

COUNTRY CLUB CENTER

FOR LEASE

19950 W Country Club Dr, Aventura, FL



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Suite 901 – Country Club Center

Introducing Suite 901, a Premier office opportunity in the prestigious Country Club Center — now available for lease.

Lobby being fully renovated.

Size: 5,471 SF

Base Rent: \$43/SF NNN

Availability: October 1st

Condition: Fully Furnished Positioned as a portion of the Wells Fargo suite, this high-floor space offers breathtaking views overlooking the golf course and east toward the ocean. The suite includes covered garage parking with direct elevator access located right in front of the suite entrance, providing unparalleled convenience for your team and clients. This is a rare opportunity to join one of the highest-profile tenant rosters in the Aventura market in a professionally maintained, Class A office building.





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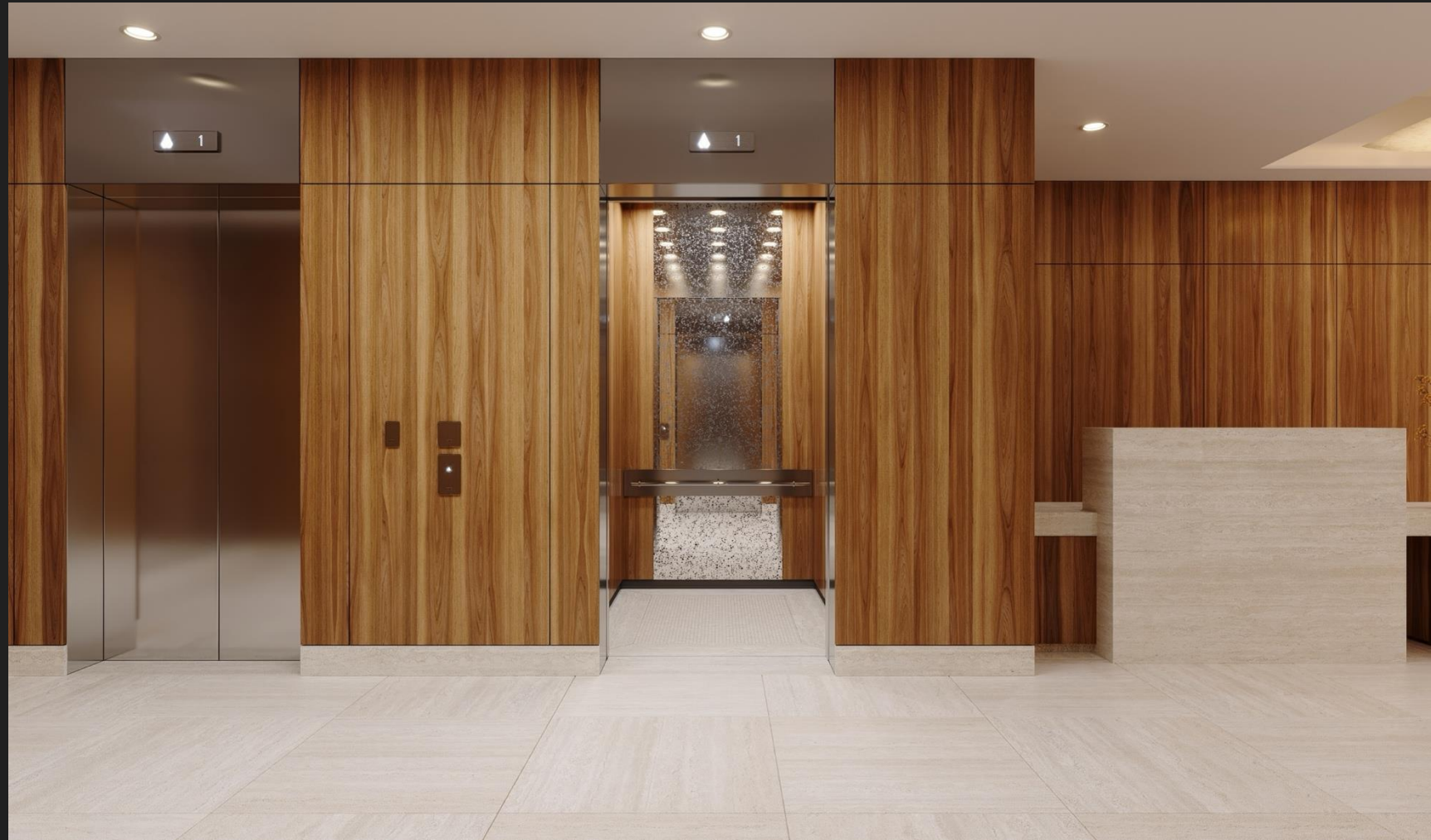
Lobby Renovation Rendering





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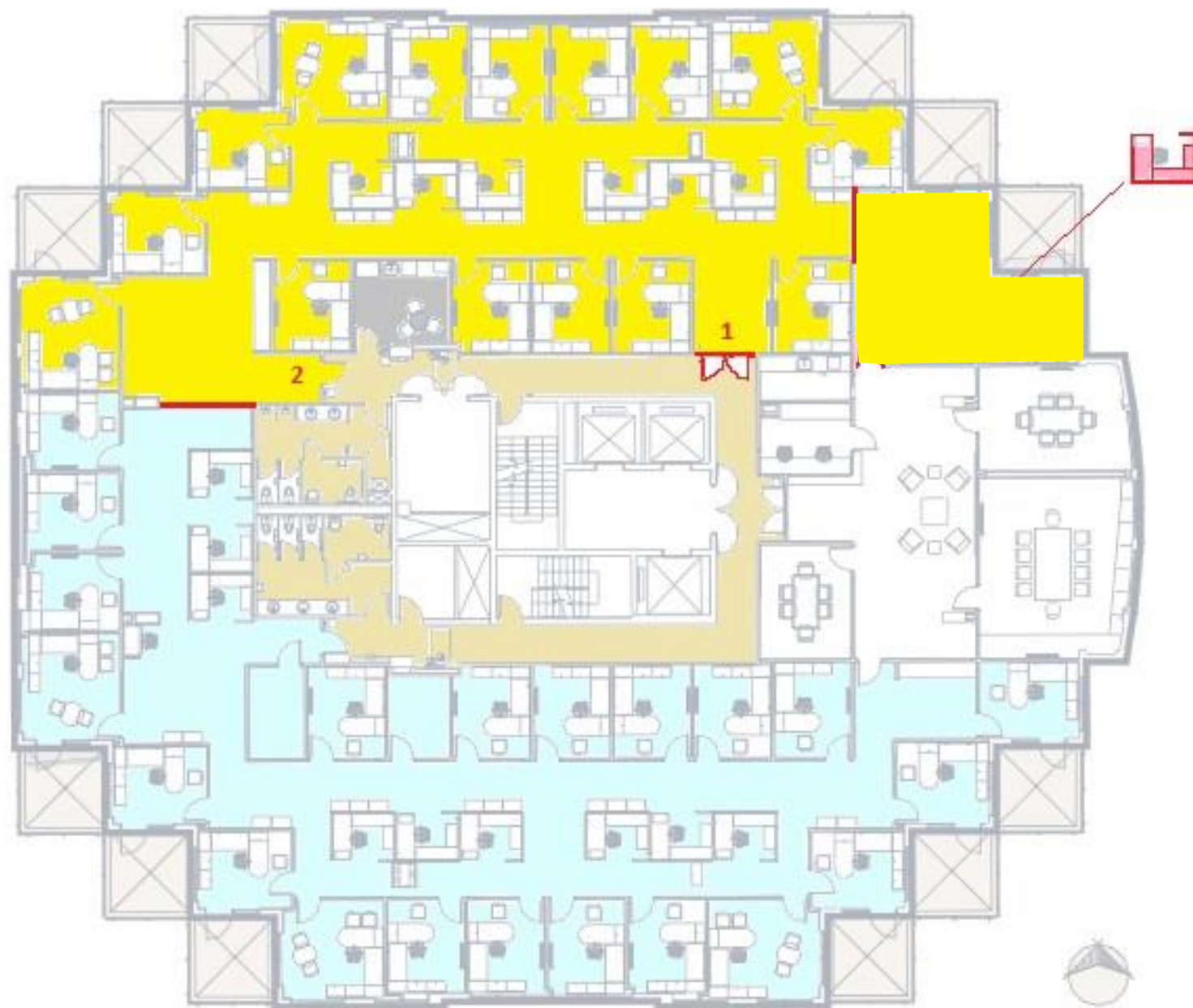
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Floor Plan





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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 39,400 residents (as of 2023).

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

Household Income: Median household income of \$82,777 (2023), 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 2023).

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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FOR LEASING OPPORTUNITIES, CONTACT:

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