

O TOWERS



THE ART  
OF WORK







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**THE ONYX TOWER**  
1010 South Federal Hwy  
28 Stories 285,938 SF



**THE WHITE TOWER**  
21500 Biscayne Blvd.  
9 Stories 84,401 SF



**THE RED TOWER**  
21550 Biscayne Blvd.  
4 Stories 29,621 SF





O TOWERS® IS THE FUTURE OF WORK BUILT  
FOR THE EVOLVING NEEDS OF **MODERN  
PROFESSIONALS**, WITH LANDMARK  
ARCHITECTURE, UNRIVALED AMENITIES  
AND LONG-TERM FOCUS, OUR APPROACH  
IS **ANYTHING BUT ORDINARY.**



THE WHITE TOWER







## KEY FEATURES

- Three Class A office towers in one fully integrated campus
- Approximately 400,000 square feet of top-quality office space
- Floorplates ranging from 7,454 SF to 15,200 SF
- Ample parking, including valet service
- 24/7 security and controlled access
- On-site ownership and property management









## PREMIER **AMENITIES**

- Over one acre of collaborative green spaces
- Wi-Fi connected indoor and outdoor common areas
- State-of-the-art fitness center
- Jogging trail
- Rooftop lap pool
- Tenant multi-purpose/conference room
- Full building backup generator for business continuity (The Onyx Tower)
- On-site signature restaurant and café
- Tenant car wash service located in the garage

## UNMATCHED **SUSTAINABILITY**

- LEED platinum certified
- Solar panels
- Electric car chargers
- Rainwater recycling system



○ Towers Multi-Purpose Rooftop Terrace



○ Towers Meditation Garden





# PERFECTLY POSITIONED

- Four airports including Ft. Lauderdale-Hollywood Airport, Miami-Opa Locka Executive Airport and Miami International Airport
- Major expressways including I-95, US-1 and William Lehman Causeway (SR 856)
- Passenger rail service via new Aventura Brightline Station connecting to Downtown Miami, Downtown Ft. Lauderdale, Boca Raton and Downtown West Palm Beach (soon to Orlando)
- Shopping, dining and entertainment venues directly adjacent to the complex at Gulfstream Park and directly south of O Towers at 1212 Aventura
- Over 300 retailers and restaurants at Aventura Mall & Esplanade located just minutes away
- Varied housing options, banking, hotels, parks, golf courses, marinas and the beach
- Aventura Shuttle stop offering free shuttle service to the Brightline Station and key Aventura locations and attractions.







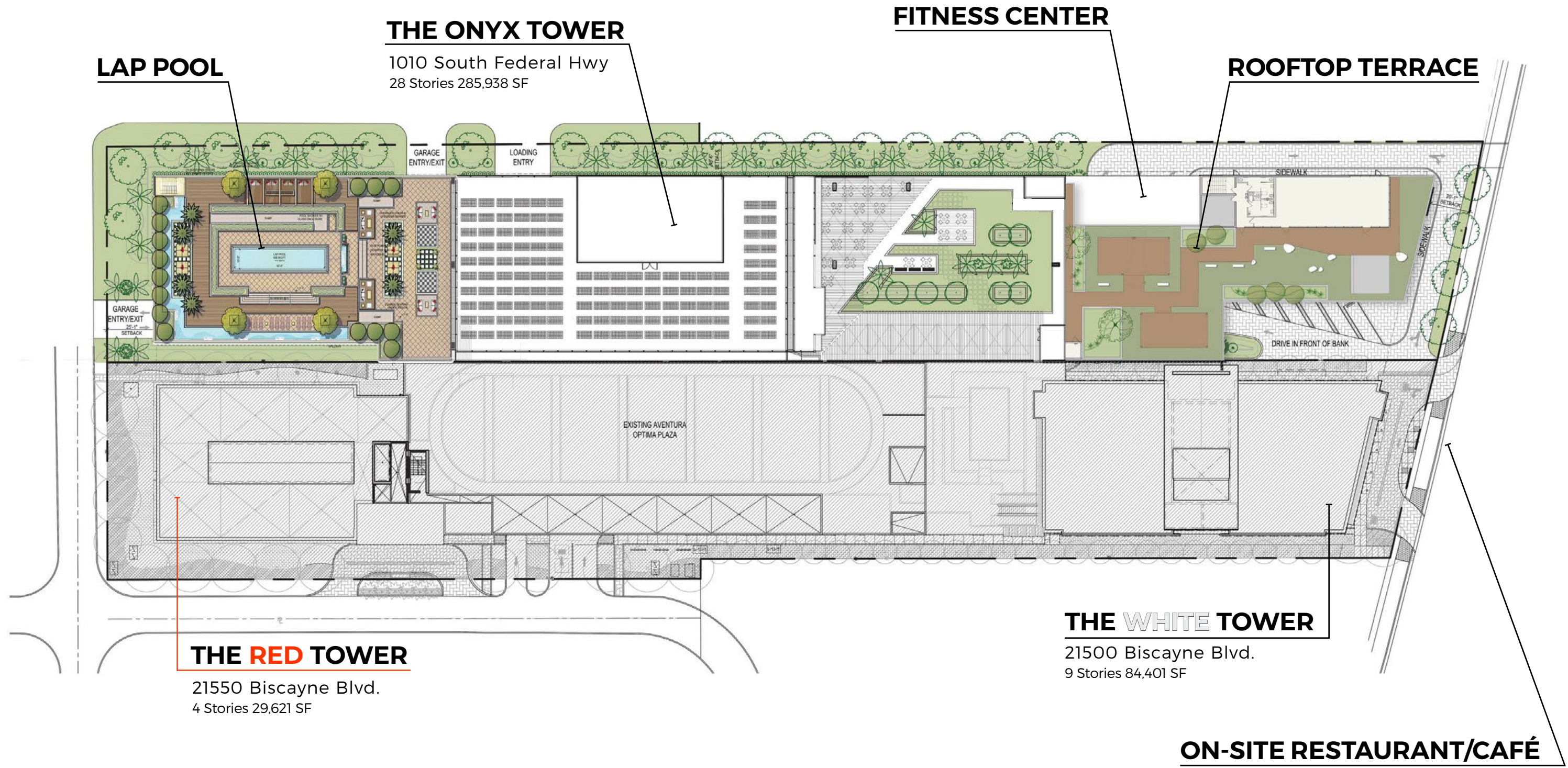
## **CONNECTED** OFFICE CAMPUS

Designed to create an innovative work environment that integrates the lifestyle of the modern professional with South Florida's unique culture.









**LAP POOL**

**THE ONYX TOWER**

1010 South Federal Hwy  
28 Stories 285,938 SF

**FITNESS CENTER**

**ROOFTOP TERRACE**

**THE RED TOWER**

21550 Biscayne Blvd.  
4 Stories 29,621 SF

**THE WHITE TOWER**

21500 Biscayne Blvd.  
9 Stories 84,401 SF

**ON-SITE RESTAURANT/CAFÉ**





# THE ONYX TOWER



# THE ONYX TOWER

A NEW **CLASS A OFFICE**  
MASTERPIECE OF INNOVATIVE  
DESIGN AND SUSTAINABILITY.

**Address:** 1010 South Federal Highway, Hallandale Beach, FL  
**Year Built:** 2022  
**Stories:** 28  
**SF:** 285,938 SF  
**Floor Plates:** 15,200 SF  
**Certification:** LEED Platinum  
**Parking Ratio:** 3 spaces per 1,000 square feet

Top tier finishes that also include energy efficient items:

- Double skin facade
- Solar panels
- Hurricane rated windows
- Balcony doors with glass glazing
- Panoramic views from 20 floors of office space with balconies and views of the ocean atop an 8-story parking garage
- Efficient floor plate design of approximately 15,200 SF
- Full building backup generator for business continuity

*The Onyx Tower is located in an Opportunity Zone.*





# THE WHITE TOWER





FIRST **LEED PLATINUM**  
CERTIFIED OFFICE BUILDING  
IN SOUTH FLORIDA.

<b>Address:</b>	21500 Biscayne Blvd., Aventura, FL
<b>Year Built:</b>	2013
<b>Stories:</b>	9
<b>SF:</b>	84,401 SF
<b>Floor Plates:</b>	11,401 SF
<b>Certification:</b>	LEED Platinum 2014
<b>Parking Ratio:</b>	3 spaces per 1,000 square feet

Top tier finishes that also include energy efficient items:

- Double skin facade
- Solar panels
- Hurricane rated windows
- Balcony doors with glass glazing

CREATING A **WORLD-CLASS**  
OFFICE EXPERIENCE.

THE WHITE TOWER





# THE RED TOWER



# THE RED TOWER

**INNOVATIVE** GLASS FLOOR SYSTEM AND ATRIUM THROUGHOUT COMMON AREAS.

**Address:** 21550 Biscayne Blvd., Aventura, FL  
**Year Built:** 2013  
**Stories:** 4  
**SF:** 29,621 SF  
**Floor Plates:** 7,454 SF  
**Certification:** LEED Platinum 2014  
**Parking Ratio:** 3 spaces per 1,000 square feet

Top tier finishes that also include energy efficient items:

- Double skin facade
- Solar panels
- Hurricane rated windows

IDEAL FOR **OFFICE OR MEDICAL** USE.







THE ONYX TOWER

THE RED TOWER

THE WHITE TOWER

BISCAYNE BLVD

SE 10TH STREET



FOR **OFFICE LEASING**  
OPPORTUNITIES:

OTOWERS.COM

JUAN **RUIZ**

305.577.0251

[juan.ruiz@blancacre.com](mailto:juan.ruiz@blancacre.com)

JACK **DAVIDSON**

786.706.6205

[jack.davidson@blancacre.com](mailto:jack.davidson@blancacre.com)

TERE **BLANCA**

305.577.8851

[tere.blanca@blancacre.com](mailto:tere.blanca@blancacre.com)



BLANCA COMMERCIAL REAL ESTATE, INC.

LICENSED REAL ESTATE BROKER | [BLANCACRE.COM](http://BLANCACRE.COM)