



Aventura Office Plaza

Investor Offering Memorandum

Offering

This investment opportunity is centered around the development of a 76,126 rentable square foot Medical Office Building that is strategically located on the border of Hallandale and Aventura, Florida. The project is **Site Plan Approved** and the site work permit has been pulled. This development will significantly contribute to meeting the growing demand for Medical Office Space in the Northern Miami/Broward County area.

Project Specifications

- **Gross Sqft:** 90,813 sqft
- **Net Rentable Sqft:** 76,126
- **Land Size:** 1.36 Acres
- **Location:** Hallandale Beach, FL



Location Overview

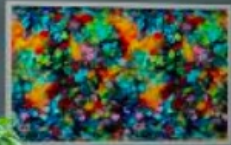
The office market in Hallandale, Florida, has experienced a significant upswing, marking it as a booming sector within the region. Driven by a combination of robust economic growth, strategic location, and a thriving ecosystem of professionals, Hallandale, along with the Aventura area, has emerged as a coveted destination for businesses seeking premium office spaces. This surge is characterized by remarkably high rents and an increased interest from developers looking to capitalize on the area's burgeoning demand. The office market's vibrancy is reflected in the significantly high rents commanded by properties in the area. These rents are indicative of the high demand and the premium value placed on office spaces within the Hallandale/Aventura corridor. Furthermore, developers have taken keen interest in this market, recognizing the potential for lucrative returns on investments in office buildings. This interest is driven by the ongoing demand for modern, well-equipped office spaces that can accommodate the needs of dynamic and growing businesses.



**Subject
Property**
1.37 acres



Hallard & Medical Plaza







 **LEVEL 6**
◀ TERRACE SUITES ▶

EXIT

A

B





2 Forum Aventura



19790 W Dixie Hwy
96,000 SF / 14 Stories
Rent/SF \$62.00, Vacancy 4.5%
Owner: Bergamasco LLC



5 The White Tower



21550 Biscayne Blvd
84,401 SF / 9 Stories
Rent/SF \$60.00, Vacancy 18.9%
Owner: Inmobiliara Brom



8 Aventura Medical Tower



2801 NE 213th St
105,000 SF / 12 Stories
Rent/SF \$57.09, Vacancy 15.0%
Owner: FIP Realty Services, LLC



1 21290 Biscayne



104,000 SF / 4 Stories
Rent/SF \$62.09, Vacancy 0%
Owner: -



1212 Aventura- Office/Retail



21290 Biscayne Blvd
104,000 SF / 4 Stories
Rent/SF \$63.18, Vacancy 38.6%
Owner: Pottery International Village



Rental Comps

Average Rent Per Sqft

\$60.00/sqft

Site Plan

