

THE LAYNE

1800 E. Hallandale Beach.



THE LAYNE

AN OFFICE WITH INFLUENCE

The Layne offers an exceptional experience that balances form, function and elegance. With 12 office floors of sophisticated design, floor-to-ceiling glass and panoramic terraces, The Layne provides an elevated destination for ambitious companies looking to distinguish themselves in South Florida's most impressive Class A tower.

AN ELEVATED DESTINATION

Thoughtful architecture, complemented by refined hospitality-inspired wellness amenities, ensures an atmosphere where productivity and well-being align.



ENGINEERED FOR EXCELLENCE

276,731 RSF
Leasable
Office Space

40,000 SF
Indoor/Outdoor
Amenity Center

696
Parking spaces on
8 floors of parking

Electric Capacity per Floor
12 watts per SF
(exclusive of HVAC)

HVAC Infrastructure
Tenant controlled - Heat
Pump Fan Coil Unit per floor

Window Dimensions
12'x5' floor-to-ceiling
throughout

Ceiling Heights
12'

Generator
Rooftop backup generator for
critical tenant server support

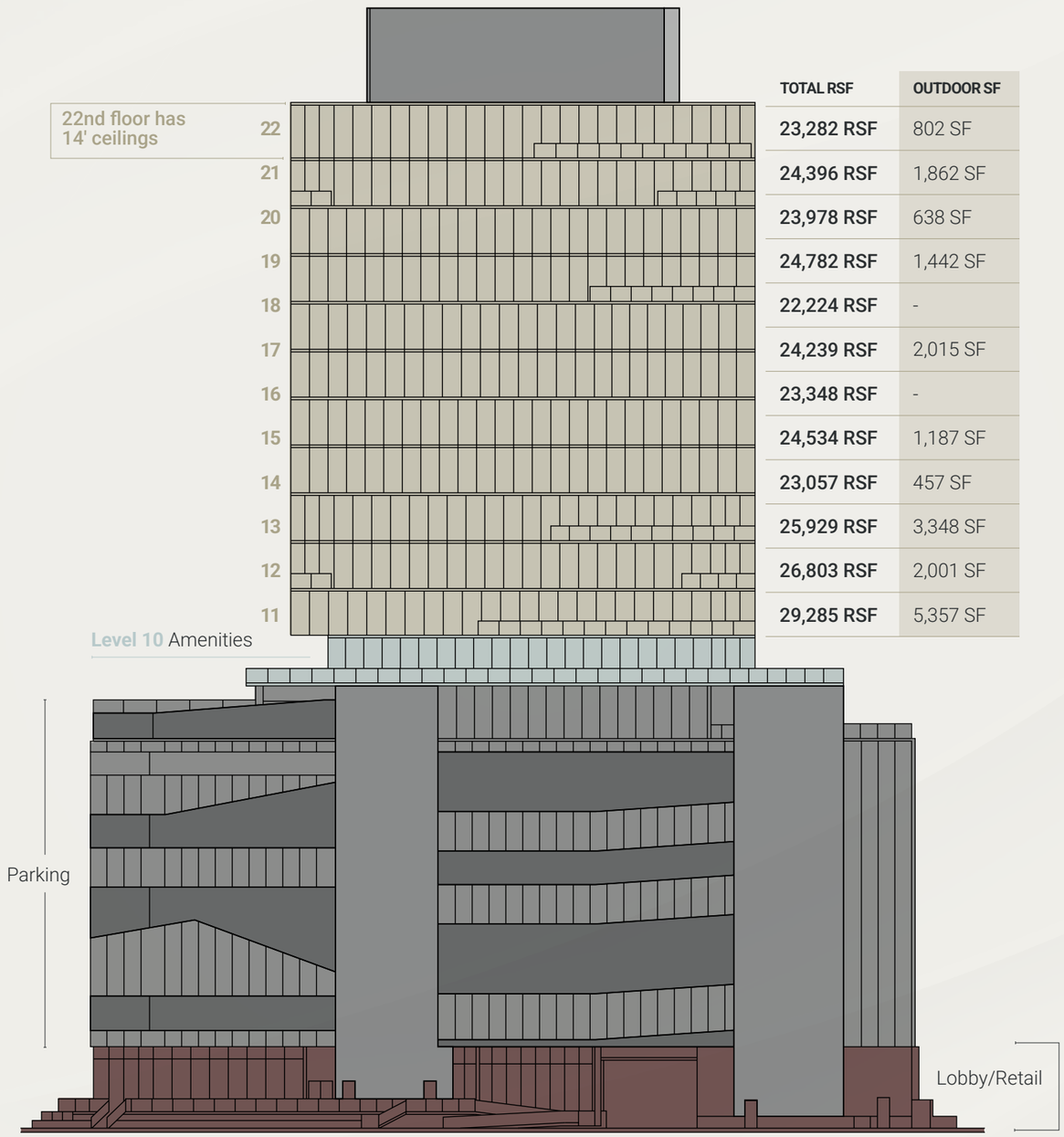
Sustainability
Florida Green Building certified

Parking
Secure garage with direct
access to high speed
destination elevators

Building Security
24 hr lobby attendant security, on-
site cameras, and facial recognition
turnstiles for building access



12 OFFICE FLOORS WITH DEDICATED OUTDOOR TERRACES



TOTAL RSF	OUTDOOR SF
23,282 RSF	802 SF
24,396 RSF	1,862 SF
23,978 RSF	638 SF
24,782 RSF	1,442 SF
22,224 RSF	-
24,239 RSF	2,015 SF
23,348 RSF	-
24,534 RSF	1,187 SF
23,057 RSF	457 SF
25,929 RSF	3,348 SF
26,803 RSF	2,001 SF
29,285 RSF	5,357 SF

THE LAYNE

WHERE VISION TAKES FORM

Inside The Layne, thoughtfully composed spaces bring together refined materials, sculptural lighting and warm, natural finishes. From the café to the lobby lounge, every detail is designed with intention.







Pool

Indoor pool and pool deck

75' end to end

Sports Courts

Padel court

Pickleball courts

Golf simulator

Outdoor track

Stretch lawn

Wellness

Fully equipped fitness center with club-like locker rooms

Sauna

Steam room

Cold Plunge

Massage room

Yoga room

Conference and Events

Cafe/Co-working

3 combinable conference rooms with divisible layouts and lounge area, seating up to 117

Outdoor bar

Terraces (Lounge deck)

CURATED AMENITIES

The Layne's thoughtfully curated lifestyle amenity package provides one of South Florida's most hospitality-forward experiences. This includes a state-of-the-art indoor pool, spa and massage room, equipped with a private gym, and stunning outdoor terrace space for intimate social events, pickleball or padel.

Whether enjoying a golf simulator, café lounge, stretch room or yoga room, this integrated mix of work and wellness amenities will foster a culture where people thrive.

THE LAYNE

DESIGNED FOR RENEWAL

A thoughtfully designed wellness experience transforms the everyday fitness routine into something more exceptional, with a refined environment designed to recharge, restore and renew.







FITNESS & FOCUS

WELLNESS BUILT IN

BUSINESS MEETS DESIGN



AN ELEGANT SENSE OF ARRIVAL



THE LAYNE

SPACE DEFINED BY PERSPECTIVE

Whether soaking in sprawling coastal views from the floor-to-ceiling windows or breathing in the ocean air upon the outdoor terraces, The Layne is designed to inspire and impress, inside and out.



THE LAYNE

TEST FIT FOR ENTIRE 12TH FLOOR

Single Tenant
26,803 RSF
2,001 SF of Outoor Space

Office space designed to inspire and impress. Customizable to align with a company's culture and operational needs.

PROGRAM	
Exec. Offices	2
Offices	24
Workstations	108
Copy / Print	2
Employee Lounge / Kitchen	1
IT / IDF	1
Storage	1
Phone Rooms	2
Focus Room / Mothers Room	1

COLLABORATION	
Board Room	
Count	1
Seats	16
Medium Conf. Room	
Count	2
Seats	18
Small Conf. Room	
Count	2
Seats	9
Open Collabs	
Count	6
Seats	44



- OFFICE
- OPEN OFFICE AND COLLABORATION
- CONFERENCE / HUDDLE / PHONE ROOMS
- LOUNGE / BREAK
- OUTDOOR SPACE



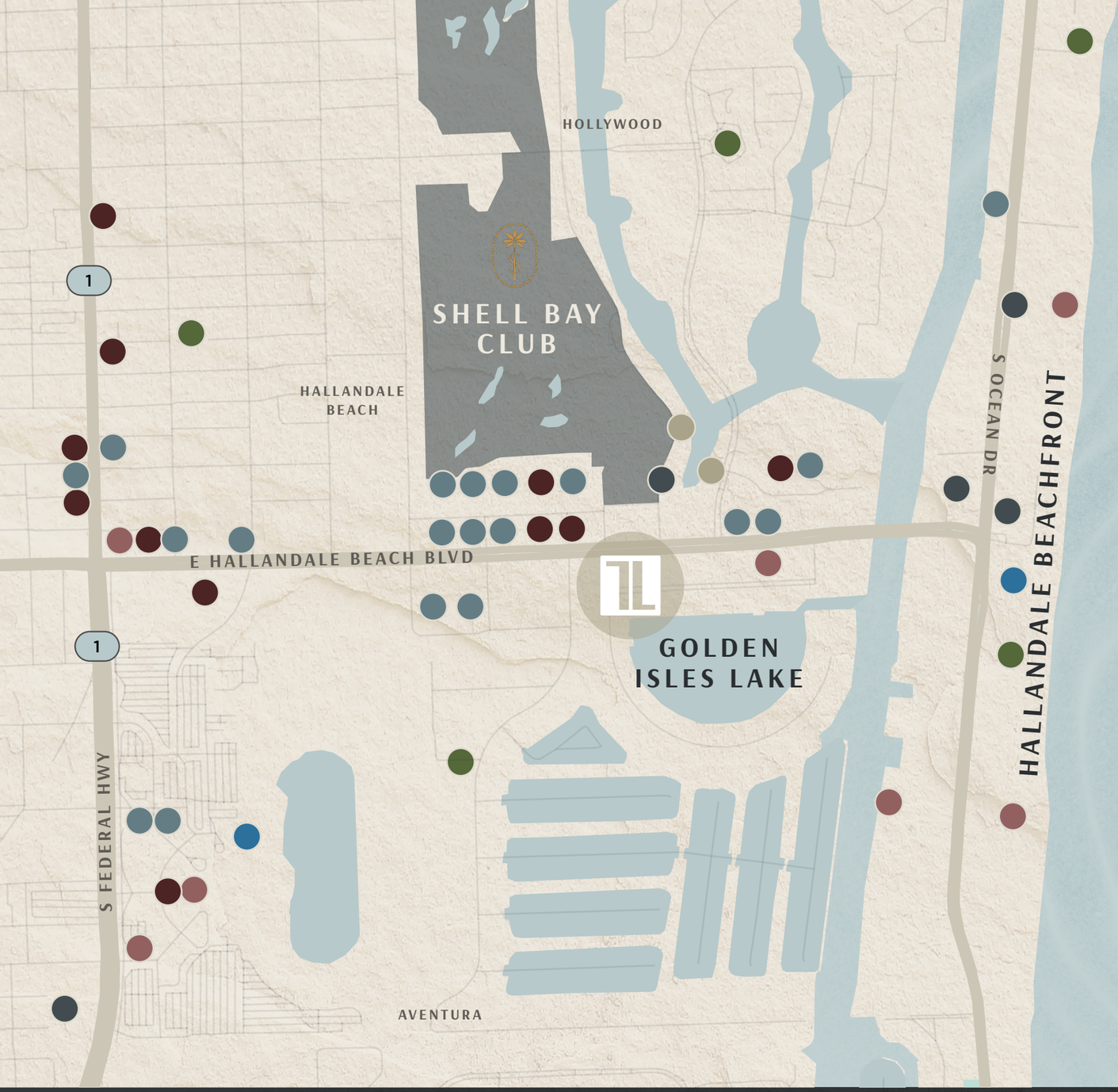
THE LAYNE

POSITIONED FOR SUCCESS

Characterized by prestige, refinement and coastal livability, Hallandale Beach is positioned between Miami and Fort Lauderdale, offering tenants of The Layne a gateway to South Florida's key business and lifestyle hubs, and calm, beachside energy.



View from 21st Floor



WELCOME TO HALLANDALE BEACH

Feel the pull of luxury, exclusivity and energy. For those who like their surroundings elevated and discreet, Hallandale Beach is a captivating place. From stunning residential towers to prestigious country clubs, this is a location to envy.

- Restaurant
- Fast Food
- Marinas
- Shopping
- Hotels
- Parks
- Beach Clubs

THE LAYNE

SETTING A NEW STANDARD

The Layne is being created by a curated team with vision, experience and expertise. Their shared ambition will ensure this building will become a truly exceptional workplace. This expertise is reflected in every detail, every experience and every service.



PPG DEVELOPMENT

For over 20 years **PPG Development** has focused on changing the South Florida landscape. Specializing in building and managing exceptional residential and hospitality mixed-use projects, PPG Development delivers excellence in prime locations. With a forward-thinking mindset and a commitment to setting ever-higher standards, this building, as their corporate home, embodies the company's unique and ambitious DNA.

Cushman & Wakefield - As a global real estate services leader with 52,000 professionals worldwide, Cushman & Wakefield never settles for the world that has been built but relentlessly drives it forward for its clients, colleagues, and communities.

Kobi Karp - For over two decades, Kobi Karp Architecture and Interior Design has been providing unique, creative and innovative design solutions to renowned clients internationally and domestically in Hospitality, Retail and high-res Residential developments.

G. Alvarez Studio - As a Miami-based, award-winning architectural design firm founded in 1997, G. Alvarez Studio is dedicated to creating inspired, user-focused interiors for global brands and private clients alike.

CO OP - A creative brand agency that crafts ambitious and iconic brands at the intersection of place, people, and experience, CO-OP transforms environments into destinations and businesses into experiences.

Interiors by Steven G. – For more than 40 years, Interiors by Steven G. has been creating exceptional interiors for commerical offices, renowned developers, and prominent hospitality projects. The firm's full-service design approach combines timeless aesthetics and functionality that transform sophisticated spaces into refined environments.

Nievera Williams Design – Recognized as one of the nation's leading landscape architecture firms, Nievera Williams Design creates timeless outdoor environments that seamlessly integrate architecture, nature and place.



THE LAYNE

THE NEXT ICON OF SOUTH FLORIDA BUSINESS. NOW LEASING.

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