
<b>Farming/Forestry/Fishing</b>	0.1%	0.2%	0.2%
<b>Construction/Extraction</b>	4.4%	4.7%	5.5%
<b>Installation/Maintenance/Repair</b>	3.1%	3.1%	3.2%
<b>Production</b>	2.7%	3.1%	3.2%
<b>Transportation/Material Moving</b>	5.8%	6.4%	7.2%



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**DEMOGRAPHIC & WORKFORCE SUMMARY:** Residents in the immediate area of the building are engaged in white collar activities, and high end housing in Aventura and the Beaches is coupled with workforce level housing to the immediate West.