

THE VILLAGE
MEDICAL TOWER

ATLANTIC VILLAGE



MEDICAL TOWER

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ITALIAN COOK

COFFEE BREAK

STEAKHOUSE



MEDICAL TOWER

HEALTH LEVEL

CHIROPRACTIC

SPA

CYCLO



ATLANTIC PLACE

MEDICAL TOWER

VEGAN CO

HAMBURGUER'S

RUSTIC BREAD

RUCH
RUCH & PARTNERS & SERVICES

MEDICAL TOWER IN PHASE 3





SITE PLAN



THE VILLAGE
MEDICAL
TOWER

PHASE
03

PHASE
02

THE VILLAGE
BOUTIQUE
OFFICES

PHASE
01

Burger



ABOUT THE PROJECT

THE VILLAGE MEDICAL TOWER

- Medical Offices from 817 S.F. to 21.454 S.F. per floor
- Two Signature Elevator for customers
- One service elevator with Hospital capabilities
- On site back up generator
- True built to suit state of the art facility in turn key condition
- Central HVCA system with on site cooling tower
- Energy Efficient Impact Resistant Glass
- ADA Compliant
- Resort style amenities including:
 - Rooftop soccer field, bar & lounge
 - 300 parking garage
 - 15 + restaurants in the complex
- Conveniently located 1 mile from Aventura Hospital & 2.3 miles from Memorial Regional and Joe DiMaggio Hospital
- Amazing views facing east, south east, north & north east.
- Building signage opportunity

LOCATION

- Over 600 Linear Ft of Frontage to US-1.
- 601 N Federal Highway, Hallandale FL. 33009.
- High traffic count of more than 50,000 vehicles per day on.
- Less than 2 miles from Aventura & Hollywood.
- 3 miles away from Sunny Isles Beach.
- 1.5 miles from the Beach.
- 1.5 miles from I - 95.





SOUTH



NORTH



EAST



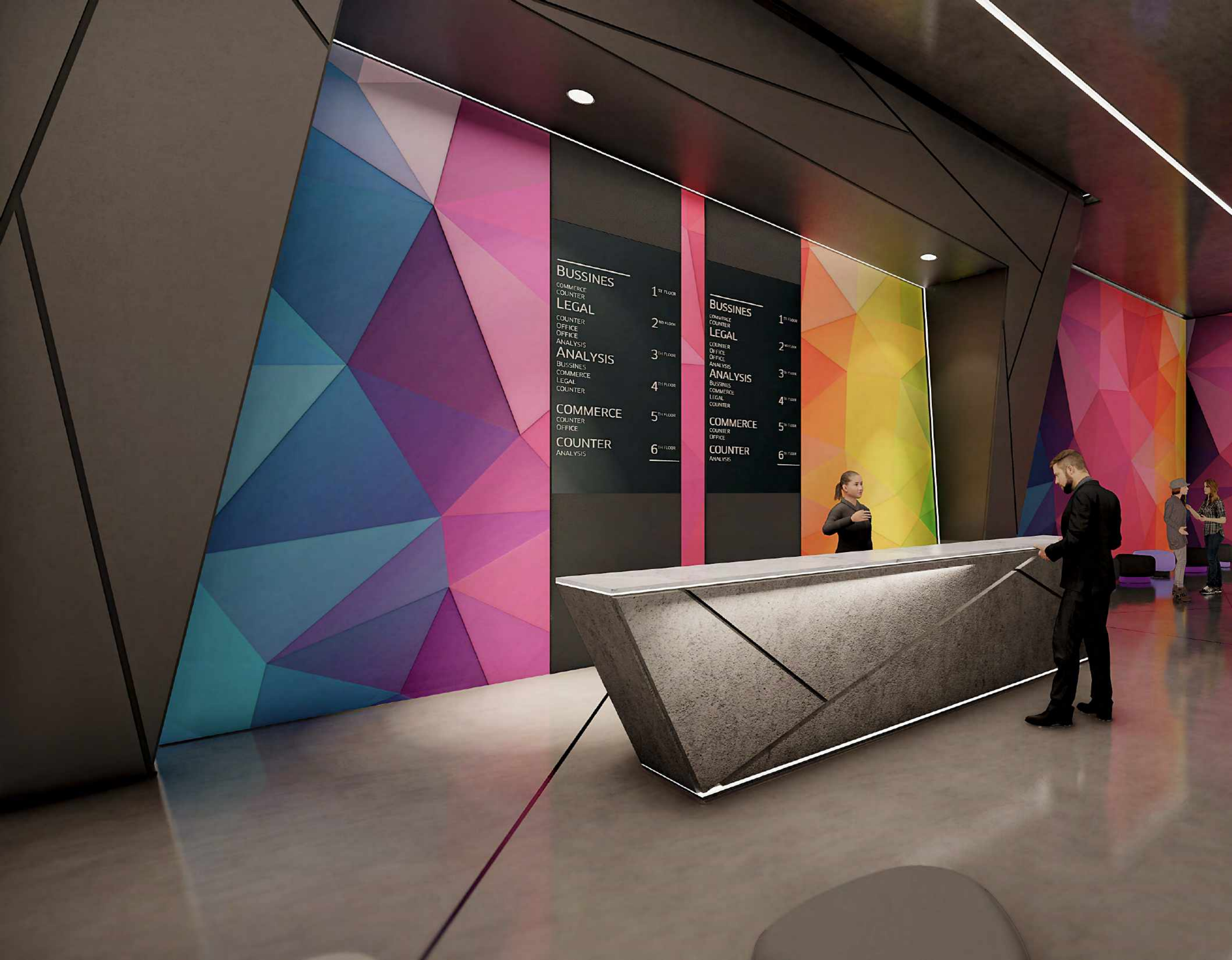
WEST

BUSSINES
COMMERCE
COUNTER
LEGAL
COUNTER
OFFICE
OFFICE
ANALYSIS
ANALYSIS
BUSSINES
COMMERCE
LEGAL
COUNTER
COMMERCE
COUNTER
OFFICE
COUNTER
ANALYSIS

1ST FLOOR
2ND FLOOR
3RD FLOOR
4TH FLOOR
5TH FLOOR
6TH FLOOR

BUSSINES
COMMERCE
COUNTER
LEGAL
COUNTER
OFFICE
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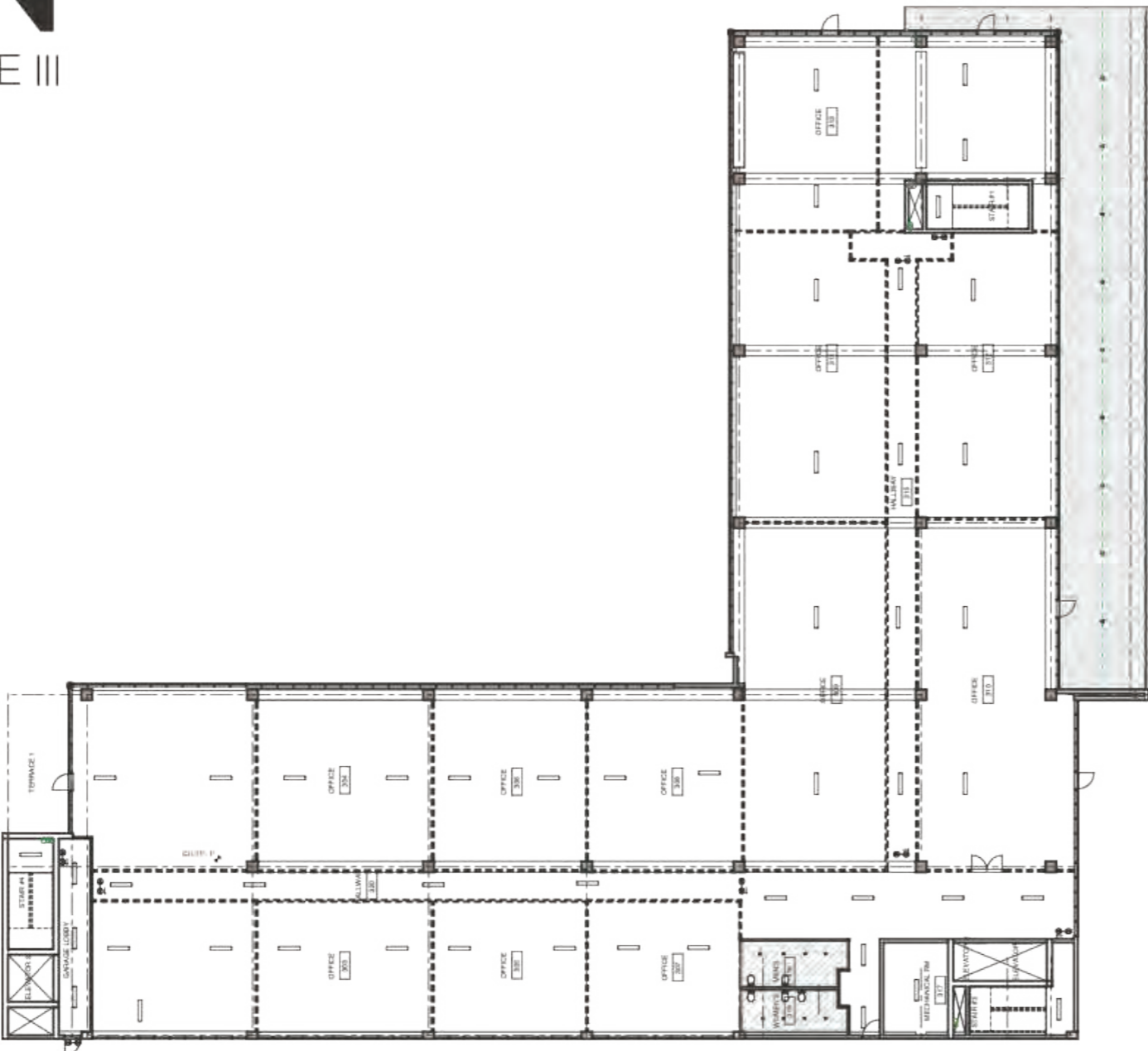
1ST FLOOR
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4TH FLOOR
5TH FLOOR
6TH FLOOR





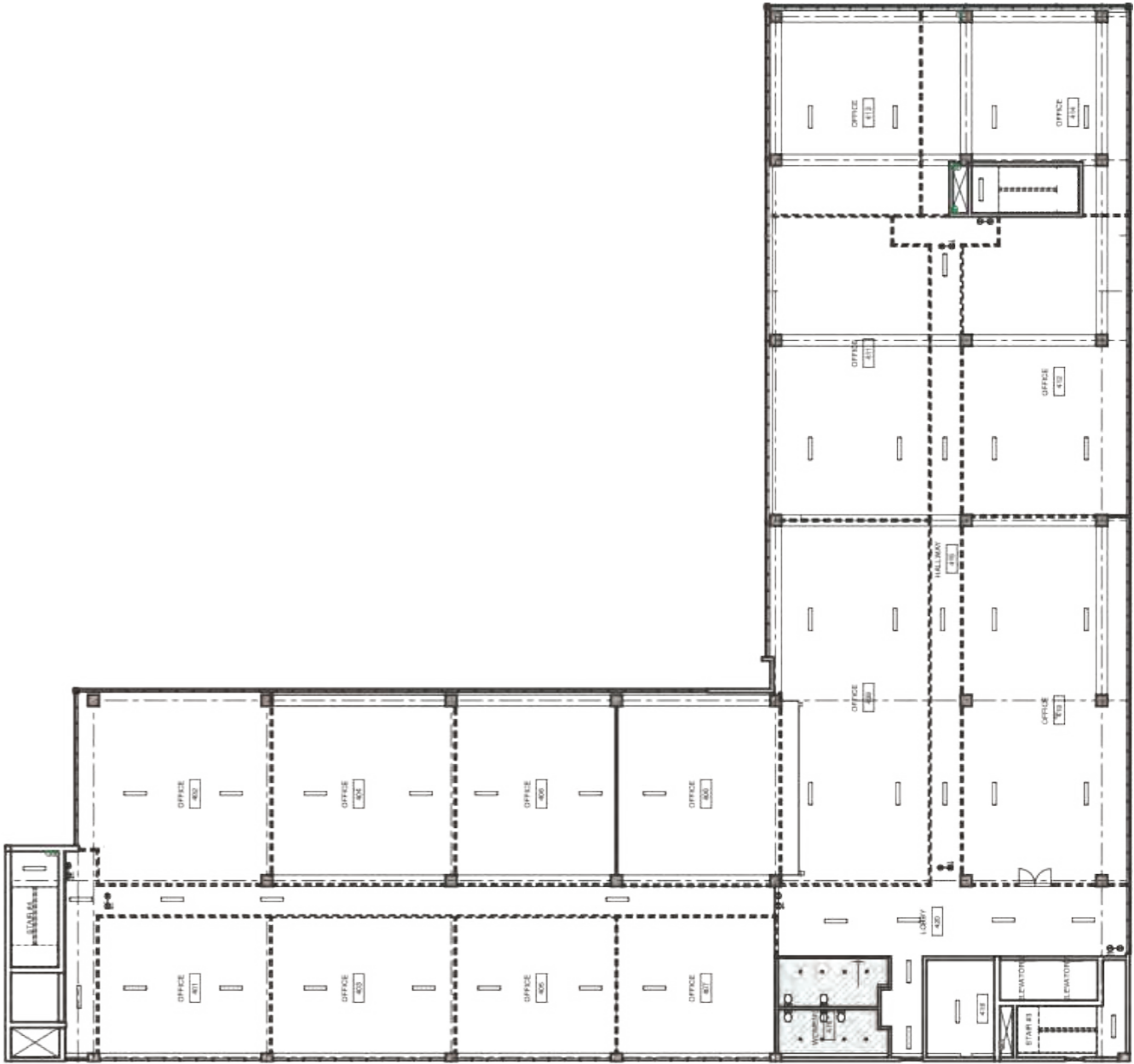
FLOOR PLAN

ATLANTIC VILLAGE III



3RD LEVEL
OFFICE

20,895 Sqft

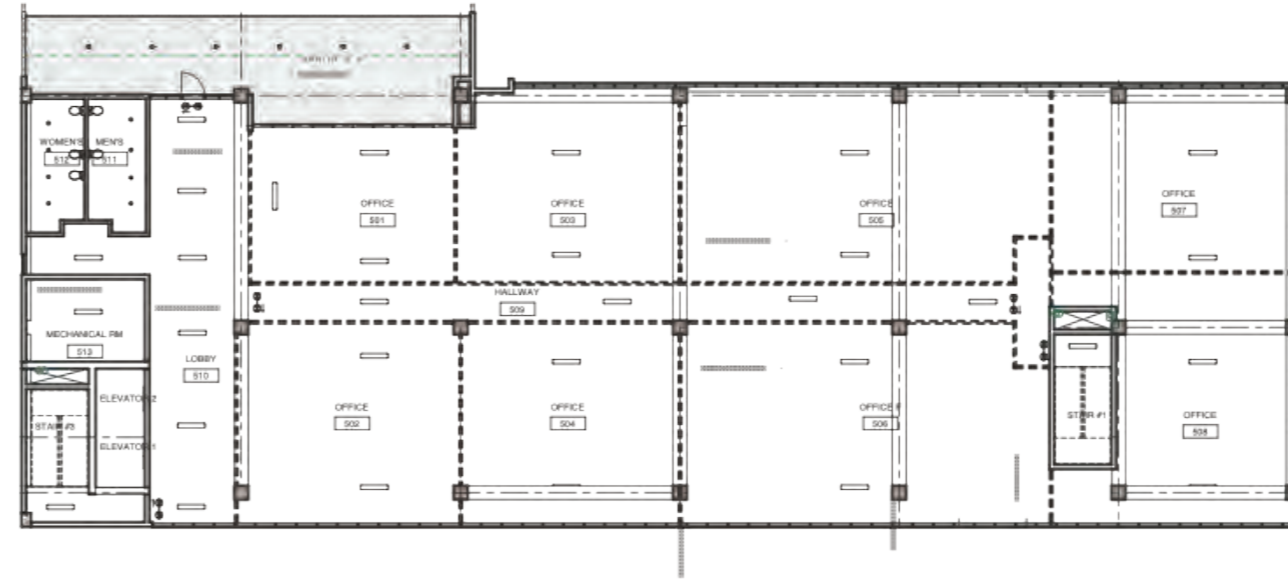


4TH LEVEL
OFFICE

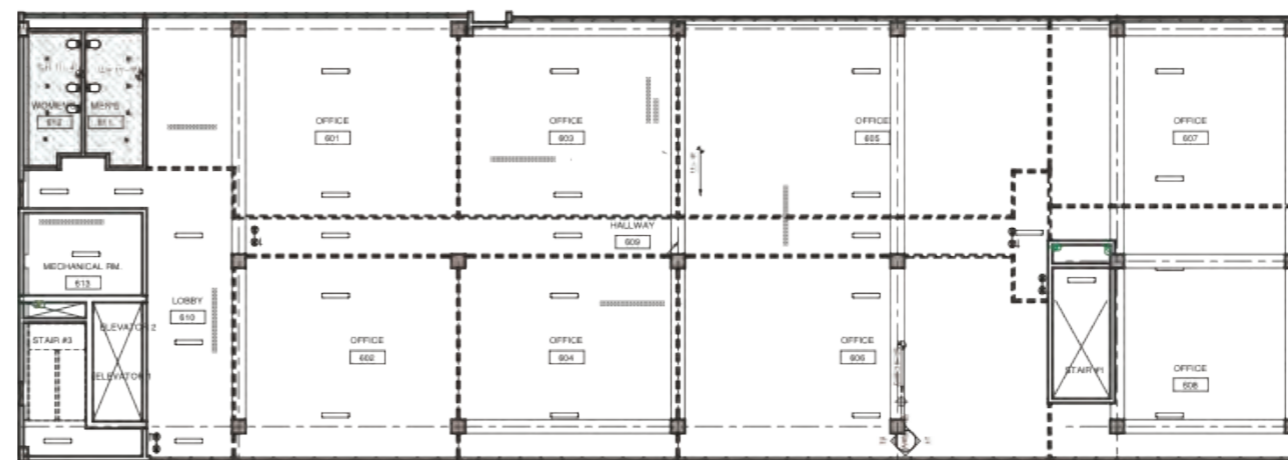
21,454 Sqft

FLOOR PLAN

ATLANTIC VILLAGE III



5TH LEVEL
OFFICE
11,612 Sqft



6TH LEVEL
OFFICE
12,168 Sqft







COMMON AREAS

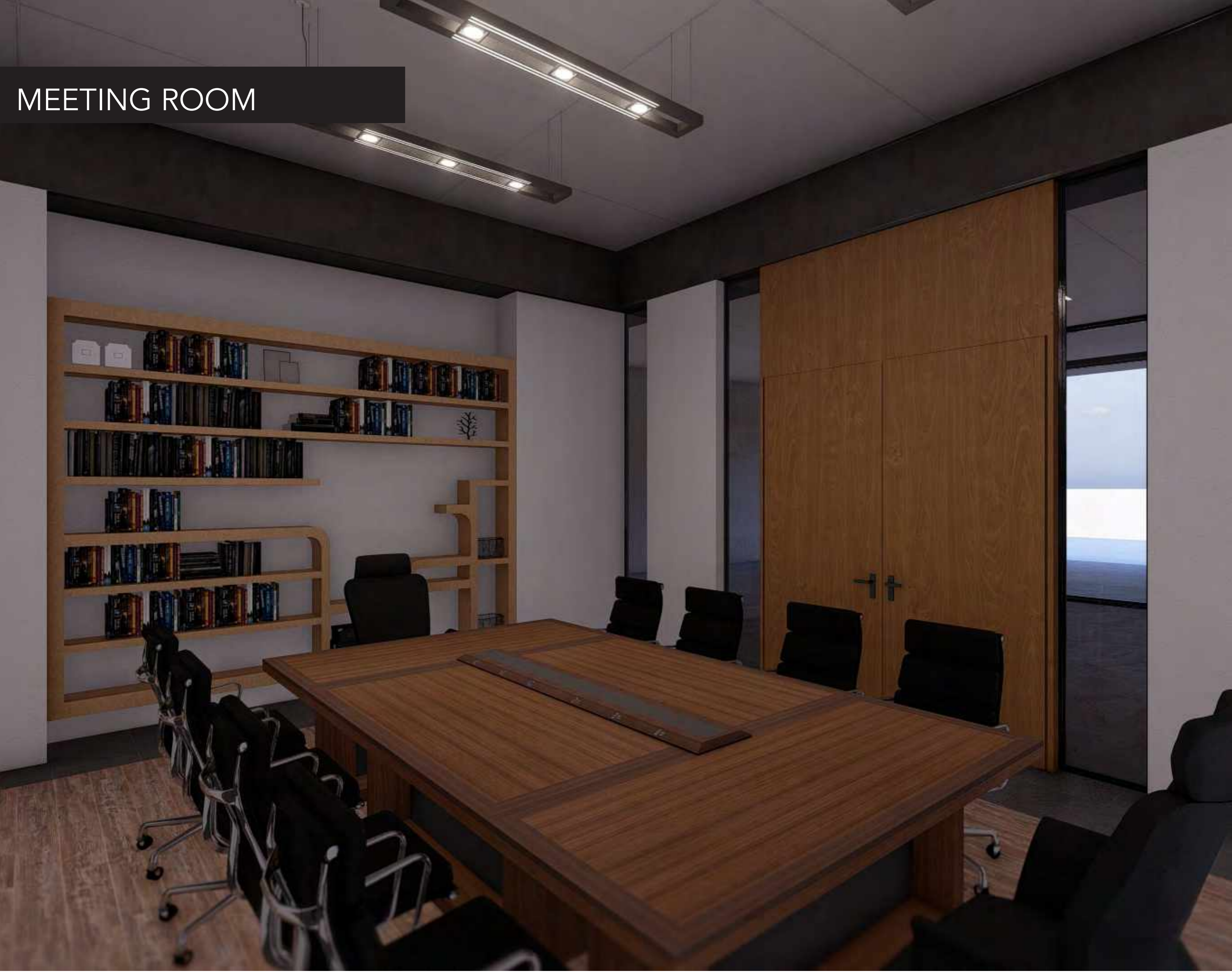
- Meeting room
- Lounge area
- Juice bar
- Terrace
- WC
- Shower
- Sauna



LOUNGE / TERRACE



MEETING ROOM



JUICE BAR





ABOUT THE CITY OF HALLANDALE BEACH

- The City of Hallandale Beach is conveniently located between Fort Lauderdale and Miami, next to Aventura with access to the Fort Lauderdale / Hollywood and Miami International airports, Port Everglades, Port of Miami, and I-95.
- Visitors as well as residents can enjoy beautiful beaches and comfortable hotels. Hallandale Beach offers a wide choice of sporting activities year round including tennis, golf, swimming, boating, and salt-water fishing.
- The development boom in condominium residences and retail projects is occurring in Hallandale Beach. With the re-development of The Big Easy Casino and other major developments such as Atlantic Village, The Hyde Beach & Resort and The SLS Hotel
- † a brand new professional Golf Course designed by Greg Norman.
- Hallandale Beach also has a sizable financial district with several banks and brokerage houses. Due to the large number of tourists who eventually retire in the city, Hallandale Beach has one of the fastest-growing populations in Broward County and in Metro Miami. Unemployment rate is below 4% in 2018.



DEVELOPER



With over 40 years of experience, Grupo Eco has developed more than 2.0 million sqm of buildable space in residential, corporate offices, shopping centers, business class hotels and mixed use projects. Grupo Eco is focused on developing projects of the highest quality on avenues with a significant population. Through innovation in design, construction and product type, Grupo Eco is focused on ensuring that its investors and final users are highly satisfied with the service, experience, product, and financial returns.

Its main objective has always been to generate great life experiences for those who live and work in their developments, in addition to offer excellent investment opportunities for those who decide to increase their assets with a solid, reliable and innovative group.

Square meters developed

Hospitality	88,283 sqm
Offices & commercial spaces	328,775 sqm
Residential	1,128,059 sqm

[grupo - eco.com](http://grupo-eco.com)





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