



AVENTURA CORPORATE CENTER

TABLE OF CONTENTS

- 03 SPACES THAT ENOURAGE COLLABORATION
- 08 EXCELLENT LOCATION
- 11 THREE BUILDINGS, ENDLESS OPPORTUNITIES
- 18 AMENITIES WITH MEANING
- 19 WIRED CERTIFIED PLATINUM



SPACES THAT ENCOURAGE COLLABORATION

Aventura Corporate Center stands as an impressive 258,000 SF Class A office destination, recently revitalized to meet modern standards. The offices boast Wired Score certified connections, glass elevators, motion-sensored LED lighting, and thoughtfully designed balconies and open spaces. These enhancements cater to the productivity needs and evolving stylistic preferences of today's creative workforce.







DIRECTORY



EXCELLENT LOCATION

Located in the vibrant community of Aventura in Miami-Dade County, Aventura Corporate Center is perfectly situated between Miami and Ft. Lauderdale, centrally located to South Florida's top destinations.

- A short ride to the highly anticipated and recently opened Brightline station, connecting to Miami, Ft. Lauderdale and West Palm Beach, with future stations opening soon in Orlando and planned for Tampa
- In close proximity to Ft. Lauderdale-Hollywood International Airport and Miami Opa-Locka Executive Airport, and within 30 minutes to Miami International Airport
- Abundant housing, restaurants, shopping, lodging and educational offerings
- Highly accessible to all major South Florida destinations via major expressways
- Easy access to Aventura's express shuttle service





MUNICIPALITY

DRIVE TIME

FORT LAUDERDALE

25 MIN.

HOLLYWOOD

14 MIN.

SUNNY ISLES

14 MIN.

BAY HARBOR ISLANDS

20 MIN.

MIAMI

40 MIN.

MIAMI BEACH

45 MIN.

SURFSIDE

32 MIN.

TRANSPORTATION

DRIVE TIME

FORT LAUDERDALE-HOLLYWOOD INT. AIRPORT

19 MIN.

MIAMI-OPA LOCKA AIRPORT

28 MIN.

MIAMI INTERNATIONAL AIRPORT

32 MIN.

AVENTURA BRIGHTLINE STATION (1 mile)

3 MIN.

NORTH

AVENTURA PARK SQUARE

1 MINUTE WALK



GULFSTREAM PARK VILLAGE

5 MINUTE WALK



TURNBERRY ISLE COUNTRY CLUB

4 MINUTE DRIVE



AVENTURA MALL

2 MINUTE DRIVE



TOWN CENTER AVENTURA

4 MINUTE DRIVE



HUNDREDS OF NEARBY AMENITIES



THREE BUILDINGS, ENDLESS OPPORTUNITIES

Aventura Corporate Center is located in an Opportunity Zone

Aventura Corporate Center provides a diverse range of spaces to cater to various needs and preferences, making it an ideal location for companies of all sizes and industries and presenting a variety of benefits including:

- Flexibility
- Customization
- Space to collaborate including lakefront seating
- Room for growth

AVENTURA CORPORATE CENTER I

20801 BISCAYNE BLVD

RENTABLE AREA	.....	±81,400 SF
STORIES	.....	5
FLOOR PLATES	.....	16,650 SF
PARKING	.....	3.7/1,000 SF
CEILING HEIGHTS	.....	11'-9" SLAB-TO-SLAB
WIRED CERTIFIED	.....	GOLD



ACC I AVAILABILITIES



AVENTURA CORPORATE CENTER II

20803 BISCAYNE BLVD

RENTABLE AREA	.....	±84,400 SF
STORIES	.....	5
FLOOR PLATES	.....	16,650 SF
PARKING	.....	3.7/1,000 SF
CEILING HEIGHTS	.....	11'-9" SLAB-TO-SLAB
WIRED CERTIFIED	.....	GOLD



ACC II AVAILABILITIES



AVENTURA CORPORATE CENTER II

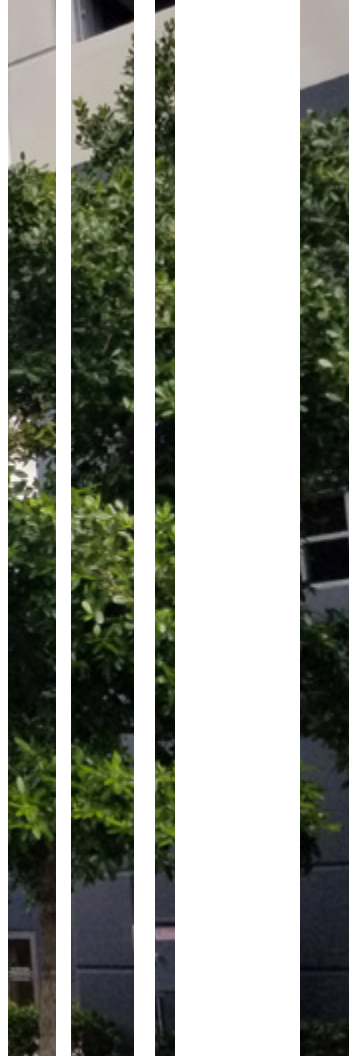
AVENTURA CORPORATE CENTER III

20807 BISCAYNE BLVD

RENTABLE AREA	.....	±91,400 SF
STORIES	.....	6
FLOOR PLATES	.....	15,250 SF
PARKING	.....	3.7/1,000 SF
CEILING HEIGHTS	.....	14' SLAB-TO-SLAB
WIRE CERTIFIED	.....	GOLD



ACC III AVAILABILITIES



AVENTURA CORPORATE CENTER III

AMENITIES WITH MEANING

At Aventura Corporate Center, we take pride in providing our tenants with a wealth of meaningful amenities that foster a thriving work environment.

On-site Café: Enjoy the convenience of a cafe within the corporate center, providing a variety of food and beverage options for employees and visitors.

EV Charging Stations: Promoting sustainability and eco-friendly practices, EV charging stations are available for electric vehicle owners.

Conference Room: Well-equipped conference room offers a professional setting for meetings, presentations, and collaborative discussions.





WIRED CERTIFIED PLATINUM

The Aventura Corporate Center buildings are the only commercial properties in Aventura, FL that provide platinum level connectivity to tenants. Only 10% of buildings achieve the highest rating.

To achieve Wired Score certification a building must meet a rigorous set of standards:

- Point of entry planning
- Secure telecommunications rooms
- Planning and design
- Mobile plan for each building
- Access to top tier providers
- Best Practices





AVENTURA CORPORATE CENTER

20801-20807 Biscayne Blvd, Aventura, FL 33180
aventuracorporatecenter.com

FOR OFFICE LEASING OPPORTUNITIES:

CHRISTINA STINE JOLLEY

954-395-2112
CHRISTINA.JOLLEY@BLANCACRE.COM

NICOLE KAISER

305-913-0772
NICOLE.KAISER@BLANCACRE.COM



BLANCA COMMERCIAL REAL ESTATE, INC.
LICENSED REAL ESTATE BROKER | BLANCACRE.COM