

An aerial photograph of the Two 10 Aventura building, a modern glass skyscraper with a blue-tinted facade. The building is situated in a lush, green urban environment with palm trees and other tropical vegetation. In the background, other high-rise buildings and a clear blue sky are visible. The building's name, "TWO 10 AVENTURA", is visible on its upper facade.

TWO 10
AVENTURA

**AN INTERNATIONALLY
RENOWNED ADDRESS
CITY OF AVENTURA**

21001 Biscayne Blvd.
Aventura, FL 33180

WWW.TWO10AVENTURA.COM

ARTIST RENDERING



AN INTERNATIONALLY RENOWNED ADDRESS CITY OF AVENTURA

Steps from international hotels, restaurants, and world-class retail, TWO10 is central to the conveniences required to meet the needs of today's discerning business owner.

TWO10 offers that rare opportunity to own a part of something special. Think of it as an attractive investment at a world-class address where work styles and lifestyles become one.

ARTIST RENDERING

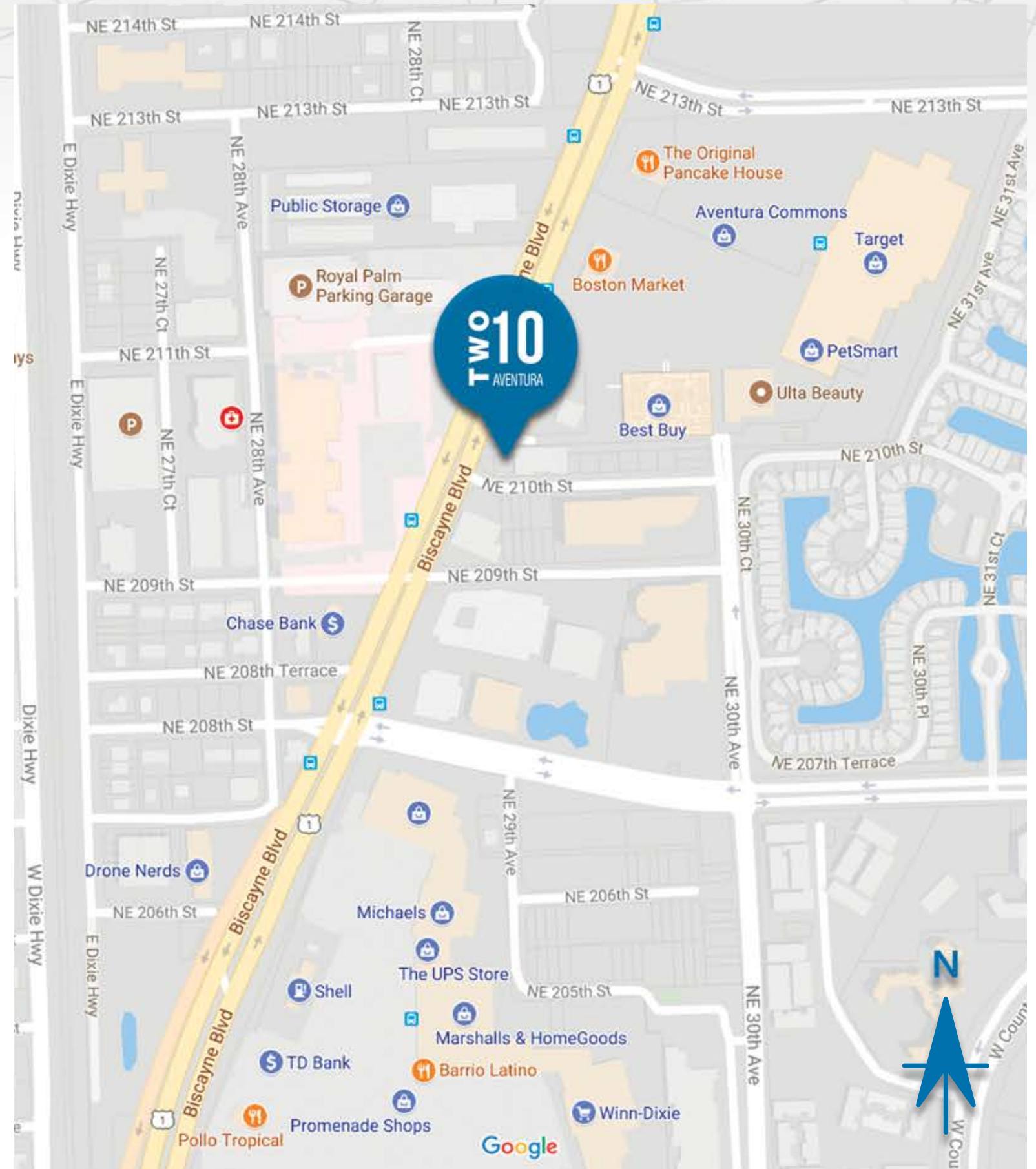
LOCATION NEIGHBORHOOD

Owning in Two10 Aventura is to invest in the City of Aventura, South Florida's most prosperous new metropolis. With a thriving economy and tremendous development in the private and public sectors, more and more people are choosing Aventura as their home and place of business.

Aventura's desirable location on the Intra-coastal Waterway in northeast Miami-Dade County is one of the city's major attractions. Situated among sparkling bays and just over the bridge from sandy beaches, Aventura is conveniently located between South Florida's two most vibrant metropolitan areas; the many cultural and industrial features of Miami and Fort Lauderdale are readily accessible, yet their stresses and strains easily avoided. Fabulous amenities abound in the city of Aventura, such as the posh Turnberry Resort and Golf Club and the world-renowned Aventura Mall. First-rate parks, theatres and schools enhance this popular city's appeal while its full-service municipality and diverse demographic base, recognized internationally, is a premier location to live, work and play.

ADDRESS

21001 Biscayne Blvd.
Aventura, FL 33180



THE BUILDING

- 100,000 RSF Class "A" condominium
- Contemporary lobby, elegantly designed with 17 foot ceilings, granite, wood, steel and glass
- Panoramic views of the Atlantic Ocean, Turnberry Golf course, Gulfstream Park and surrounding tropical landscaping
- "The Plaza", a grand two-story covered atrium, was designed with landscaping, benches to provide a pleasant outdoor space. It is an impressive architectural feature that the Florida weather and this Class "A" building deserves
- On-site coffee shop
- Covered parking at a ratio of 4 spaces per 1,000 square feet (see your salesperson for parking assignment details)
- Drop-off and pick-up area.
- Landscape accessible rooftop terrace
- 2,000 RSF retail at ground floor
- Wi-Fi connected common areas
- Bike racks and showers for daily commuters
- Electric vehicle charging stations
- Exercise Room
- **LEED GOLD** Certified.

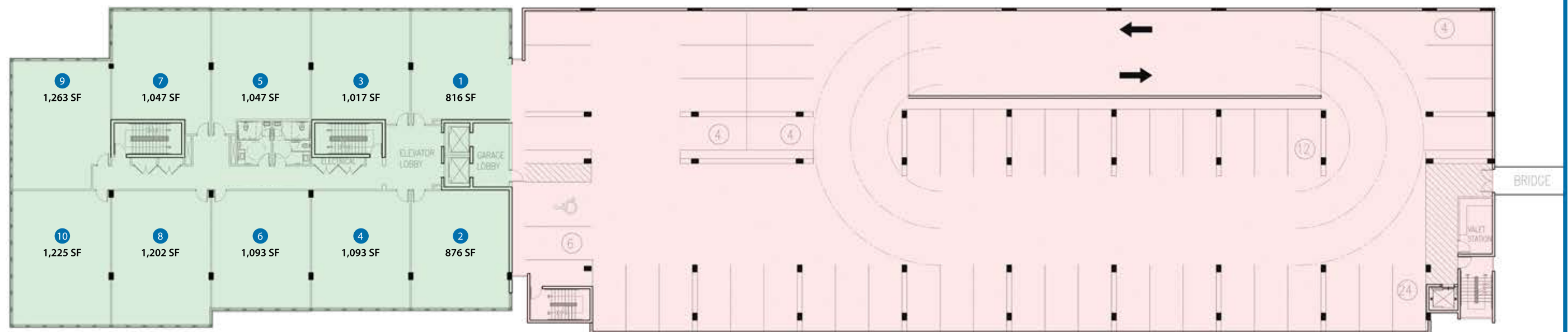


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AVENTURA

ARTIST RENDERING

TYPICAL OFFICE AND PARKING GARAGE FLOORPLAN 2ND-5TH

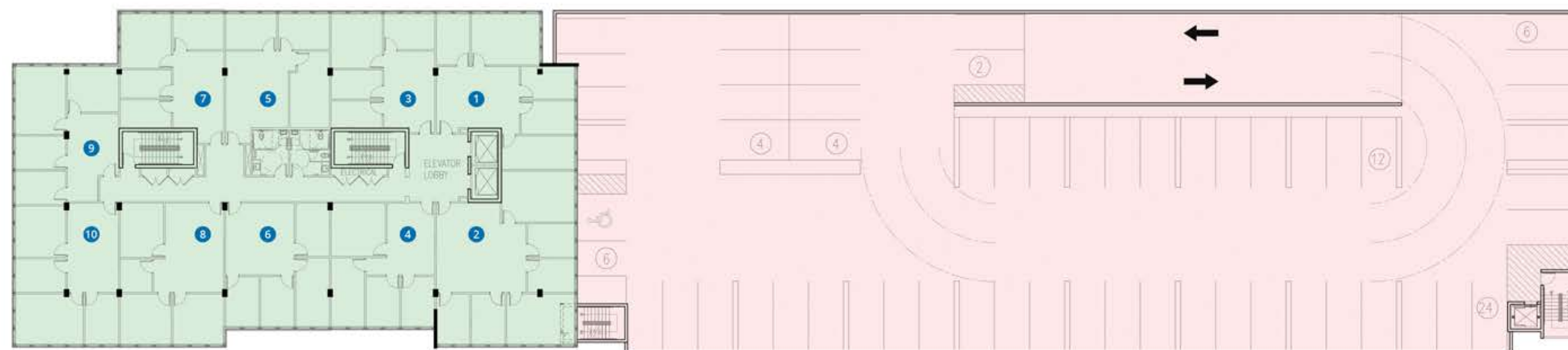
BISCAYNE BLVD.



210TH STREET

TYPICAL OFFICE FLOOR PLAN (6TH-9TH)

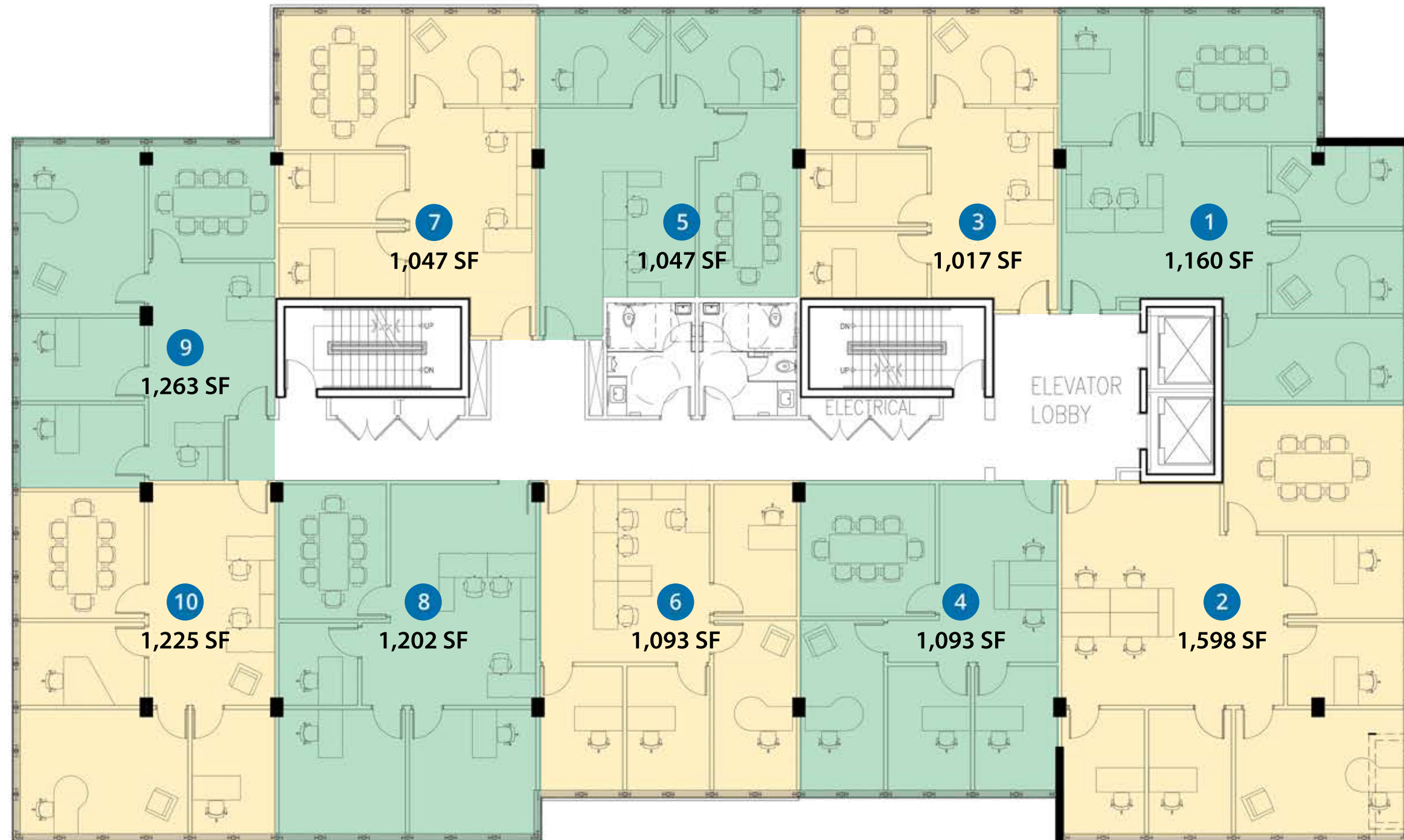
BISCAYNE BLVD.



210TH STREET



TYPICAL OFFICE FLOOR PLAN 6TH-9TH



ALL AREAS MEASURED ACCORDING TO BOMA CALCULATIONS



CLASS "A" OFFICE BUILDING

Let your business shine with ownership in the Class "A" office building, TWO10 Aventura. Inspire your associates by providing a working environment where the atmosphere is comfortable, the building is safe and the technology is cutting-edge. Impress your clients with flowing, modern architecture, an airy courtyard, and an office that exudes professionalism and success.

- Well-designed floor plans offer a highly efficient core area with column spacing for efficient and flexible layouts.
- Customize your office from 1020 to 10,500 square feet.
- Suites are purchased as demised spaces with open floor plan for owners to complete their tenant improvements and construct their own desired floor plan layout.
- Each unit is separately metered to provide full control over suite air conditioning hours and energy usage.
- 12'0" ceiling height in offices
- Two high-speed elevators
- Floor to Ceiling Hurricane-proof windows

BENEFITS OF OWNERSHIP

SIGNIFICANT SAVINGS

The annual cost of office condominium ownership is historically less than the cost of leasing. Current market lease rates far exceed the annual office condominium carrying costs, including common charges, real estate taxes and if applicable, mortgage payments.

ATTRACTIVE FINANCING COSTS

There are a variety of financing options that make owning an office condominium more affordable for businesses and non-profit organizations. Interest rates remain very low, and borrowers can often find loans as high as 90% loan-to-value, including construction costs.

REAL ESTATE AND SALE TAXES

Many non-profit and government organizations are exempt from paying real estate taxes when they own and occupy an office condominium. Tenants leasing office space are required to pay sales tax regardless of their status.

PERMANENT UPGRADES

From office furniture to glass conference rooms, designing and building an office space involves significant capital. When a business cannot renew their lease, they lose their investment and have to expend further capital to move and improve elsewhere. By owning office space, a business can justify a higher-end build-out that increases their competitive edge and improves the value of their real estate.

STABILIZED OCCUPANCY COSTS

Office condominium owners are insulated from the escalating and unpredictable costs of leasing office space. An office condominium owner's occupancy costs remain stable and predictable, allowing for precise operating expense projections and easy budgeting, whereas tenants leasing office space are subject to the fluctuations of the leasing market and whims of landlords who may have conflicting objectives.

INVESTORS

With the wild fluctuations in the financial market, many investors are looking for a safe place to put their money. Stable, predictable investment vehicles are increasingly hard to find. One of the best investment vehicles is an income-producing office condominium unit.

OWNERS

The demand from buyers far outweighs the supply of available office condominiums. Typical buyers include non-profits, doctors, jewelers, small businesses, foreign companies and investors. Buyers will pay a significantly higher price to purchase an office condominium than what the building would sell for as a whole.



LOCATION





TWO10
AVENTURA

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Oral Representations can not be relied upon as correctly stating the representations of the developer, for correct representations, make reference to the purchase agreement and the documents required by section 718.503 Florida statutes, to be furnished by the developer to a buyer or lessee, not an offering prohibited by law

ARTISTS RENDERING