

SQUARE

HALLANDALE

Office Ownership Evolved

Modern Owned Office Suites with Wellness-Forward Amenities



400 W Hallandale Beach Blvd., Hallandale Beach, FL 33009



SQUARE HALLANDALE

The Crown Spot

SQUARE Hallandale was conceived for a new generation of owners who believe work should be intentional, not transactional. In a world where flexibility, wellbeing, and long-term value increasingly define success, SQUARE Hallandale offers something rare: ownership of a thoughtfully designed space that works as hard as the people who occupy it.

Every element—from architecture and amenities to layout and location, has been shaped to support focus, balance, and growth. This is not office space as it once was, but a refined framework for how work and life evolve together.











CONNECTED BY DESIGN

SQUARE Hallandale introduces a refined approach to office ownership, one that balances performance with well-being, and permanence with flexibility.

Rising along Hallandale Beach Boulevard, this eight-story architectural statement brings together private office ownership, wellness-inspired amenities, and thoughtful design in a setting created to support focus, clarity, and long-term value.

This is not a traditional workplace. It is a considered environment for how work fits into life.



Artist's Conceptual Rendering



Artist's Conceptual Rendering



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Artist's Conceptual Rendering



Artist's Conceptual Rendering



ADRIANA HOYOS
DESIGN STUDIO

TIMELESS DESIGN BY ADRIANA HOYOS

All common areas at SQUARE Hallandale are designed by internationally renowned interior designer Adriana Hoyos, whose signature approach blends warmth, elegance, and enduring materials.

The result is a professional environment that feels elevated yet inviting—sophisticated without formality, and timeless in its expression.

Select owners will have the opportunity to complete their offices with curated Adriana Hoyos furniture packages, ensuring seamless design continuity throughout the building.

POSITIONED FOR FLOW

Strategically located between Miami and Fort Lauderdale, SQUARE Hallandale sits at the center of South Florida's most dynamic corridor, Hallandale Beach Blvd.

Moments from Aventura, Golden Beach, and Sunny Isles Beach, and seamlessly connected to major highways, airports, and regional transit, the location offers accessibility without congestion—central, calm, and intentional.

A place designed for momentum, not distraction.

PERFECTLY LOCATED

Hallandale Beach is entering its next chapter as a true tri-county connector, positioned between Miami and Fort Lauderdale and within easy reach of Palm Beach. With direct access to major airports, highways, and the region's most active residential corridors, the city is increasingly attractive to business owners, entrepreneurs, and professional teams who want proximity without the friction of a downtown commute. As Hallandale's urban core evolves, demand is shifting toward higher-quality, better-designed places to work that reflect how people operate today.

SQUARE Hallandale's location delivers true tri-county reach without the daily friction. Centrally positioned in Hallandale Beach between Miami and Fort Lauderdale, it places your business in the flow of South Florida's most active corridors while keeping access easy for clients, teams, and owners. With three major airports within a short drive, the address supports local momentum and regional connectivity in one move.

And now, high-speed rail expands that reach even further. Just minutes away, Brightline's Aventura Station offers a traffic-light alternative for commuting and meetings across the region—with service connecting to Miami, Fort Lauderdale, Boca Raton, West Palm Beach, and Orlando.



POINTS OF INTEREST

- 1 Gulfstream Park
- 2 Aventura Mall
- 3 Brightline Aventura Station
- 4 Aventura Medical Center
- 5 Turnberry Isle Resort & Country Club
- 6 Shell Bay Club
- 7 Hollywood Circle
- 8 Hollywood Beach + Broadwalk
- 9 Hallandale Beach

Fort Lauderdale-Hollywood International Aiport
9.3 miles / 22 minutes

Dania Point
5.8 miles / 14 minutes

Hard Rock Stadium
9.2 miles / 21 minutes

Golden Beach
3.7 miles / 16 miles

Sunny Isles Beach
5.3 miles / 17 minutes

Miami International Aiport
19.6 miles / 25 minutes

SALES CENTER

NW 5TH AVENUE

WEST HALLANDALE BEACH BLVD

NW 1ST STREET



SQUARE
HALLANDALE

NW 4TH AVENUE

EAST VIEW



SHELL BAY CLUB

HALLANDALE BEACH

A1A

US1

HALLANDALE BEACH BLVD

GULFSTREAM PARK

SOUTHEAST VIEW



SHOPPES AT
GULSTEAM PARK

GOLDEN BEACH

SUNNY ISLES BEACH

AVENTURA
MEDICAL CENTER

AVENTURA MALL

BRIGHTLINE
STATION

SOUTH VIEW

AVENTURA MALL

SUNNY ISLES BEACH

AVENTURA MEDICAL CENTER

BRIGHTLINE STATION

NORTH MIAMI BEACH

MIAMI BEACH

DOWNTOWN MIAMI

COCONUT GROVE

MIAMI INTERNATIONAL AIRPORT



WEST VIEW

HALLANDALE BEACH
BLVD

HARD ROCK
STADIUM

I-95

FLORIDA
TURNPIKE

SALES
CENTER



NORTH VIEW

FORT LAUDERDALE
HOLLYWOOD
INTERNATIONAL
AIRPORT

LAS OLAS
BLVD

PORT
EVERGLADES

DOWNTOWN
HOLLYWOOD

DOWNTOWN
FORT LAUDERDALE



PROJECT OVERVIEW



PRIVATE
TERRACES

SQUARE
HALLANDALE

PENTHOUSE LEVEL

AMENITY DECK

RETAIL SPACES

RETAIL SPACES

PARKING
GARAGE

LOBBY ENTRANCE

WEST HALLANDALE
BEACH BLVD



WEST HALLANDALE
BEACH BLVD

PRIVATE TERRACES

PARKING GARAGE
ENTRANCE

PICKLEBALL, PADEL
+ SAUNA, COLD
PLUNGE & FITNESS
STUDIO





PROPERTY HIGHLIGHTS

LOBBY + ENTRANCE

A professionally managed lobby with concierge reception, controlled guest access, and package receiving, plus a small seating area and lounge for clients and visitors.

GROUND-LEVEL RETAIL

Eight ground-level retail spaces ranging from 1,515 to 2,393 square feet are activated by a beautifully designed pedestrian passageway that enhances walkability and creates a vibrant, street-level experience.

BUILDING AMENITIES

The building offers wellness-focused amenities with beautifully designed common areas by Adriana Hoyos, including outdoor amenities located on the sixth floor—featuring pickleball and padel courts with lounge, a social lounge, fitness studio, cold plunge, sauna, changing rooms with showers, and private event spaces—along with smart conference rooms, a podcast studio, library, and climate-controlled storage.

OFFICE SPACES

Fully finished private offices from 248 to 1,766 square feet with modern glass enclosures and industrial-style exposed ceilings. Select suites offer private balconies and in-suite bathrooms for added comfort and exclusivity.

PROPERTY OVERVIEW

- Frontage directly on West Hallandale Beach Blvd.
- Class A, eight-story mixed-use office and retail condominium
- Over 18,000 square feet of indoor and outdoor wellness amenities
- 14,400 square feet of ground level retail spaces
- Ground-floor civic plaza & landscaped sitting areas
- High-speed Wifi throughout
- Mail and package room

SERVICES

- Lobby concierge
- In-building secure parking garage with 400 parking spaces
 - Electric vehicle charging stations
 - Valet parking available for owners, guests, and retail shoppers
 - Owner-only access
- Ground-floor bicycle and scooter parking
- Smart building controlled access
- On-site property management
- Light trash removal

WELLNESS, WOVEN IN

At SQUARE Hallandale, wellness is not an amenity—it is part of the architecture of the day. Quiet lounges, curated social spaces, and recovery-focused facilities create a rhythm that supports performance without burnout. From moments of deep focus to intentional reset, the building is designed to enhance both productivity and well-being.

Workdays that feel balanced. Spaces that feel restorative.

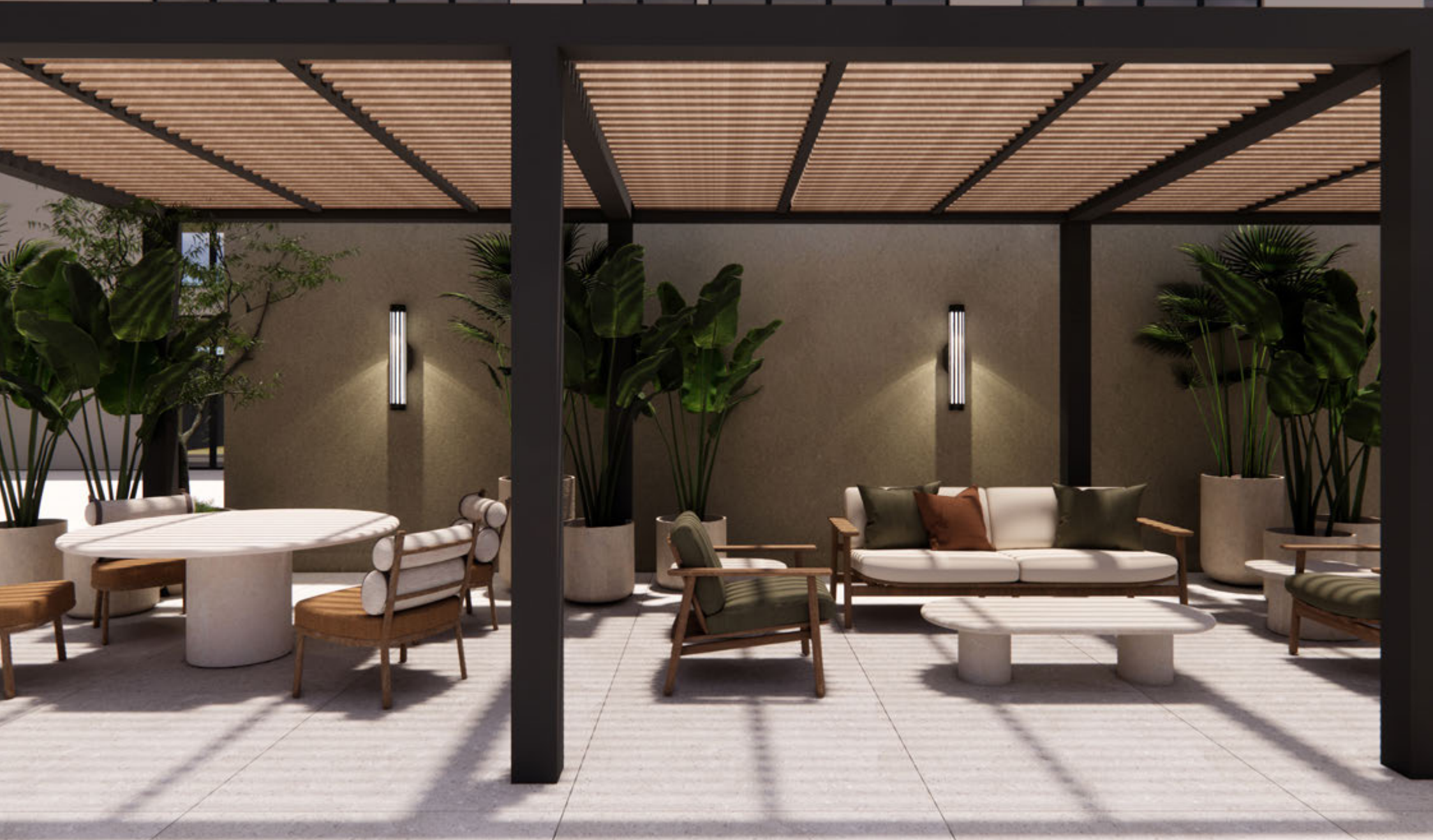
6TH FLOOR PADEL + PICKELBALL COURT



6TH FLOOR PADEL COURT + LOUNGE



6TH FLOOR PADEL LOUNGE



Artist's Conceptual Rendering

SEE FULL LEGAL DISCLAIMERS ON THE LAST PAGE OF THIS BROCHURE.

6TH FLOOR EXTERIOR LOUNGE & EVENT SPACE



6TH FLOOR COLD PLUNGE + SAUNA



6TH FLOOR FITNESS STUDIO



6TH FLOOR FITNESS STUDIO



6TH FLOOR INDOOR LOUNGE



6TH FLOOR INDOOR LOUNGE



CURATED EXPERIENCES

Indoor and outdoor lounges invite connection. Conference spaces encourage clarity. Movement-driven amenities promote energy and flow. Every shared space has been designed to feel purposeful, refined, and quietly luxurious—supporting interaction without excess, and community without compromise.

THE LIBRARY



THE LIBRARY



PODCAST ROOM



CONFERENCE ROOM



OFFICE SUITES

SQUARE Hallandale offers a refined spectrum of private office suites designed to evolve with your practice. From focused individual offices to multi-room flagship environments, each suite type has been thoughtfully considered to support different stages of growth, team structures, and ways of working.

CORRIDOR



SQUARE ONE OFFICE SUITE



SQUARE TWO OFFICE SUITE



SQUARE TWO OFFICE SUITE



SQUARE TWO OFFICE SUITE



SQUARE THREE OFFICE SUITE



SQUARE FOUR OFFICE SUITE



SQUARE FIVE OFFICE SUITE



SQUARE FIVE OFFICE SUITE



Artist's Conceptual Rendering

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OWNERSHIP WITH INTENTION

SQUARE Hallandale offers more than space—it offers permanence.

A place to establish presence.

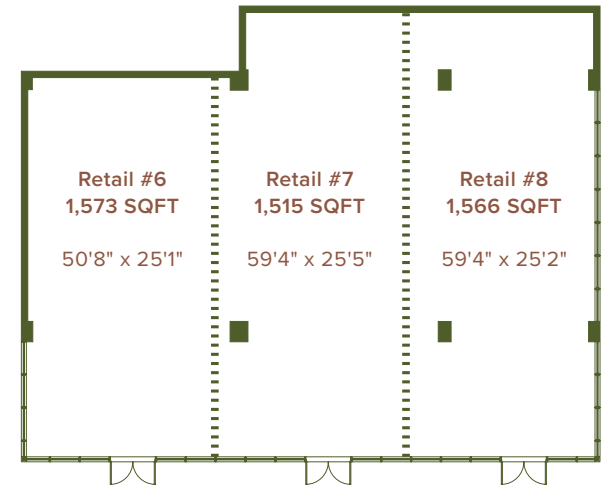
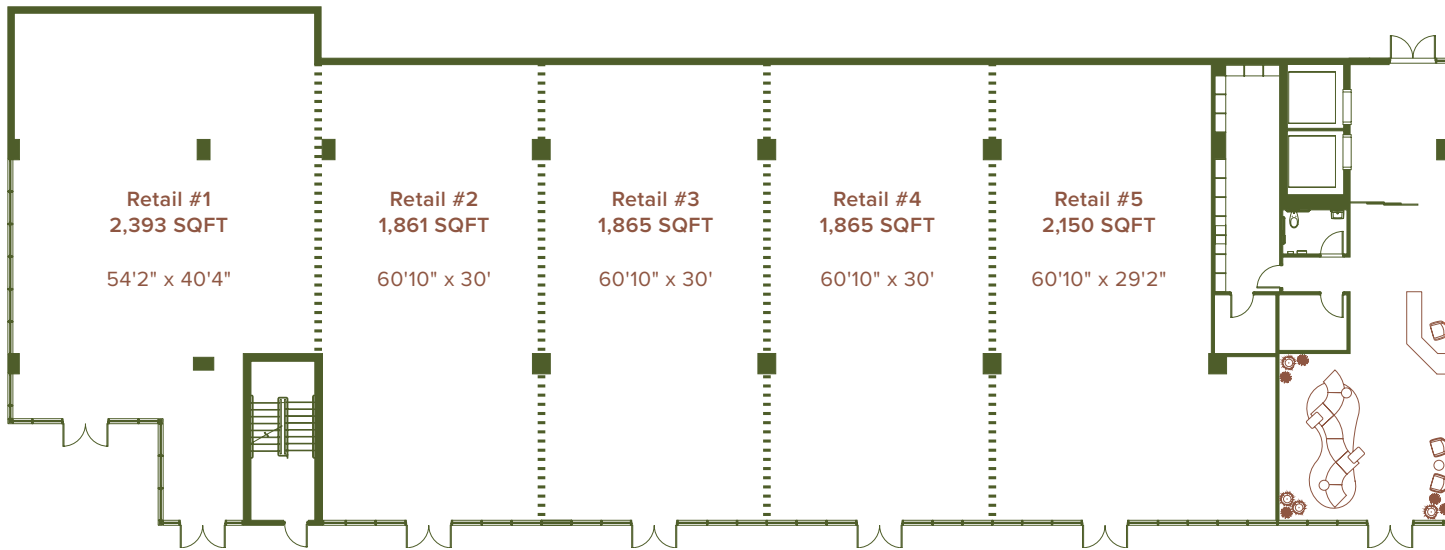
A place to build equity.

A place designed to be kept.

This is office ownership for those who value structure, well-being, and long-term perspective.

RETAIL

PARKING LOT



W HALLANDALE BEACH BLVD.

2nd FLOOR







W HALLANDALE BEACH BLVD.

- Square One - 248 - 378 SF
- Square Two - 457 - 886 SF
- Square Three - 1,003 SF
- Square Four - 1,812 SF
- Square Five - 1,620 SF

3rd FLOOR



-  Square One - 248 - 378 SF
-  Square Two - 457 - 886 SF
-  Square Three - 1,003 SF
-  Square Four - 1,812 SF
-  Square Five - 1,620 SF

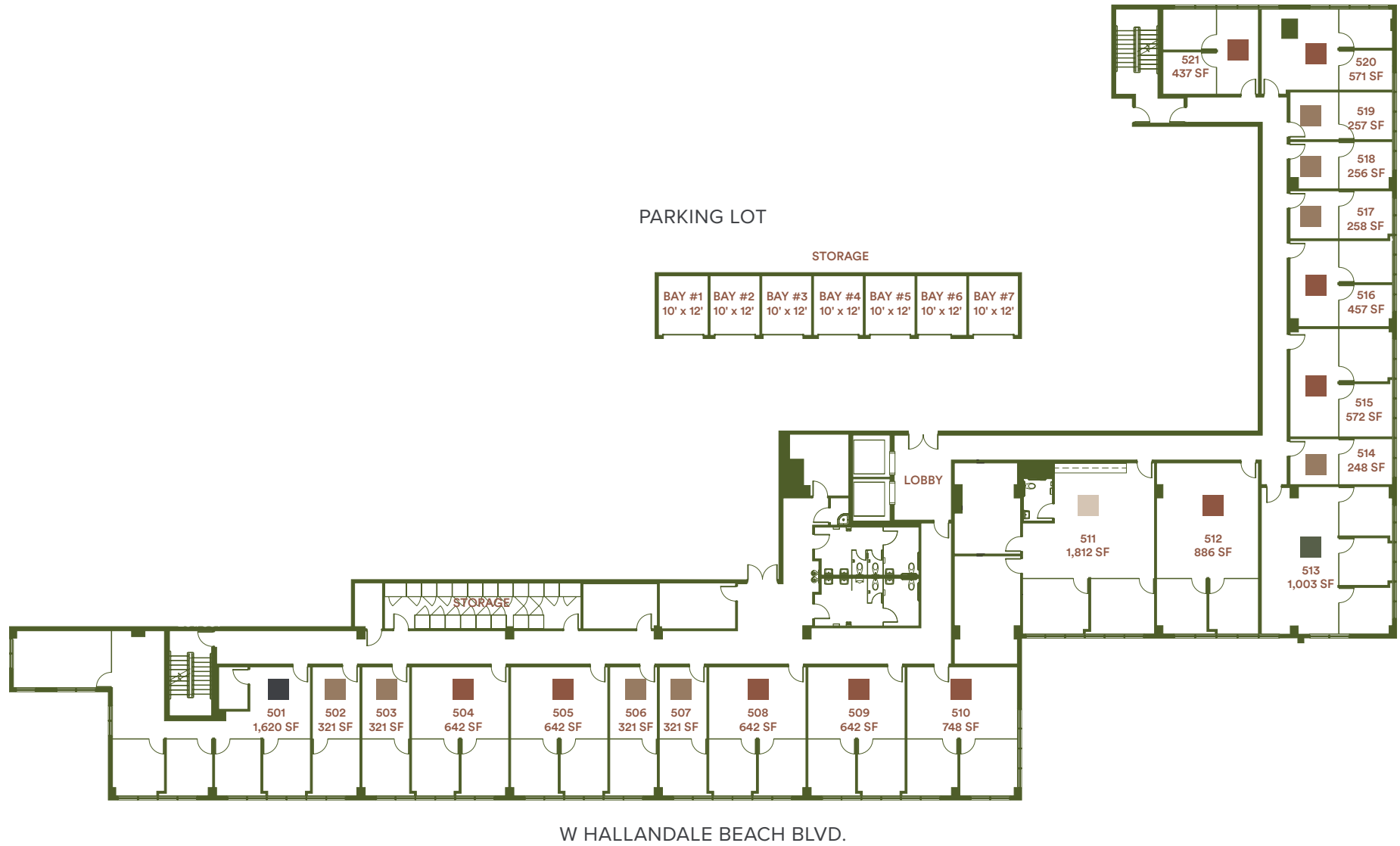
4th FLOOR



W HALLANDALE BEACH BLVD.

- Square One - 248 - 378 SF
- Square Two - 457 - 886 SF
- Square Three - 1,003 SF
- Square Four - 1,812 SF
- Square Five - 1,620 SF

5th FLOOR



- Square One - 248 - 321 SF
- Square Two - 437 - 886 SF
- Square Three - 1,003 SF
- Square Four - 1,812 SF
- Square Five - 1,620 SF

6th FLOOR



W HALLANDALE BEACH BLVD.

- Square One - 248 - 378 SF
- Square Two - 457 - 886 SF
- Square Three - 1,020 SF
- Square Five - 1,348 - 1,555 SF

7th FLOOR



W HALLANDALE BEACH BLVD.



Square One - 262 - 422 SF



Square Two - 489 - 845 SF



Square Three - 1,020 SF



Square Five - 1,348 - 1,555 SF

PENTHOUSE

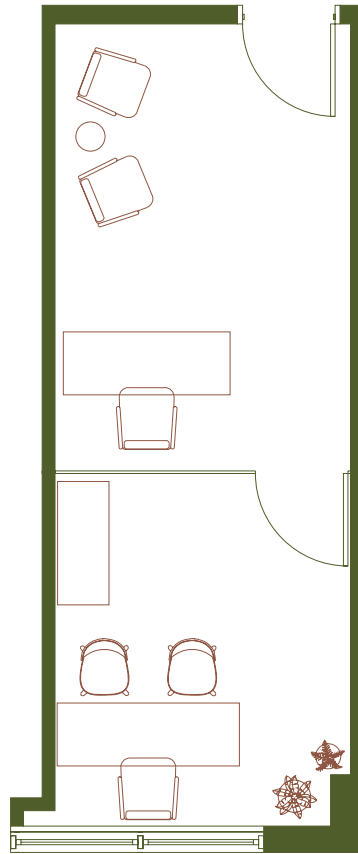


W HALLANDALE BEACH BLVD.

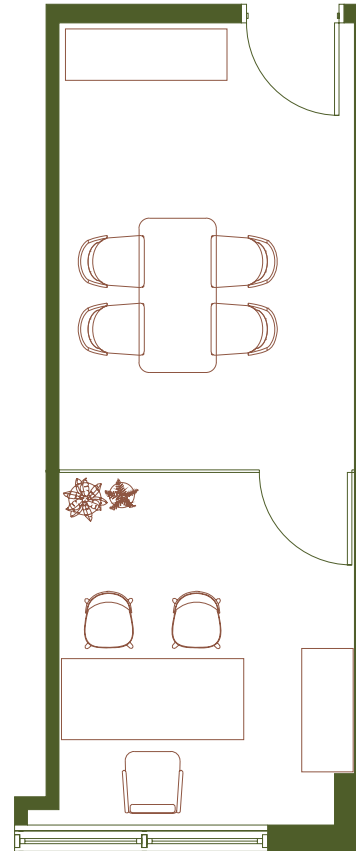
- Square One - 262 - 422 SF
- Square Two - 489 - 845 SF
- Square Three - 1,020 SF
- Square Five - 1,348 - 1,555 SF

SQUARE ONE

Thoughtfully designed private office focused on clarity and efficiency.
248 - 422 SF



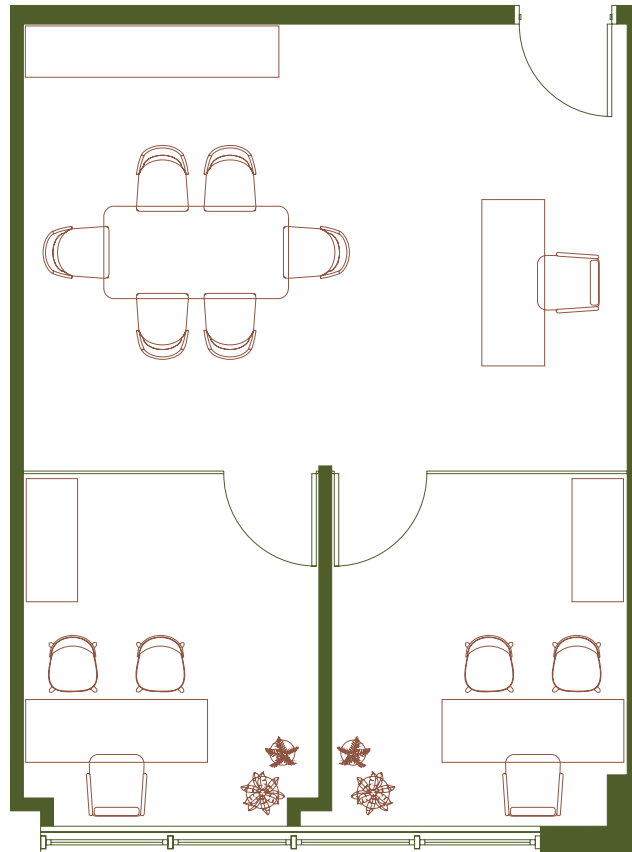
Option A



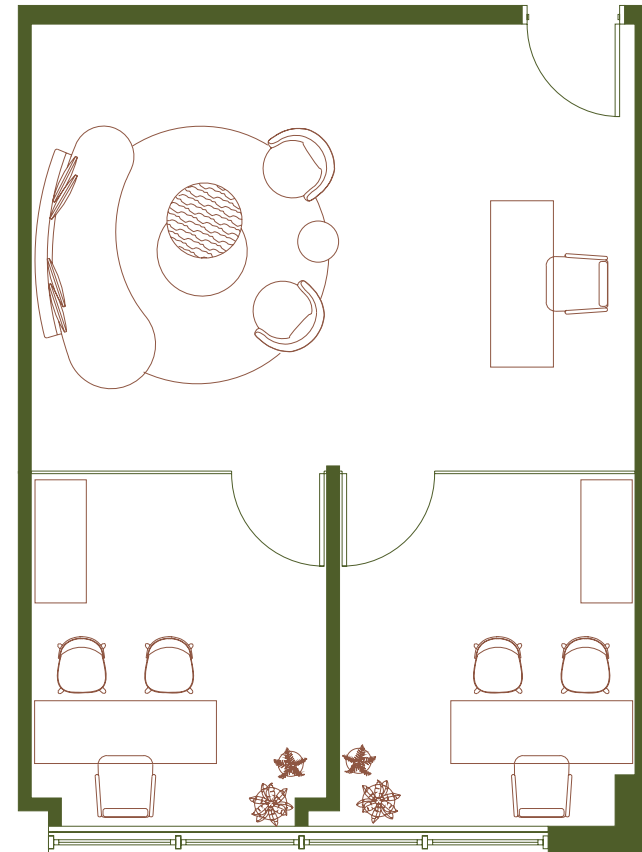
Option B

SQUARE TWO

Balanced layout with defined spaces for privacy and flow.
437 - 886 SF



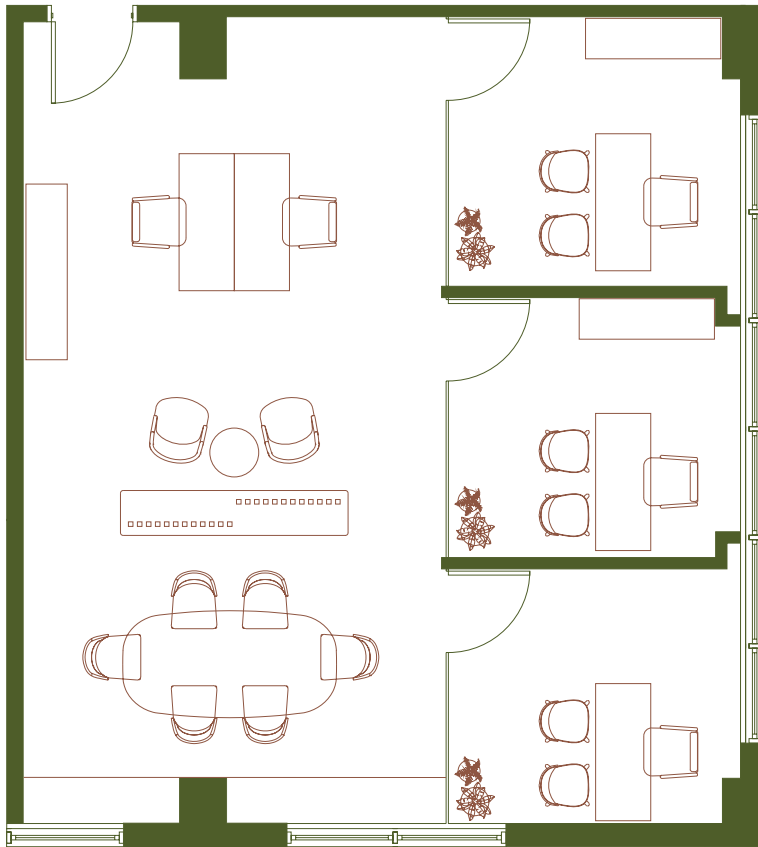
Option A



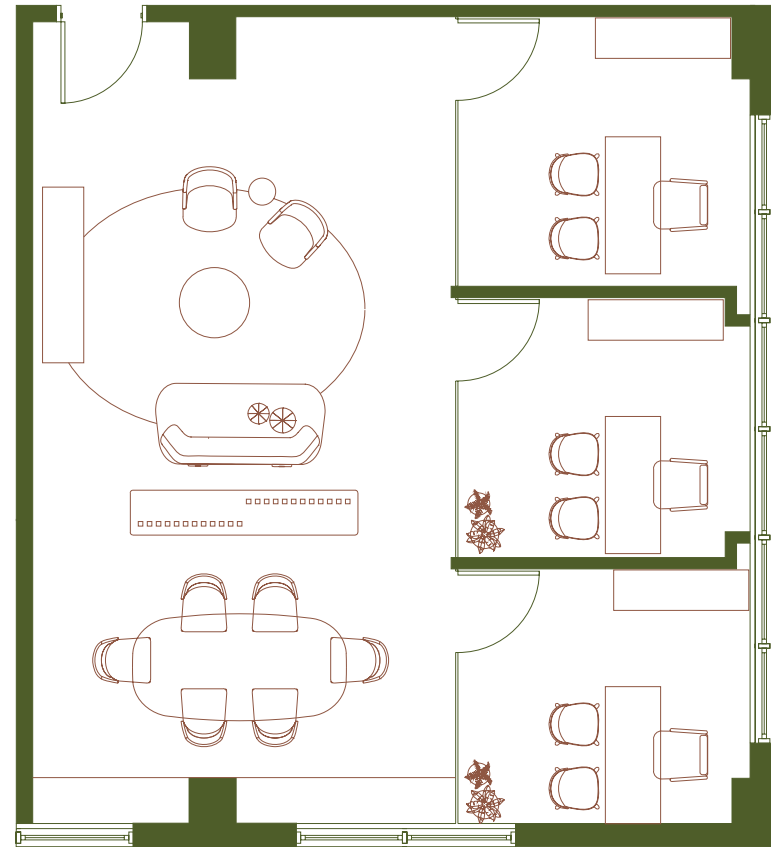
Option B

SQUARE THREE

Versatile workspace supporting collaboration and growth.
1,003 - 1,020 SF



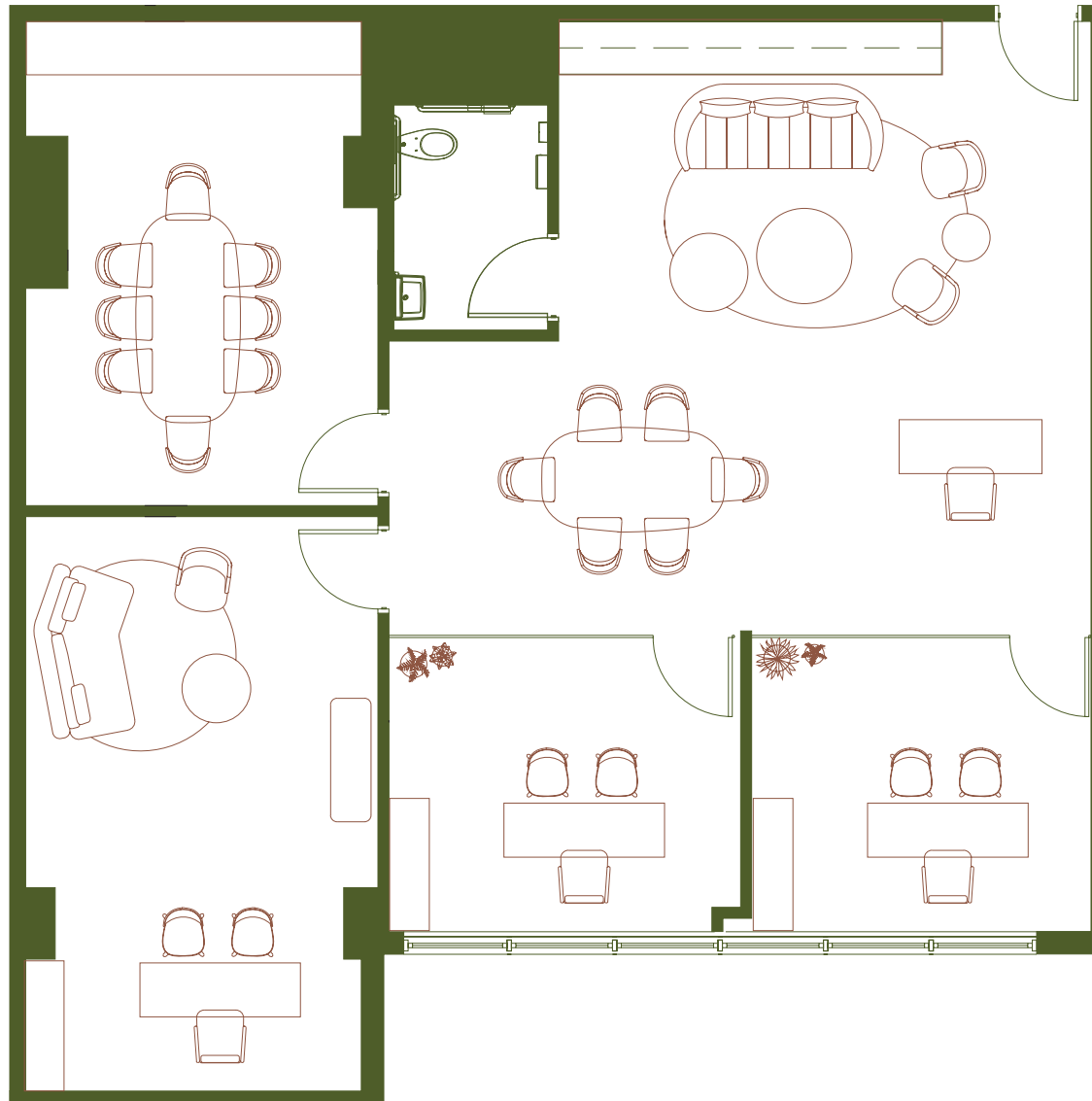
Option A



Option B

SQUARE FOUR

Composed office suite with structure for teams and leadership.
1,812 SF



SQUARE FIVE

Flagship office environment designed for scale and flexibility.
1,348 - 1,620 SF



TEAM

FOUR WEST

DEVELOPERS

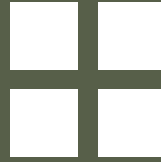
DEVELOPER



ARCHITECTS



INTERIOR DESIGN



SQUARE

HALLANDALE

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