



Wolf Co.
REAL ESTATE

ONE AVENTURA

FOR SALE

20900 NE 30th Ave, Aventura, FL



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OFFICE CONDO FOR SALE

Suite 401 - 1,355 SF

Welcome to One Aventura, where sophistication meets convenience in the heart of Aventura. This beautifully built-out and furnished office condo offers a seamless blend of modern design and functionality, situated within the ultra-modern and sleek 110,000 square foot office building.

Convenience is paramount with attached covered garage parking, boasting over 4/1000 parking space ratio, ensuring hassle-free access for you and your clients. Enjoy the luxury of on-site amenities including a café and bank, enhancing productivity and convenience throughout your workday.

Nestled within walking distance of Aventura Park Square, you'll find yourself amidst a vibrant community hub featuring renowned establishments such as Pura Vida, Mister O1, Barry's Bootcamp, Ruth's Chris, Graziano's, and Starbucks. Additionally, convenience is at your doorstep with Whole Foods and Target just a short distance away.

With Aventura Mall a mere three minutes away and Aventura Hospital just a minute's drive, this location offers unparalleled accessibility and convenience. Plus, indulge in serene water views towards the ocean, elevating your workspace ambiance and providing a tranquil environment conducive to productivity.

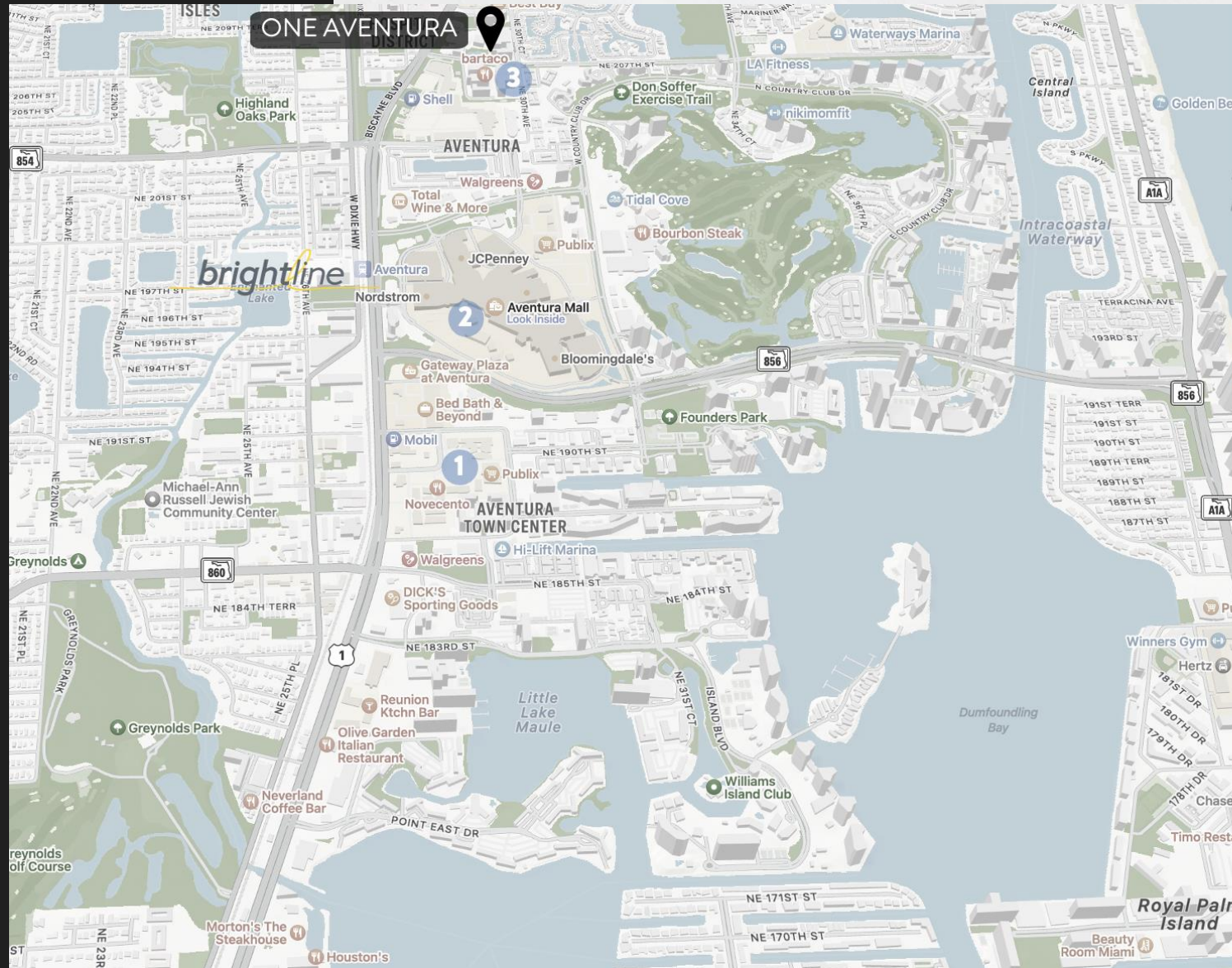
This is more than just an office space; it's a gateway to success in the heart of Aventura. Don't miss the opportunity to secure your spot in the best-located Class A office condo building in the area. Act now, as this prime space with its breathtaking views and unbeatable location will not last long.







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- 1 Town Center Aventura
 - Bolay
 - Chipotle
 - Just Salad
- 2 Aventura Mall
 - Tap 42
 - Ceviche 105
 - Serafina
 - Divieto
- 3 Aventura Parksquare
 - Pura Vida
 - Casa D'Angelo
 - Ruth's Chris Steak House

Location



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A Thriving Hub for Business and Lifestyle

Aventura, often called the "City of Excellence," is a dynamic and upscale suburban city located on South Florida's Atlantic coast. Strategically positioned between Miami and Fort Lauderdale, Aventura offers a sophisticated lifestyle, robust economy, and excellent connectivity, making it an attractive location for businesses and residents alike.

The Vibe

Lifestyle and Amenities:

World-Class Shopping and Dining: Beyond the Aventura Mall, the city boasts an array of upscale restaurants, from casual eateries to fine dining establishments, offering diverse cuisines.

Parks and Green Spaces: Aventura provides numerous parks, including Founders Park (with walking trails, playgrounds, and a splash pad) and Waterways Park (scenic waterfront views). The Don Soffer Exercise Trail, a 3-mile paved loop, is popular for walking, jogging, and biking.

Arts and Culture: The Aventura Arts & Cultural Center hosts concerts, theatrical productions, and cultural events. The Aventura Mall itself features impressive public art installations.

Neighborhood Snapshot





Recreation and Wellness: Residents enjoy access to world-class amenities at the JW Marriott Miami Turnberry Resort & Spa, including championship golf courses, tennis clubs, and the Tidal Cove Waterpark. Various gyms, spas, and wellness centers are also available.

Education: Aventura is home to top-rated schools, a key factor for families considering the area.

Community Feel: Despite its urban sophistication, Aventura maintains a strong sense of community, offering a balanced and fulfilling lifestyle.

Demographics and Workforce:

Population: Approximately 42,400 residents (as of 2025).

Median Age: 48-50 years old, indicating a mature and established community.

Household Income: Median household income of \$83,777 (2025), significantly higher than the national average.

Education: A highly educated workforce; a significant portion of the labor force holds college degrees, with 30.78% having a bachelor's degree and 22.35% a graduate degree (as of 2025).

Diversity: Aventura is a diverse city with a significant foreign-born population (over 50%). White (Non-Hispanic) accounts for 47.3%, while Hispanic residents comprise about 45% of the population, including White (Hispanic) and Two Races Including Other (Hispanic).

Workforce: White-collar workers make up a substantial 91.6% of the working population, indicating a professional environment. Key employment sectors include healthcare, finance, retail, and real estate.



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