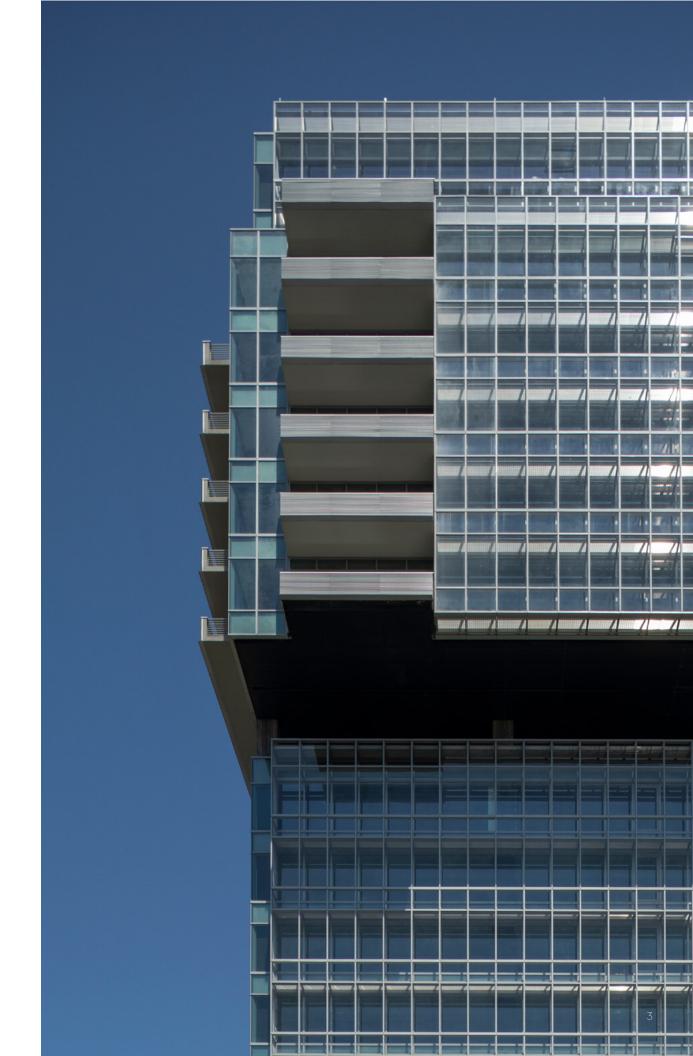


HE ART OF WORK



OVERVIEW	5
LOCATION	12
CONNECTIVITY	13
THEONYX TOWER	16
THE WHITE TOWER	18
THE RED TOWER	20







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.





KEY **FEATURES**

- Three Class A office towers in one fully integrated campus
- Approximately 400,000 square feet of top-quality office space
- · LEED Platinum certified
- Ample parking, including valet service
- 24/7 security and controlled access
- On-site ownership and property management





PREMIER AMENITIES

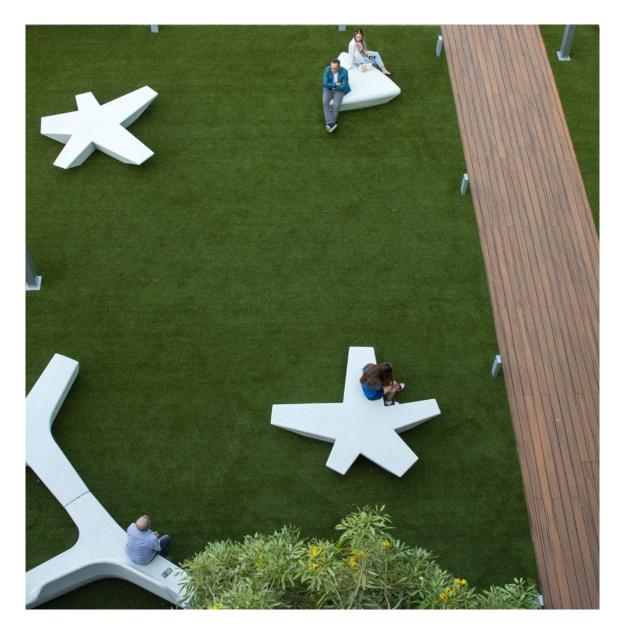
- · Over one acre of collaborative green spaces
- · Wi-Fi connected indoor and outdoor common areas
- State-of-the-art fitness center with showers + lockers
- · Rooftop lap pool
- Tenant multi-purpose/conference room
- Full building backup generator for business continuity (The Onyx Tower)
- · On-site restaurant and café

UNMATCHED SUSTAINABILITY

- · LEED Platinum certified
 - Double-skin glass façade
 - Solar panels
 - Electric car chargers
 - Rainwater recycling system



O Towers Multi-Purpose **Rooftop Terrace**



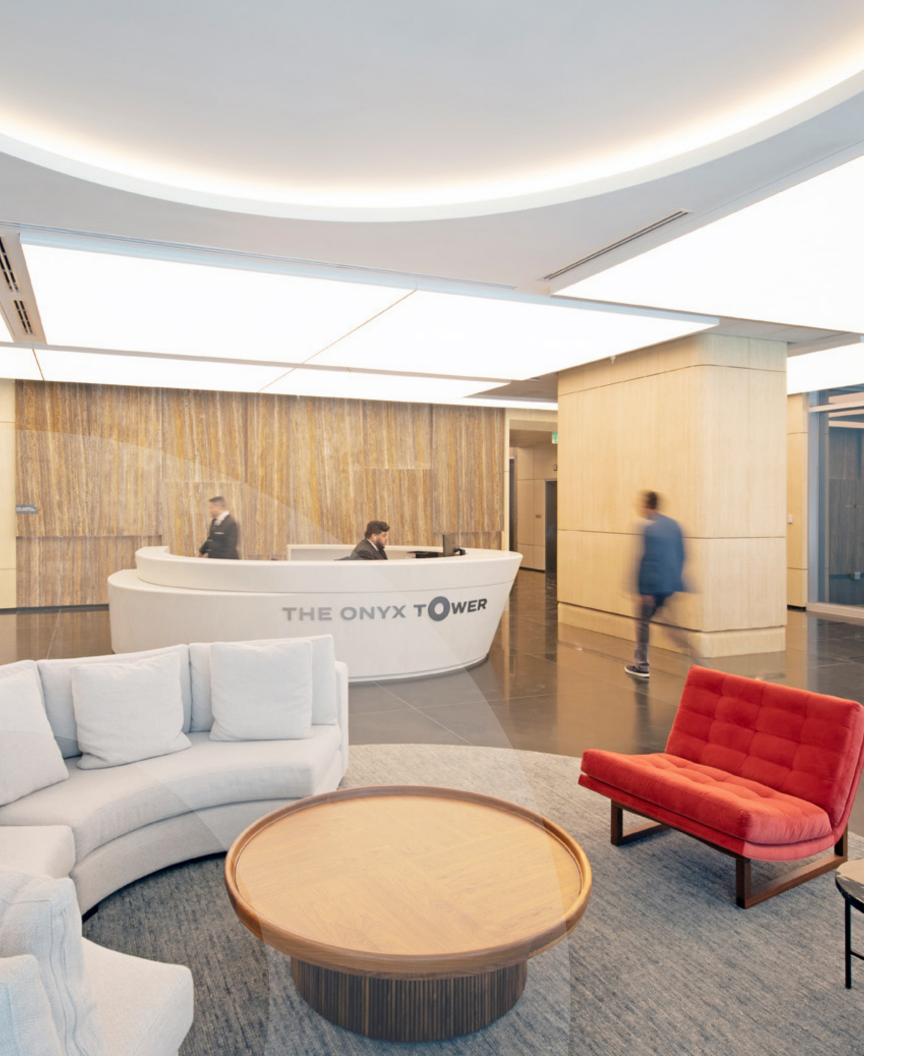


O Towers Meditation Garden

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.





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 glass façade
- · 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
- · 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.

Address: 21500 Biscayne Blvd., Aventura, FL

Year Built: 2013 **Stories:** 9

SF: 84,401 SF **Floor Plates:** 11,401 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 glass façade
- · Solar panels
- · Hurricane rated windows
- · Balcony doors with glass glazing

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

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

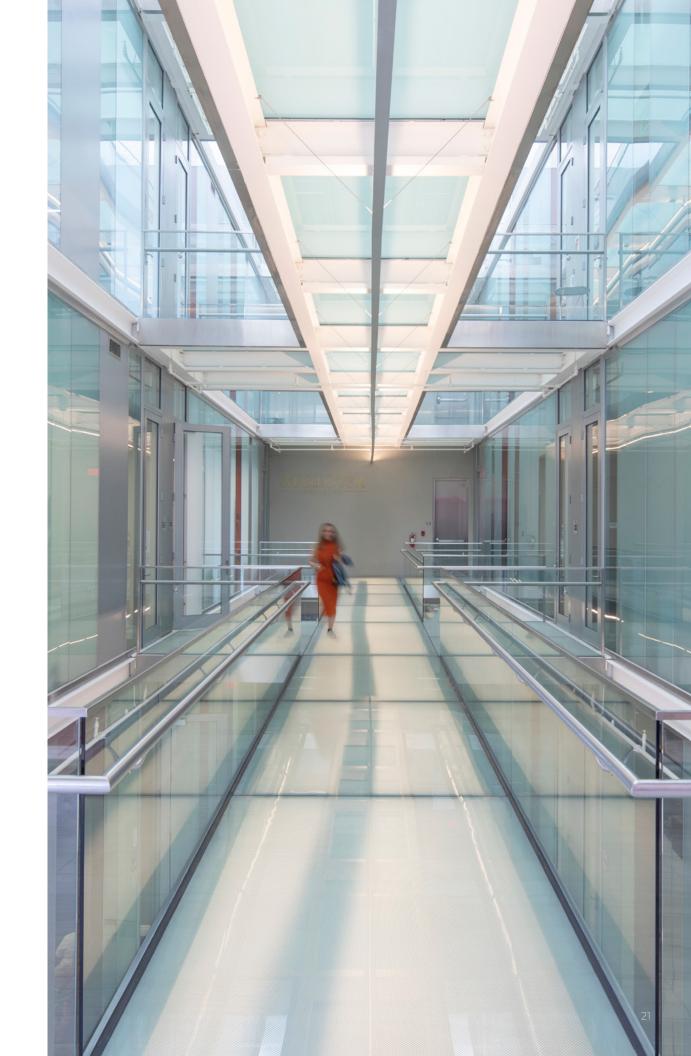
Certification: LEED Platinum 2014

Parking Ratio: 3 spaces per 1,000 square feet

Top tier finishes that also include energy efficient items:

- Double-skin glass façade
- Solar panels
- · Hurricane rated windows

IDEAL FOR OFFICE OR MEDICAL USE.





FOR **OFFICE LEASING**OPPORTUNITIES:

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