

ESPLANADE

AT AVENTURA



Class A Office Space for Lease
up to 16,291 SF Available

CBRE



SOUTH FLORIDA'S NEWEST MIXED-USE DEVELOPMENT IN THE HEART OF ONE OF THE MOST VISITED AND PRODUCTIVE SHOPPING TRADE AREAS IN THE COUNTRY.

Esplanade at Aventura offers executives and office employees first-class dining and entertainment options right outside their office doors.

Large floor plates, flexible infrastructure and first-class amenities encourage collaboration, innovation and productivity as well as give employers a competitive edge to attract and retain top tier industry talent.

PROPERTY HIGHLIGHTS



Healthy Indoor Environment



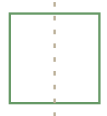
Flexible Floor Plan



360 Surface Parking Spaces



Outdoor Amenities



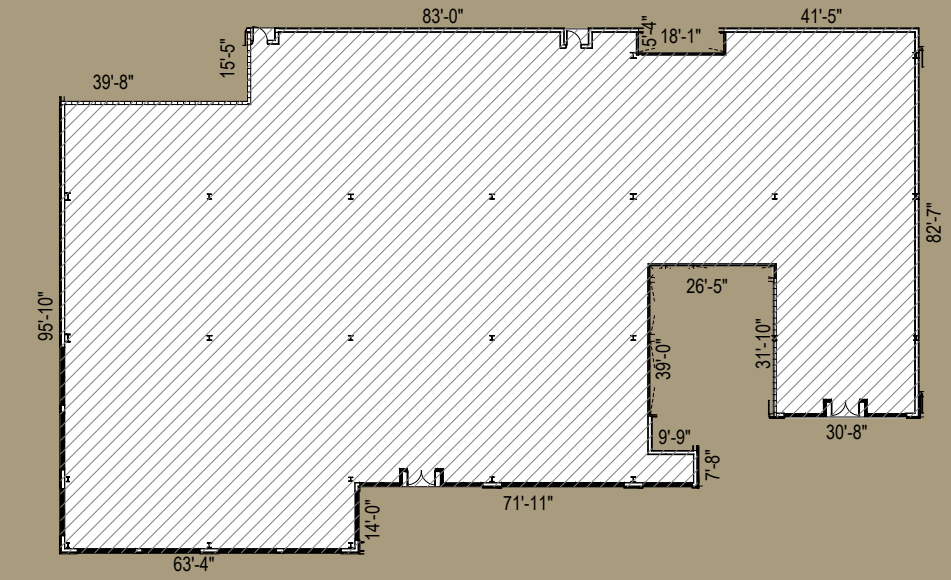
Subdivide up to 10,000 SF



850 Subterranean Parking Spaces in the Garage with Direct Access

BUILDING C

THIRD FLOOR PLAN | Office Space: 16,291 SF





SITE PLAN

ESPLANADE

AT AVENTURA

Contact Us

Gordon Messinger

Executive Vice President

T +1 305 519 5637

gordon.messinger@cbre.com

19495 Biscayne Blvd
Aventura, FL 33180

esplanadeataventura.com

CBRE

SERITAGE
GROWTH PROPERTIES



DEMOGRAPHICS

RADIUS	POPULATION	HOUSEHOLDS	AVG. HH INCOME
5 Miles	415,245	165,057	\$71,189
10 Miles	1,195,756	410,322	\$70,027
15 Miles	2,415,190	897,637	\$68,482