

FOREST TRAVEL BUILDING

FOR LEASE

2420 NE Miami Gardens Dr, Miami, FL 33180



Premier Boutique Office Opportunity

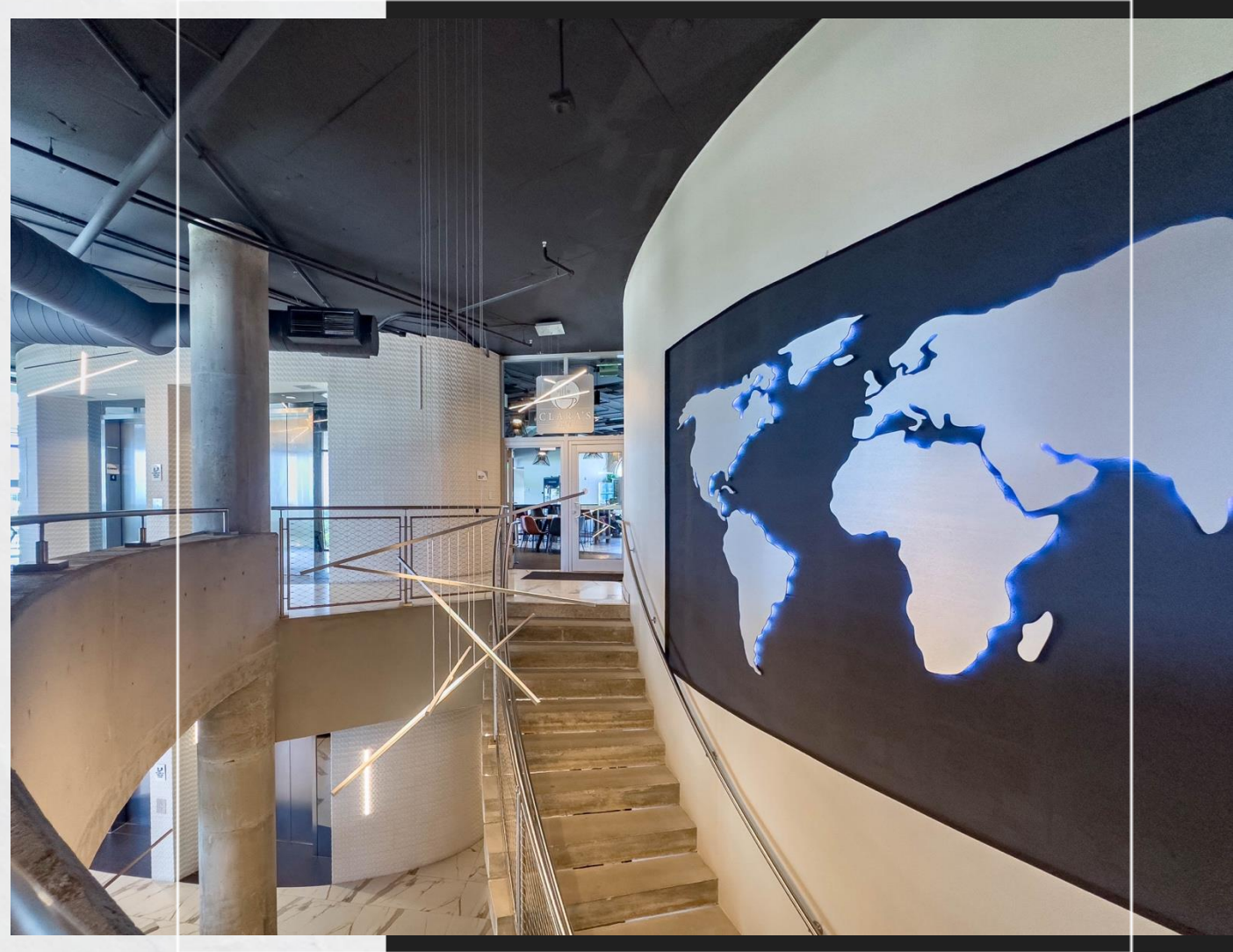
Discover the future of work at the Forest Travel Building, a stunning, newly constructed, "all-glass" architectural masterpiece perfectly situated in the heart of Aventura. We are pleased to offer the exclusive opportunity to lease the entire building, providing your business with unparalleled privacy, prestige, and a bespoke environment designed for success.

Distinctive Design & Modern Amenities:

This boutique building sets itself apart with its striking contemporary design and a host of amenities crafted to enhance the employee experience. Your team will appreciate the convenience of assigned or valet parking. A truly unique feature is the expansive 1,000 SF lunchroom, offering both interior and exterior seating with captivating views of showcased parrots, providing a tranquil and inspiring break space. The building is secured, ensuring peace of mind for all occupants.

Unrivaled Location & Accessibility:

Boasting Aventura's best location, the Forest Travel Building offers exceptional walkability to over 20 diverse restaurants and coffee shops, providing unparalleled convenience for your team and clients. Enjoy seamless access to the vibrant Aventura Market and benefit from great exposure just minutes from the world-renowned Aventura Mall and the bustling Aventura Biscayne Boulevard Retail Corridor.





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Exceptional Common Areas & Additional Opportunities:

Beyond the private office spaces, the Forest Travel Building offers meticulously designed common areas for enhanced collaboration and enjoyment:

Spacious Luncheon Area: Over 1,000 sq ft of dedicated luncheon space, complete with modern appliances, perfect for daily meals or informal gatherings.

Panoramic Terrace: A breathtaking 2,000 sq ft terrace offering stunning views of Aventura, an ideal setting for breaks, informal meetings, or simply enjoying the South Florida sunshine.

For added flexibility and premium experiences, the following are available at an additional fee:

Two State-of-the-Art Conference Rooms: Fully equipped for your professional meeting needs.

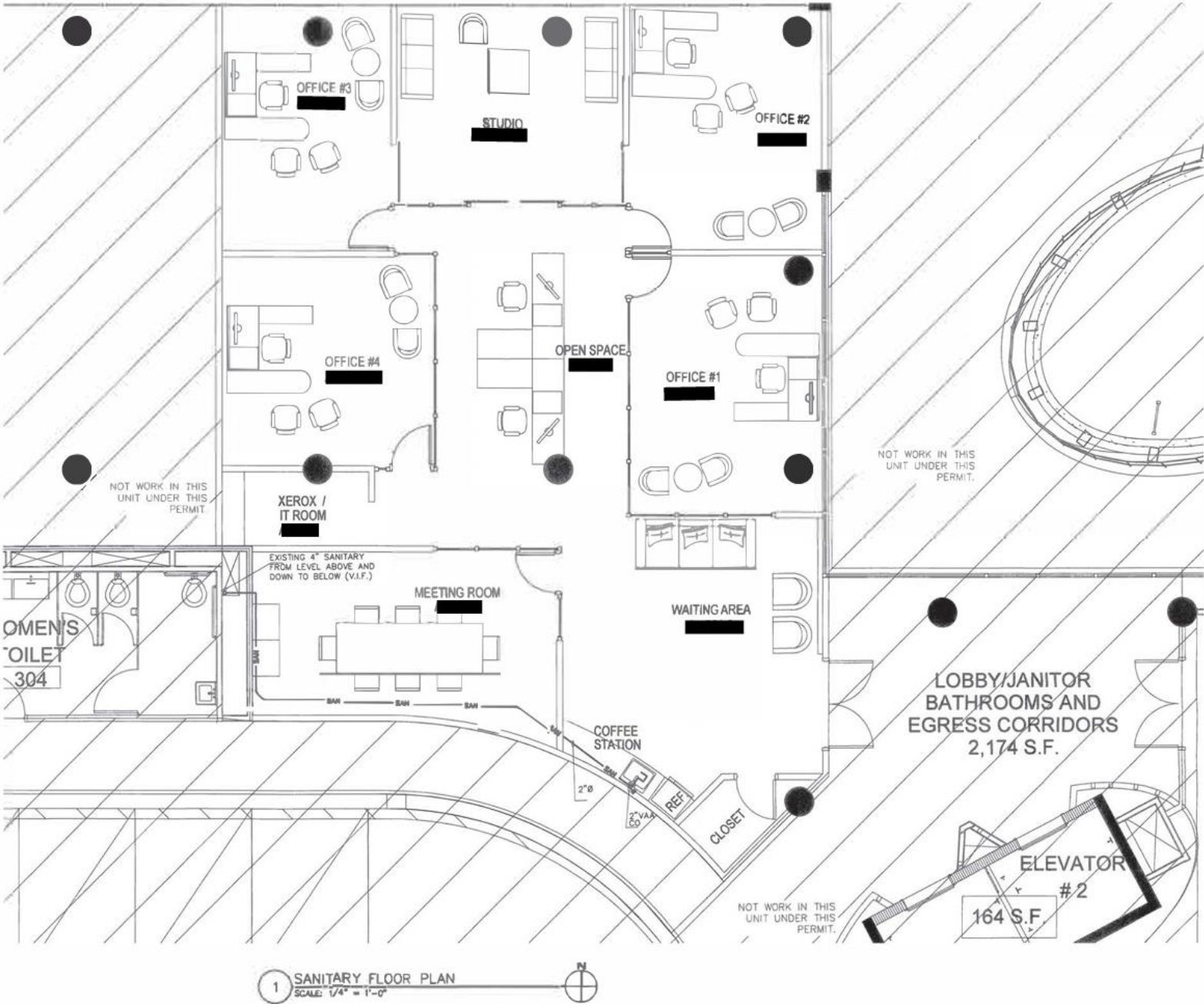
Exclusive Rooftop Event Space: Host unforgettable corporate events or social gatherings on our spectacular rooftop after office hours, offering unparalleled views and ambiance.

The Forest Travel Building is more than just an office space; it's a statement of sophistication and a strategic advantage for your business. Secure your place in Aventura's most distinctive new address.



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**Floor Plan
Suite
201
2,586 SF**



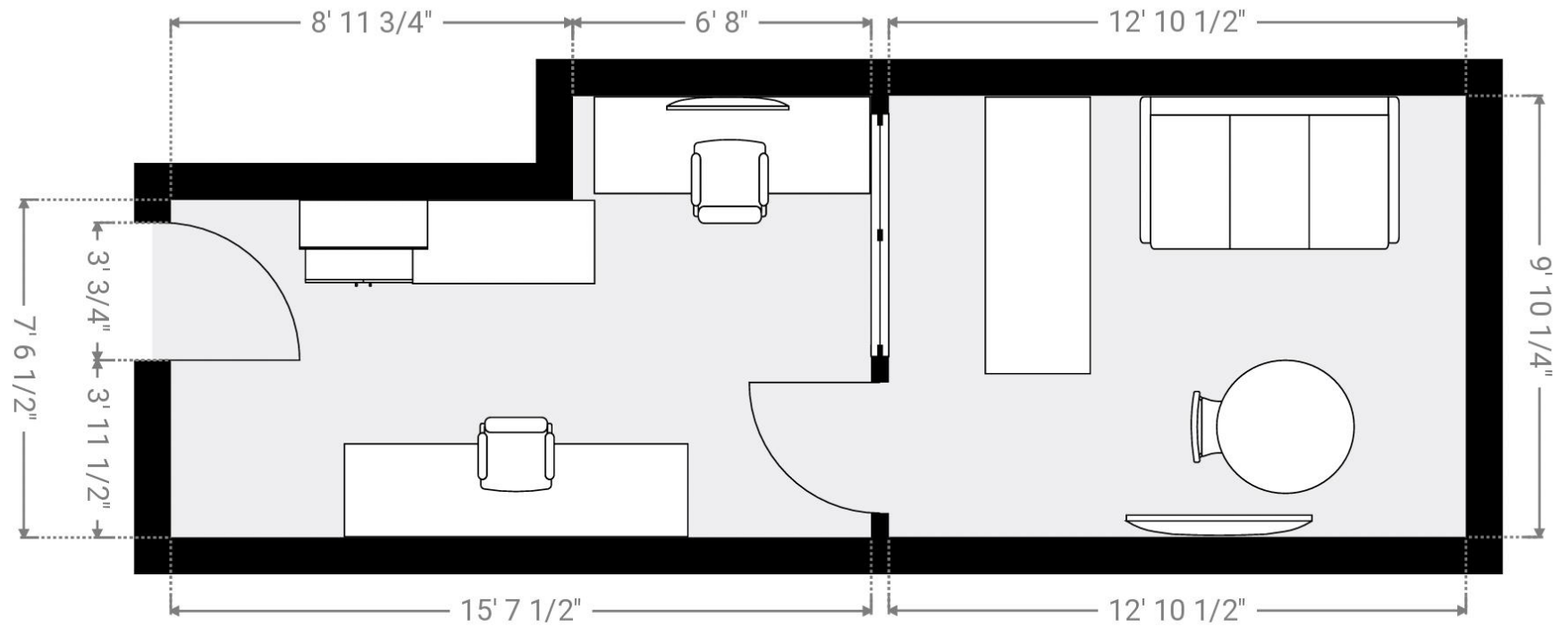


This floor plan shows a rectangular office space with overall dimensions of 23'8" by 27'7". The layout includes a reception area at the top with a curved desk and two chairs. A central area contains a large rectangular table with four chairs. To the left, there is a desk with two chairs and a set of stairs. The bottom right corner features a curved desk with two chairs. The plan is annotated with numerous dimensions for walls, furniture, and clearances, such as 26'5 1/4" for the top wall, 20'8" for the top wall minus a section, and 4'10" for a small alcove. Other dimensions include 4'7", 1 1/2", 5'6", 1/2", 4'5", 1/4", 15'9", 9'11", 5", 3'3", 1 1/4", 1 1/2", 3'3", 17'2", 1 1/4", 23'8", 4', 3'3", 3/4", 4', 27'7", 4'5", 1/4", 4'7", 1 1/2", 5'6", 1/2", 26'5 1/4", 20'8", 4'10", 15'9", 9'11", 5", 3'3", 1 1/4", 1 1/2", 3'3", 17'2", 1 1/4", 23'8", 4', 3'3", 3/4", 4'.



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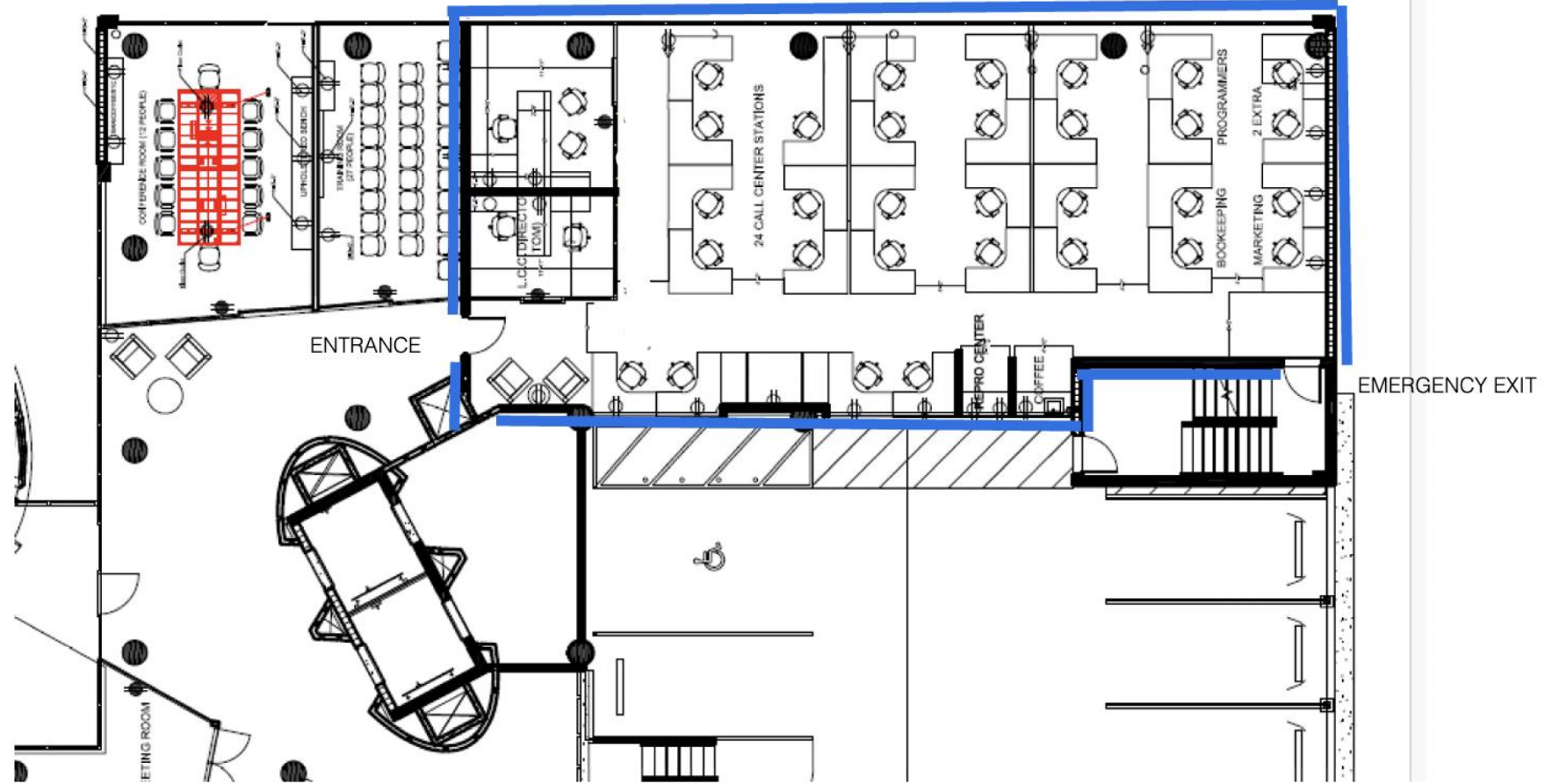
**Floor Plan
Suite
203c
428 SF**





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**Floor Plan
Suite
300
2,633 SF**





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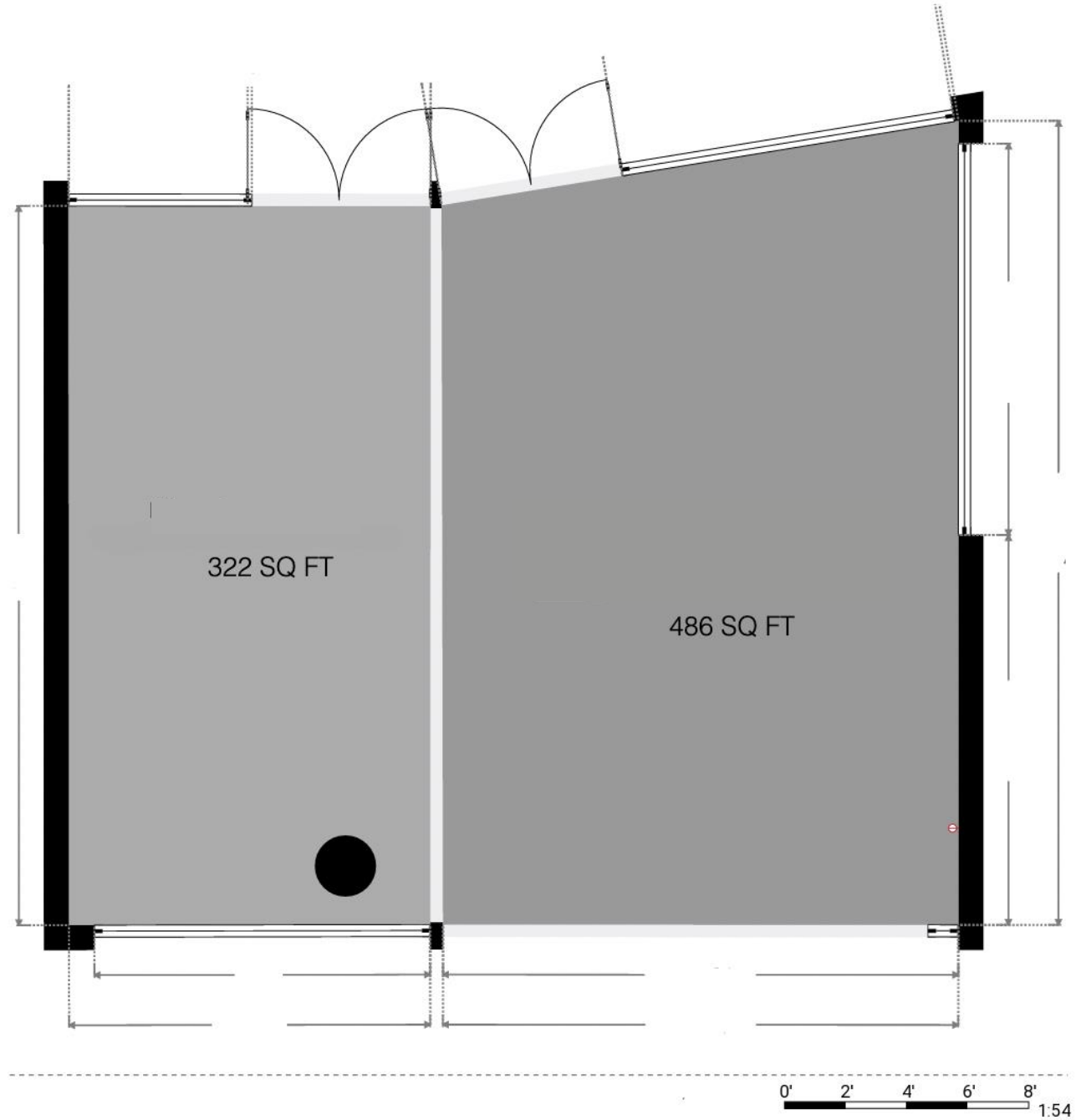
**Floor Plan
Suite
302
2,506 SF**





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**Floor Plan
Suite
303a - 303b
808 SF**





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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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