



BEACON TOWER AVENTURA | UNIT 1201

OFFICE BUILDING FOR SALE & LEASE

20200 W DIXIE HWY # 1201



+ PROPERTY TYPE

Office

+ PROPERTY SIZE

855 SF

+ AVAILABLE

for Lease & Sale

+ SALE PRICE

\$550,000

PROPERTY OVERVIEW

FA Commercial is pleased to present this office condo strategically located across from the high-speed rail line's Brightline Trains Aventura Station in the rapidly expanding Aventura business district. A benefit of opening an office in Aventura is the thriving business community. Aventura is home to a wide range of businesses, including small start-ups, large corporations, and everything in between.

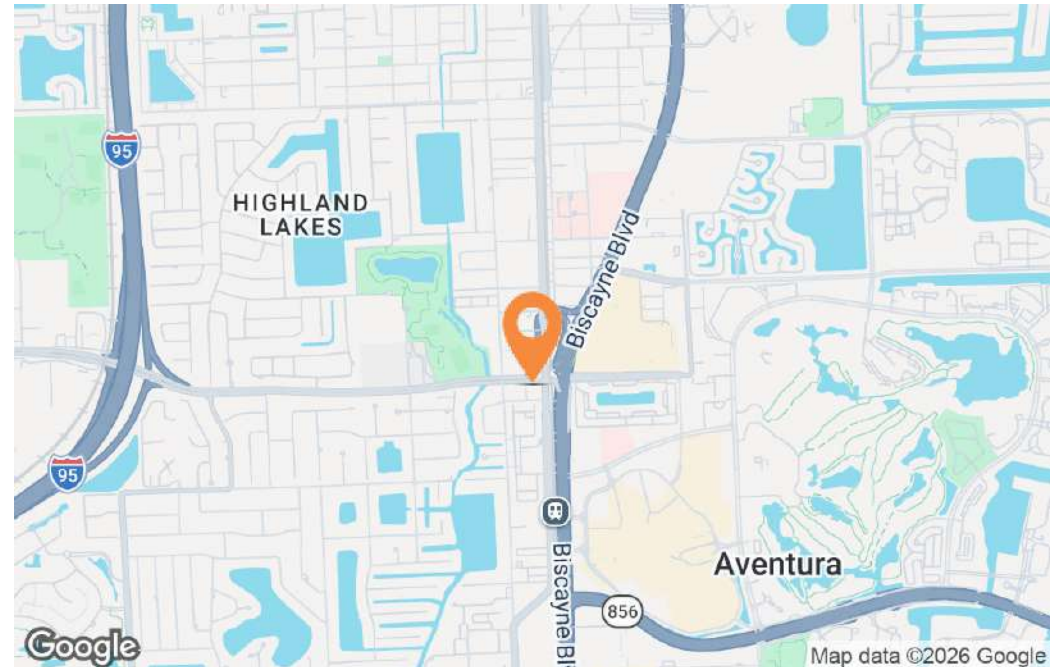
PROPERTY HIGHLIGHTS

- Tenant in place for 1 year
- Close to Biscayne Boulevard
- 24 Hour Access
- Property Manager on Site
- Security System
- Reception

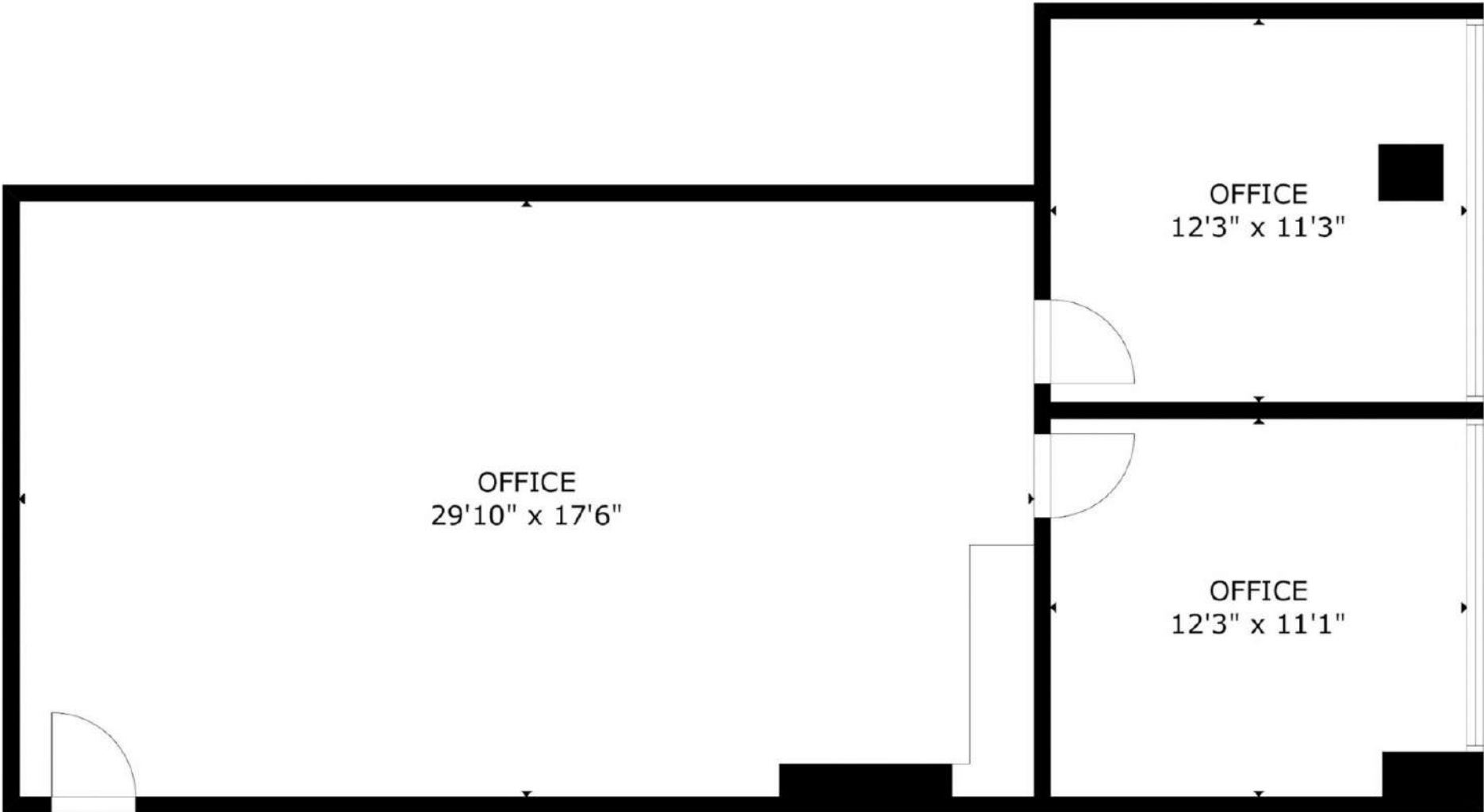
 Matterport®

360°

WALK 3D VIRTUAL
PROPERTY TOUR







GROSS INTERNAL AREA
TOTAL: 810 sq.ft
FLOOR 1: 810 sq.ft

SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY

FLOOR 1









SUBJECT PROPERTY

Ives Dairy Rd

Biscayne Blvd

brightline

W Dixie Hwy

SUBJECT PROPERTY

NE 26th Ave

Ives Dairy Rd



SUBJECT PROPERTY

W Dixie Hwy

Ives Dairy Rd

brightline

ER for Every Price Point





Aventura Mall



Aventura Circle



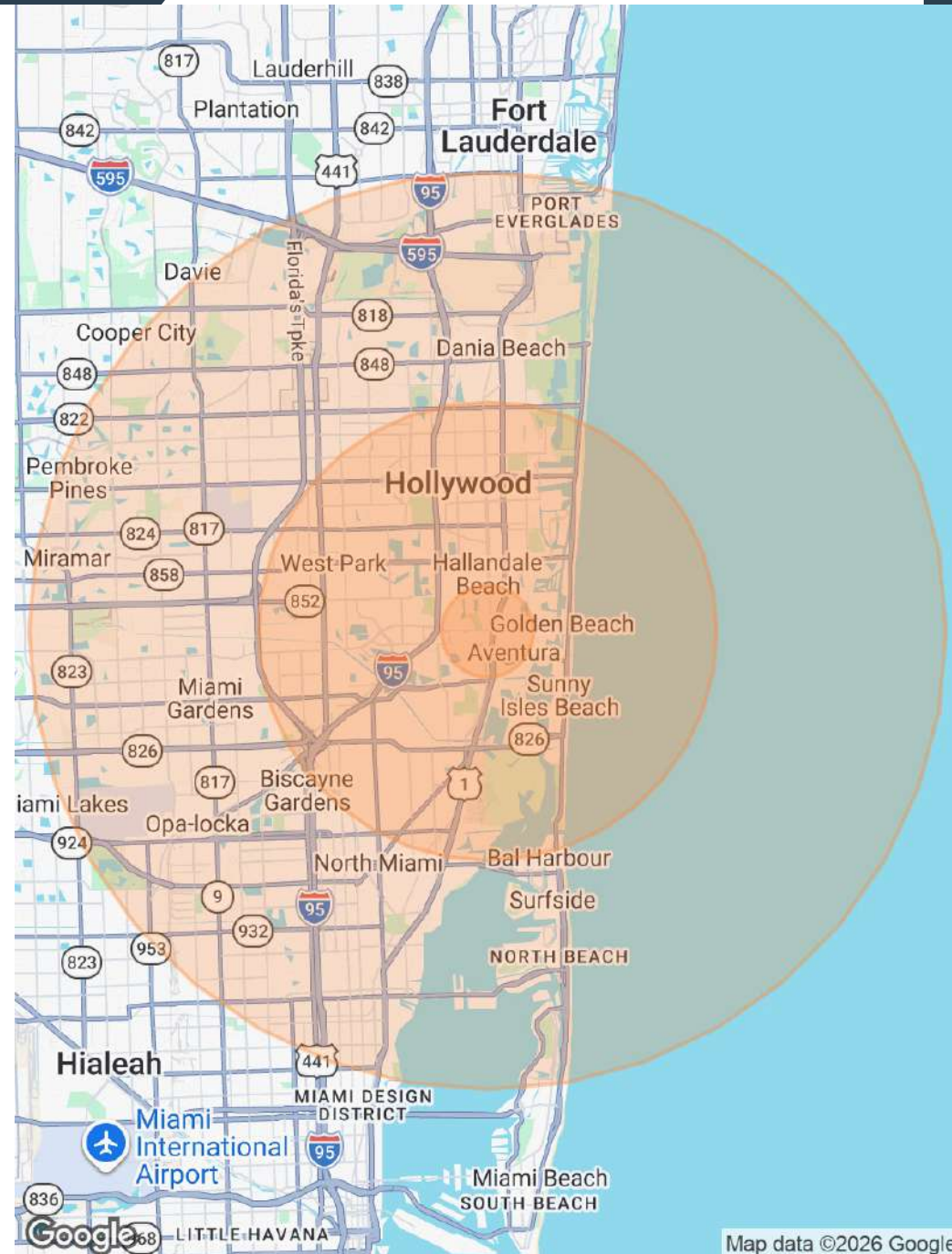
Haulover Park



Peninsula II Gardens

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	15,952	408,221	1,110,310
Average Age	45.7	41.1	39.7
Average Age (Male)	44.3	39.6	38.1
Average Age (Female)	45.9	42.3	41.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	8,244	205,026	475,693
# of Persons per HH	1.9	2.0	2.3
Average HH Income	\$85,115	\$56,357	\$61,546
Average House Value	\$390,317	\$281,269	\$276,206
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	41.3%	35.0%	39.0%
RACE	1 MILE	5 MILES	10 MILES
Total Population - White	13,186	215,405	543,166
Total Population - Black	1,062	144,465	406,733
Total Population - Asian	257	6,484	21,849
Total Population - Hawaiian	0	75	699
Total Population - American Indian	0	944	2,883
Total Population - Other	303	11,134	55,790

2020 American Community Survey (ACS)



Map data ©2026 Google

OUR SERVICES

FA Commercial is a specialized team led by Fabio & Sebastian Faerman focusing on investment sales, landlord & tenant representation, market analysis, site selection, strategy selection, and portfolio overview.

Furthermore, our approach is distinctive, comprehensive, and thorough. We capitalize on opportunities and provide clients with strategies for their real estate properties.

Fabio Faerman is the director of the commercial division at Fortune International Realty where he has been the top producer 10 years in a row. Since 2002 Fabio and his team have sold over \$1 Billion in assets across South Florida.

INVESTMENT SALES

Mitigating risk and maximizing value for clients using holistic commercial real estate services plus implementing robust and personalized marketing strategies.

OWNER REPRESENTATION

Providing unparalleled representation for property owners, connecting owners with tenants, enhancing the tenant mix, and creating property specific-solutions.

TENANT REPRESENTATION

Advising tenants on market trends, demographic analysis, site selection and lease negotiation tactics to assist clients when deciding on their investment.

FA Commercial is the expert leading with both **landlord and tenant representation**.





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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by FA Commercial Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.

SPYRO

Presented By:

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