

THE
OFFICES

BLANCA COMMERCIAL REAL ESTATE, INC.
LICENSED REAL ESTATE BROKER



AVENTURA VIEW THE OFFICES

2999 NE 191st Street, Aventura, FL 33180

Leasing by:  B L A N C A

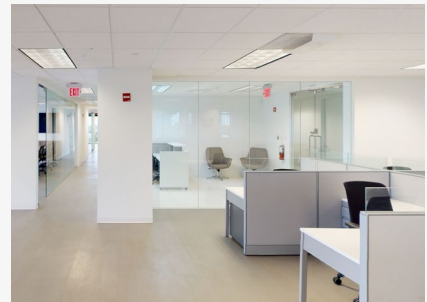
Owned by:  RELATED  BH GROUP

VIEW



A BETTER POINT OF VIEW

Aventura View - The Offices is a 10-Story office building located in Aventura, FL.



SUITE SIZES: 87 RSF - 5,778 RSF



FLOOR-TO-CEILING WINDOWS



ON-SITE MANAGEMENT

PROPERTY FEATURES

- Panoramic views of Aventura and Biscayne Bay
- 10 stories
- Common area renovations completed
- Total renovation of the lobby forthcoming
- Complimentary on-site parking
- On-site Security
- On-site Property Management
- On-site To-go market
- On-site Bank and ATM
- Adjacent to Courtyard Marriot and Hilton



OFFICE
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PRIME LOCATION POWERFUL DEMOGRAPHICS.

ABOUT THE LOCATION

- Located in the heart of Aventura
- 1 Mile from the Brightline Station
- Across the street from Aventura Mall
- Adjacent to Turnberry Resort and Golf Course
- Numerous Shopping, Dining and Lodging Options within a 1-Mile Radius

WHY IT STANDS OUT - AFFLUENT POPULATION

Median household income is \$79,257, projected to reach \$84,821 by 2025. Over 25 percent of households earn more than \$150,000 annually, with the \$200K plus segment growing at 4.7 percent compound annual growth rate (CAGR).

STRONG AGE MIX

More than 35,000 residents within a 1-mile radius. Growth in adolescent populations, and a steady base of active adults and seniors support a wide range of uses.



VIEW



THE OFFICES

A MODERN AESTHETIC

Aventura View is a premier office building that seamlessly blends modern sophistication with functional elegance. This office building boasts a sleek, contemporary facade with expansive floor-to-ceiling glass windows that offer panoramic views of Aventura.





OFFICES
THE
BLOCK

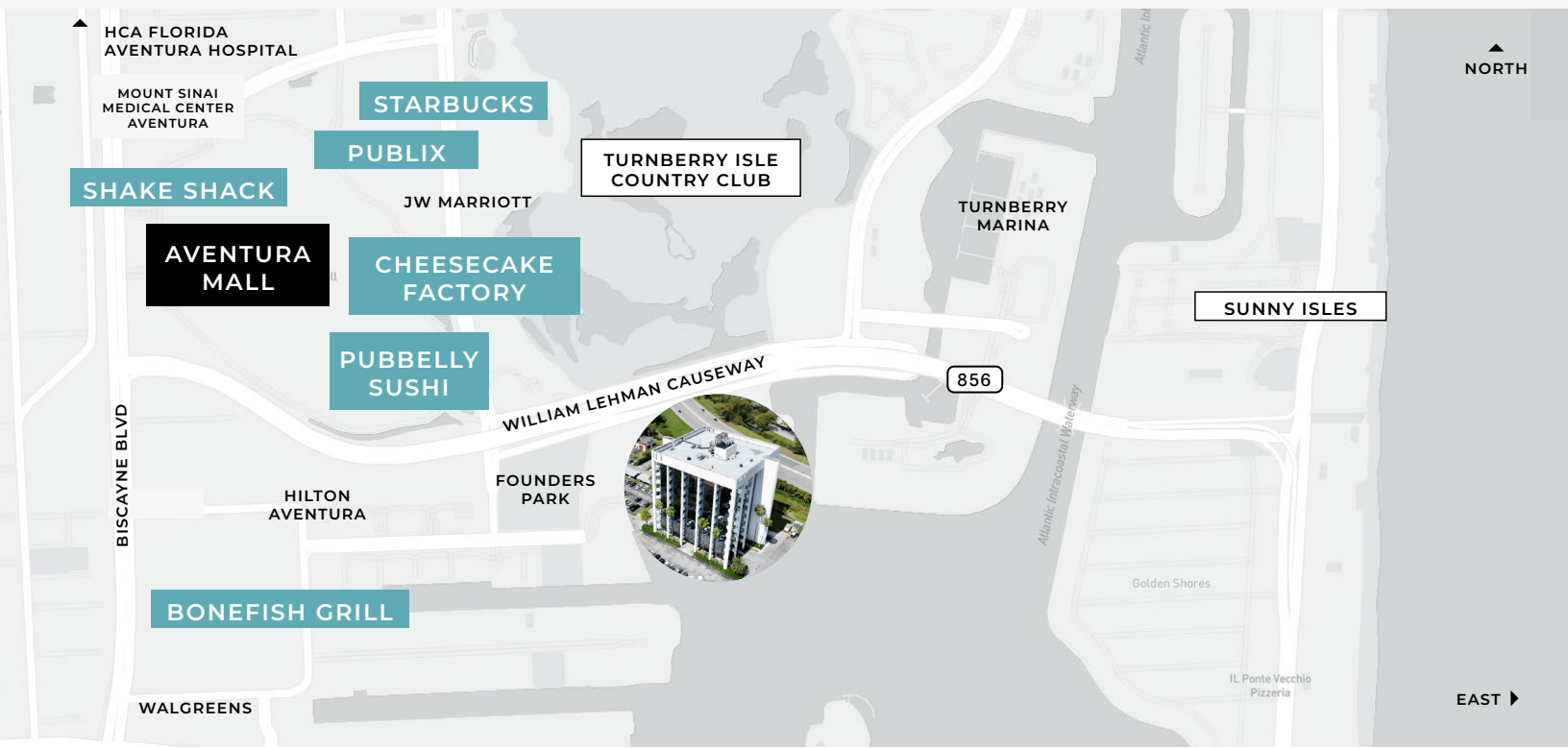
EXPLORE THE BLOCK

SHOPPING

DINING

NEIGHBORHOOD

Aventura View enjoys a prime location directly across from Aventura Mall, one of the largest and most prestigious shopping destinations in the region. Aventura Mall is a sprawling, upscale retail center featuring an impressive 300 stores and a diverse range of dining options



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