



AVENTURA CORPORATE CENTER

CREATED WITH A VISION TO DELIVER AN UPSCALE, INNOVATIVE OFFICE ENVIRONMENT, AVENTURA CORPORATE CENTER IS A 250,000 SQUARE-FOOT CLASS A OFFICE PARK.

RECENTLY RENOVATED, THE OFFICE PARK FEATURES WIRED SCORE CERTIFIED CONNECTIONS, GLASS ELEVATORS, MOTION-SENSORED LED LIGHTING, BALCONIES AND OPEN SPACES THAT CATER TO THE PRODUCTIVITY NEEDS AND STYLISTIC PREFERENCES OF TODAY'S EVOLVING, CREATIVE WORKFORCE.



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# FIRST-CLASS LOCATION

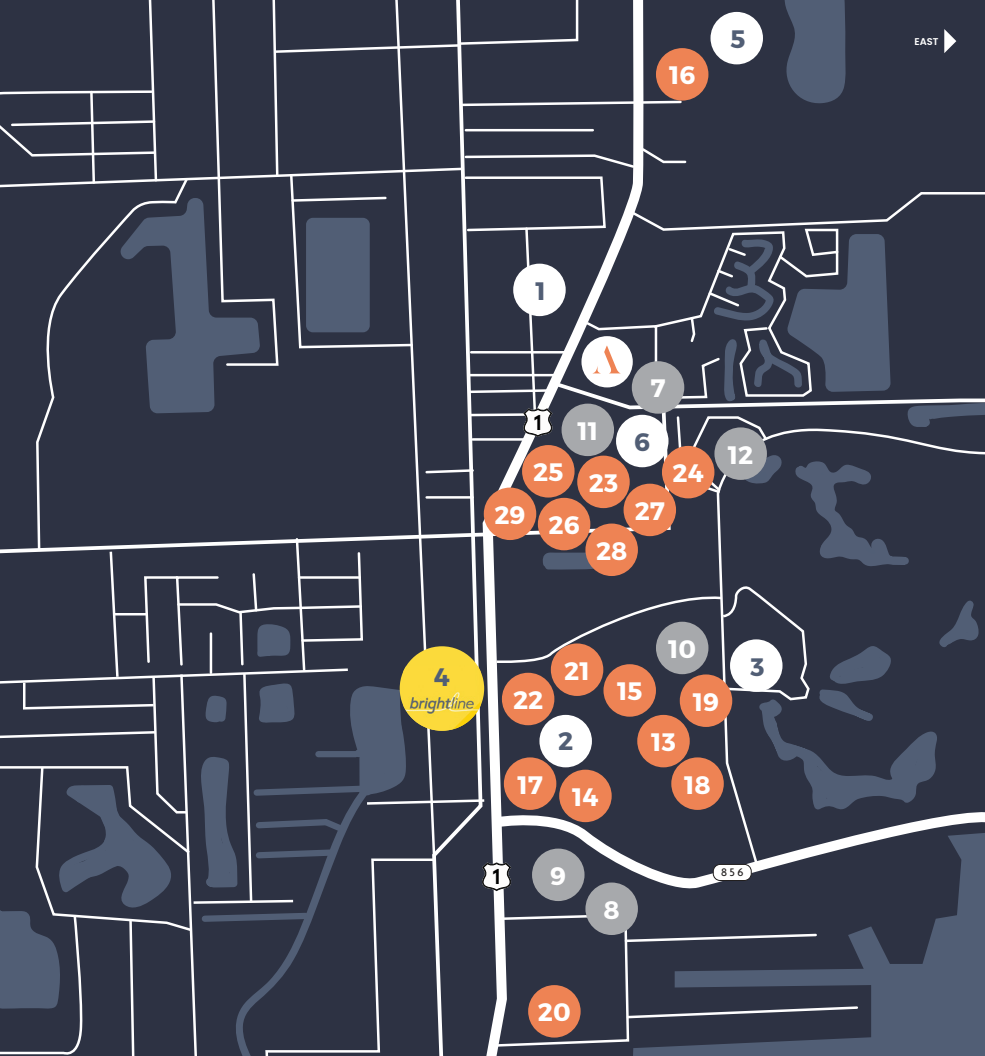
LOCATED IN NORTHEAST MIAMI-DADE COUNTY, AVENTURA CORPORATE CENTER IS PERFECTLY SITUATED BETWEEN BISCAYNE BOULEVARD AND THE INTRACOASTAL WATERWAY, JUST 13 MILES NORTH OF DOWNTOWN MIAMI AND 15 MILES SOUTH OF DOWNTOWN FORT LAUDERDALE.

- MINUTES FROM FORT LAUDERDALE INTERNATIONAL AIRPORT
- ABUNDANT HOUSING, RESTAURANTS, SHOPPING, LODGING AND EDUCATIONAL OFFERINGS
- HIGHLY ACCESSIBLE TO ALL MAJOR SOUTH FLORIDA DESTINATIONS VIA MAJOR EXPRESSWAYS
- EASY ACCESS TO AVENTURA'S EXPRESS SHUTTLE SERVICE





FORT LAUDERDALE	25 MIN.
FORT LAUDERDALE-HOLLYWOOD INT. AIRPORT	19 MIN.
HOLLYWOOD	14 MIN.
MIAMI-OPA LOCKA AIRPORT	28 MIN.
SUNNY ISLES	14 MIN.
BAL HARBOUR	20 MIN.
MIAMI	40 MIN.
MIAMI BEACH	45 MIN.
MIAMI INTERNATIONAL AIRPORT	32 MIN.



## POINTS OF INTEREST

1. Aventura Hospital
2. Aventura Mall
3. Turnberry Isle Country Club
4. Brightline Station *(Under Construction/ Delivery 2022)*
5. Gulfstream Park
6. Aventura Parksquare

## HOTELS

7. AC Hotel by Marriott Miami
8. Hilton Aventura Miami
9. Courtyard by Marriott Miami Aventura Mall
10. Residences Inn by Marriott Miami Sunny Isles Beach
11. Aloft Miami Aventura
12. JW Marriott Miami Turnberry Resort & Spa

## RESTAURANTS

- |                            |                   |
|----------------------------|-------------------|
| 13. C.VI.CHE 105           | 23. Ice Box Café  |
| 14. Bella Luna             | 24. Bartaco       |
| 15. Tap 42                 | 25. Delicious Raw |
| 16. Texas de Brazil        | 26. Graziano's    |
| 17. The Cheesecake Factory | 27. Starbucks     |
| 18. Pubbelly Sushi         | 28. Ono Poke      |
| 19. Estiatorio Ornos       | 29. Casa D'Angelo |
| 20. Novecento              |                   |
| 21. Serafina               |                   |
| 22. Divieto Ristorante     |                   |

**AVENTURA CORPORATE CENTER I**  
20801 BISCAYNE BLVD

RENTABLE AREA	.....	±79,000 SF
STORIES	.....	5
FLOOR PLATES	.....	16,650 SF
PARKING	.....	3.7/1,000 SF
CEILING HEIGHTS	.....	11'-9" SLAB-TO-SLAB
WIRED CERTIFIED	.....	PLATINUM



AVENTURA CORPORATE CENTER I





**AVENTURA CORPORATE CENTER II**  
20803 BISCAYNE BLVD

RENTABLE AREA	.....	±81,000 SF
STORIES	.....	5
FLOOR PLATES	.....	16,650 SF
PARKING	.....	3.7/1,000 SF
CEILING HEIGHTS	.....	11'-9" SLAB-TO-SLAB
WIRED CERTIFIED	.....	PLATINUM



AVENTURA CORPORATE CENTER II



# AVENTURA CORPORATE CENTER III

20807 BISCAYNE BLVD

RENTABLE AREA	.....	±90,000 SF
STORIES	.....	6
FLOOR PLATES	.....	15,250 SF
PARKING	.....	3.7/1,000 SF
CEILING HEIGHTS	.....	14' SLAB-TO-SLAB
WIRE CERTIFIED	.....	PLATINUM





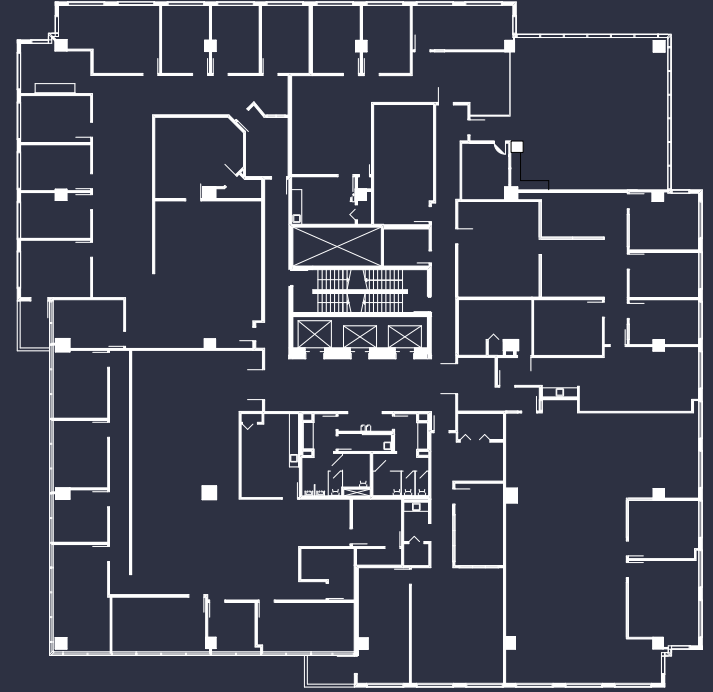
# TYPICAL FLOOR PLATES

[CLICK HERE FOR FULL AVAILABILITIES](#)

AVENTURA CORPORATE CENTER I



AVENTURA CORPORATE CENTER II





# AVENTURA CORPORATE CENTER III

[CLICK HERE FOR FULL AVAILABILITIES](#)



# AMENITIES WITH MEANING

AVENTURA CORPORATE CENTER IS PROUD TO SERVE ITS TENANTS WITH AN ABUNDANCE OF MEANINGFUL AMENITIES THAT CREATE AN ENVIRONMENT WHERE THE WORKFORCE CAN THRIVE.

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ON-SITE CAFE

ELECTRIC CHARGING STATIONS





CONFERENCE CENTER & TENANT LOUNGE

# THE CITY OF AVENTURA

AVENTURA IS ONE OF MIAMI-DADE'S NEWEST COMMUNITIES. IT WAS INCORPORATED IN 1995 AND IS A YOUNG, VIBRANT, FULL-SERVICE MUNICIPALITY WITH A DIVERSE DEMOGRAPHIC BASE. IT IS RECOGNIZED INTERNATIONALLY AS A PREMIER LOCATION IN WHICH TO LIVE, WORK AND PLAY.

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# OFFICE LEASING

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A CENTER FOR COLLABORATION

**AVENTURA CORPORATE CENTER**

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[aventuracorporatecenter.com](http://aventuracorporatecenter.com)