



## Beacon Tower of Aventura

20200 W Dixie Hwy, Aventura, FL 33180



**Assuan Lens**

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# Beacon Tower of Aventura

\$54.76 - \$55.05 /SF/YR



Rental Rate: \$54.76 - \$55.05 /SF/YR

Property Type: Office

Property Subtype: Office/Residential

Building Class: A

Rentable Building Area: 86,555 SF

Year Built: 2017

Walk Score ®: 80 (Very Walkable)

Transit Score ®: 60 (Good Transit)

Rental Rate Mo: \$4.56 /SF/MO

## 1st Floor Ste G09

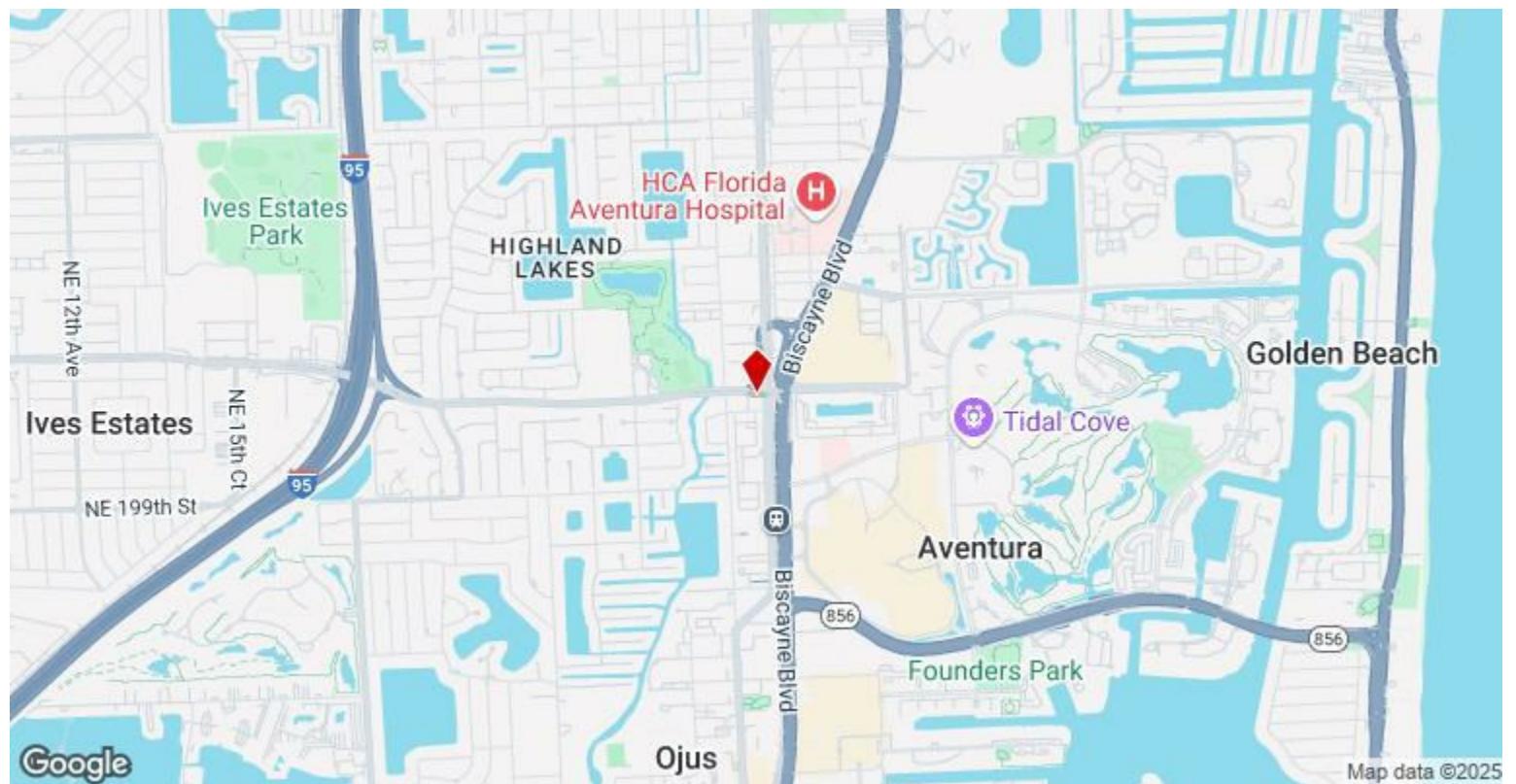
Space Available	767 SF
Rental Rate	\$54.76 /SF/YR
Contiguous Area	1,530 SF
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	1 - 10 Years

SPECTACULAR GROUND FLOOR SUITE IN MODERN FULL-SERVICE BUILDING, AVAILABLE FOR RETAIL, OFFICE OR MEDICAL PROFESSIONALS. SPACE HAS GREAT EXPOSURE AND EXTRA SIGNAGE OPTIONS AVAILABLE. UNIT COMES WITH 2 ASSIGNED PARKING SPACES AND PLENTY OF FREE GUEST PARKING AVAILABLE IN THE GARAGE. EXCELLENT LOCATION IN AVENTURA. \* CAN BE COMBINED WITH SUITE G13 FOR 1530 SQFT OF ADJACENTSPACE \*

## 1st Floor Ste G13

Space Available	763 SF
Rental Rate	\$55.05 /SF/YR
Contiguous Area	1,530 SF
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	1 Years

SPECTACULAR GROUND FLOOR SUITE IN MODERN FULL-SERVICE BUILDING, AVAILABLE FOR RETAIL, OFFICE OR MEDICAL PROFESSIONALS. SPACE HAS GREAT EXPOSURE AND EXTRA SIGNAGE OPTIONS AVAILABLE. UNIT COMES WITH 2 ASSIGNED PARKING SPACES AND PLENTY OF FREE GUEST PARKING AVAILABLE IN THE GARAGE. EXCELLENT LOCATION IN AVENTURA. \* CAN BE COMBINED WITH SUITE G09 FOR 1530 SQFT OF ADJACENTSPACE \* GROUND FLOOR RETAIL / OFFICE SPACE IN BEACON TOWER OF AVENTURA. SUITABLE FOR MEDICALOFFICE. GREAT EXPOSURE, ASSIGNED PARKING. EXCELLENT LOCATION !!

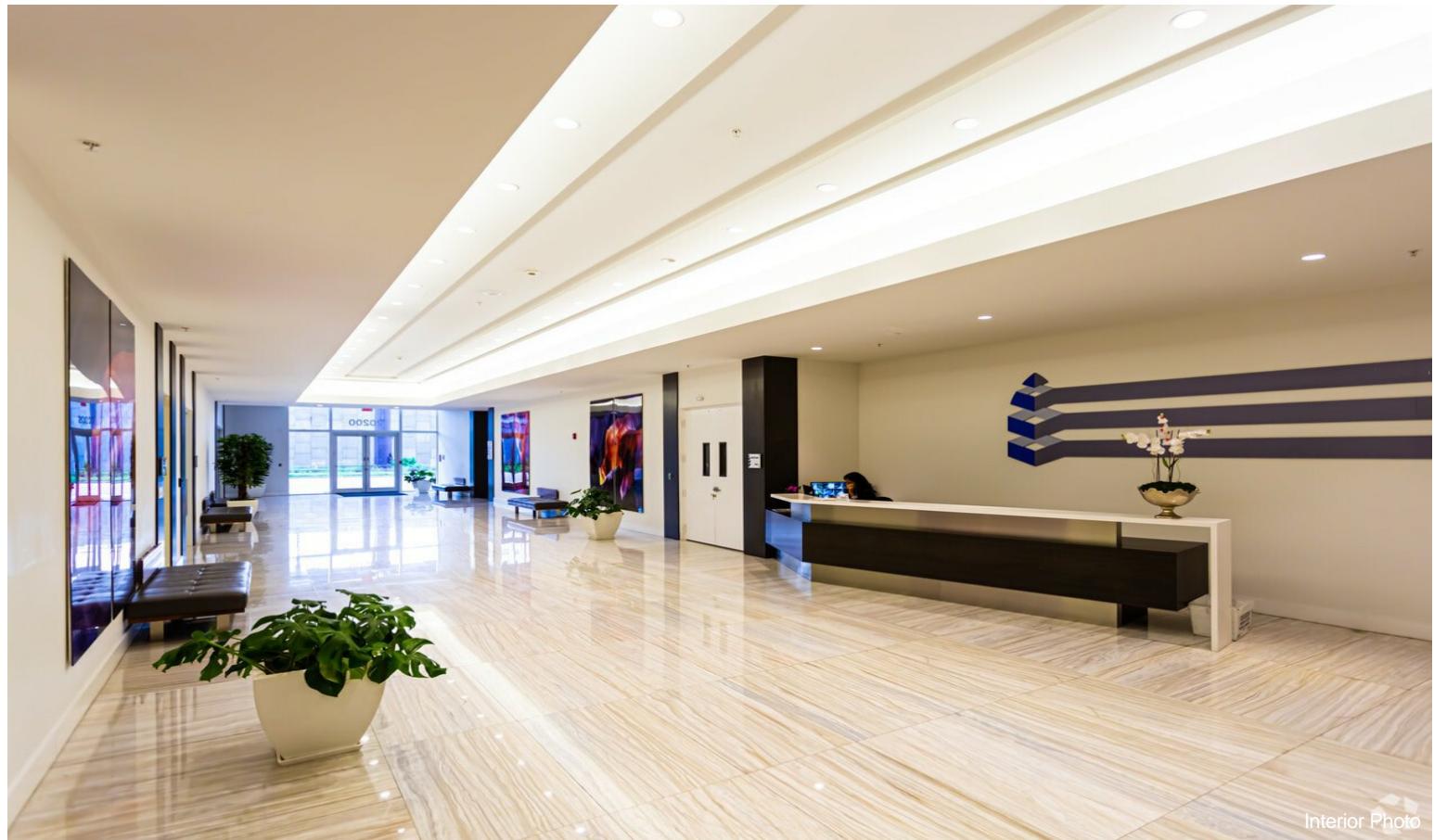


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## Property Photos



Building Photo



Interior Photo

## Property Photos



Interior Photo



Lobby

## Property Photos



Interior Photo

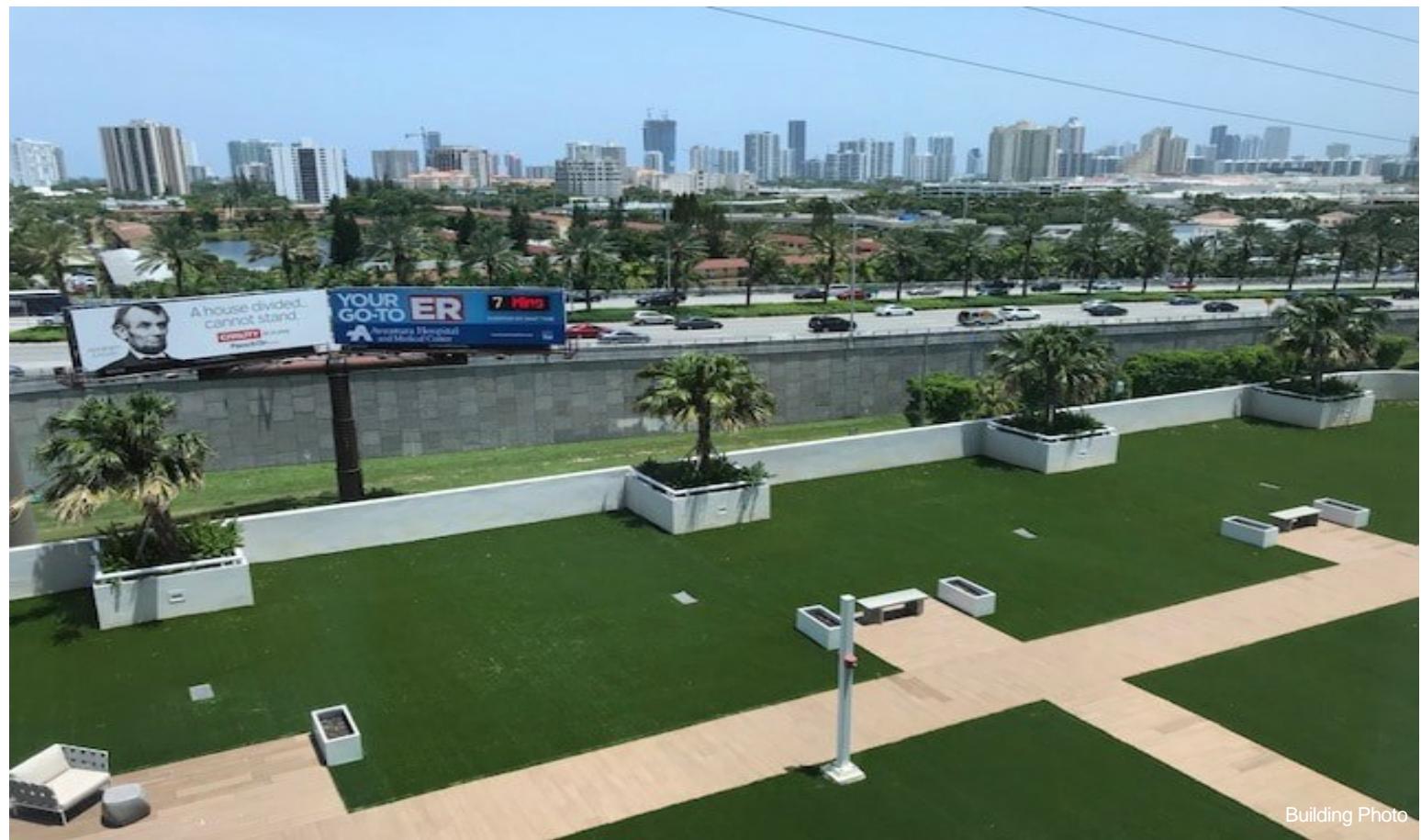


Building Photo

## Property Photos



## Property Photos



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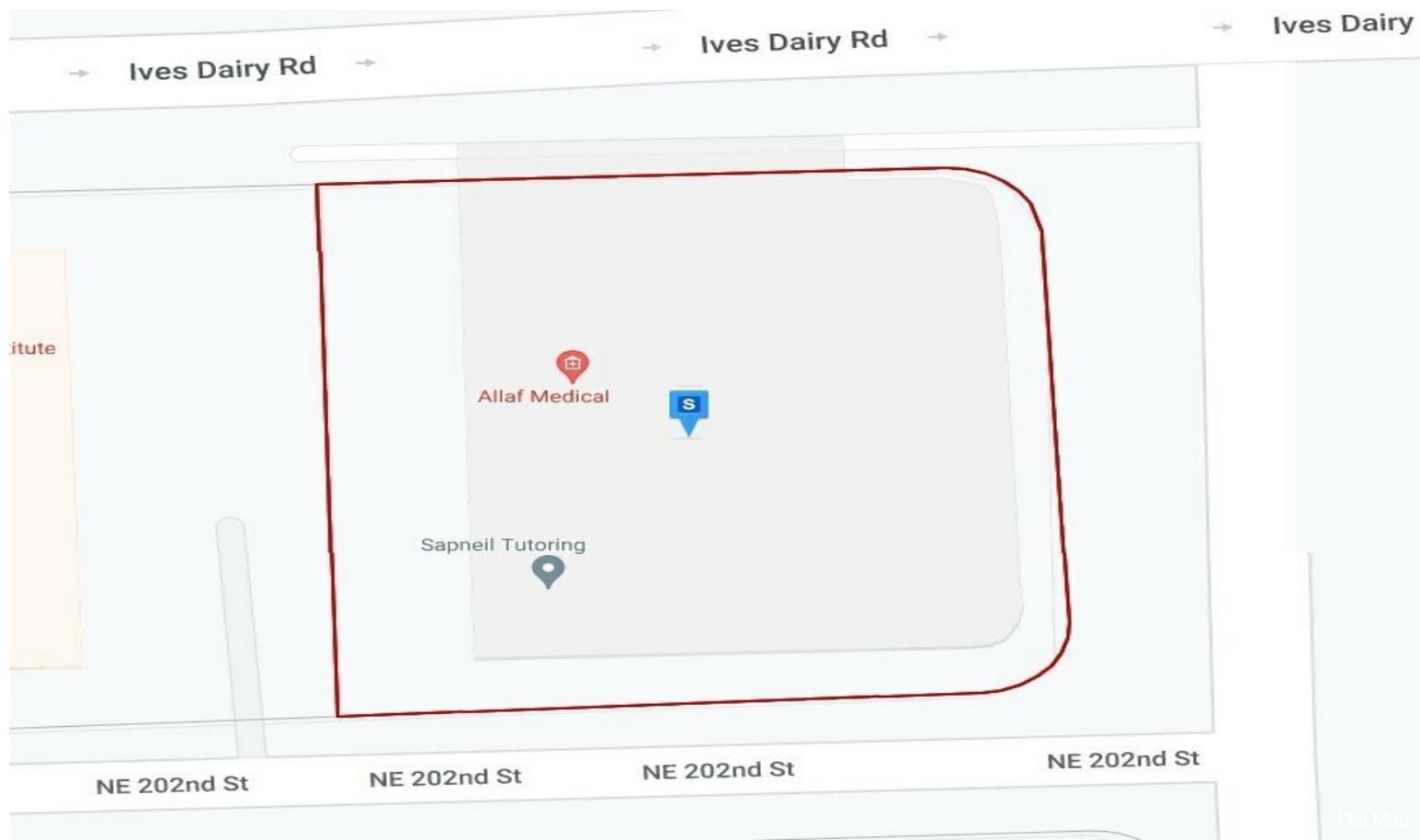


Building Photo



Building Photo

## Property Photos



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Building Photo