

ACCESSO ONE OFFICE BUILDING

100 NORTH FEDERAL HIGHWAY HALLANDALE BEACH, FL 33009 HALLANDALE BEACH BLVD & FEDERAL HWY

> 1,243 SF & 1,284 SQ. FT. 3rd FLOOR SPEC SUITES

NEW CONSTRUCTION PICK YOUR FLOORING IMMEDIATELY AVAILABLE BRING YOUR TOOTHBRUSH

EXCEPTIONAL DESIGN OUTSTANDING FINISHES STATE OF THE ART HVAC & BUILDING SYSTEMS

\$38 - \$42 PSF NNN, FULL SERVICE INCLUDES JANITORIAL & FREE PARKING

> MINUTES TO NEW BRIGHTLINE STATION

EXCELLENT NEARBY AMENITIES AVENTURA MALL, GULFSTREAM CASINO

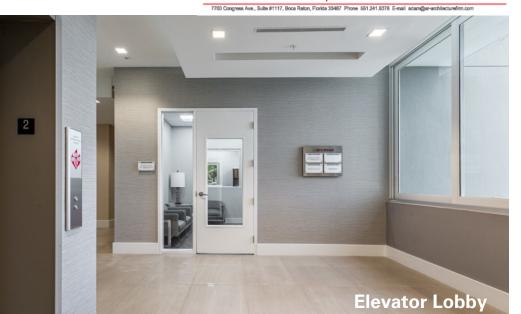
accesso



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Architecture By





Design by International Consultant Celina Bentata Arquitectura Bentata



3rd Floor Offices Available for Lease



This information is believed to be accurate, and has been obtained from sources deemed to be reliable. All information should be verified independently. The floor plans above and herein is NOT to scale, and has not been verified for accuracy. We are not responsible for misstatements of facts, errors, omissions, prior lease, price change or withdrawal without notice.

ELECTRONIC ACCESS SYSTEMS GORGEOUS COMMON AREAS

95



Aventura

Mal

TENANT CONTROLLED A/C FREE SURFACE PARKING

Hollywood Broadwalk & Beach

Hallandale Beach

AIA)

Sunny

Accesso One Building Mardi Gras Racetrack & Gaming Center

E. Hallandale Beach Blvd.

Furnberry Isle Country Club

Golf Course

Gulfstream Park & Casino

Distance

Gulfstream Park and Casino	0.6 miles
Mardi Gras Racetrack & Gaming Center	0.9 miles
Hallandale Beach	1.6 miles
Hollywood's Arts Park at Young Circle	2.2 miles
Aventura Mall	2.5 miles
Interstate 95	2.5 miles
Hollywood Broadwalk & Beach	4.4 miles
Florida's Turnpike/Hollywood Blvd. Exit	7.0 miles
Hollywood/Ft. Lauderdale Int'l Airport	7.0 miles
Port Everglades	8.3 miles
Downtown Ft. Lauderdale	8.7 miles

City of Hallandale Beach Upscale Location, Educated Workforce

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

Wm Lehman Cswy,

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, 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's occupy the 4th and 5th floors of the building, and kept the third floor vacant for expansion: They realized they really don't need it and released it for lease-up. The floorplans and photos tell the story: The Accesso One Building is a compelling opportunity and a true luxury office experience.



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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 if 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 it's 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 DIS-TANCE to Accesso One!

