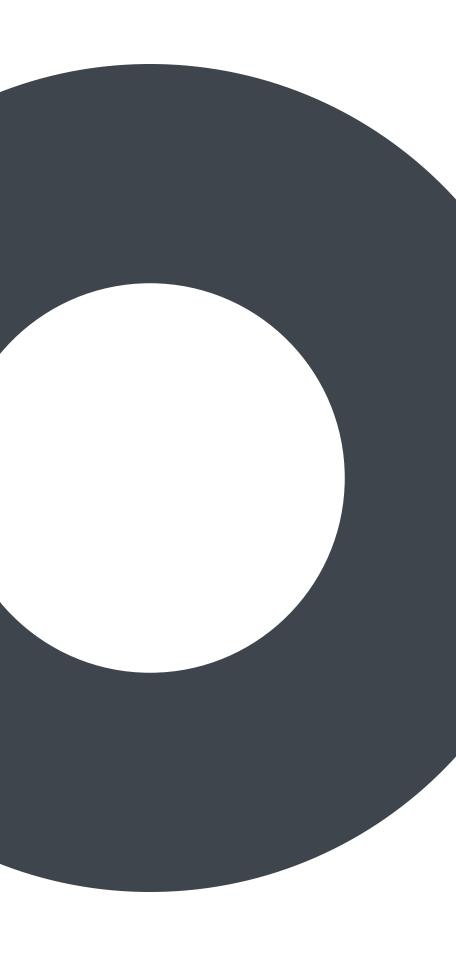
OPTIMA



OPTIMA The Art of Work

INDEX

OVERVIEW LOCATION WHITE TOWER RED TOWER ONYX TOWER



The Postmodern Campus of Tomorrow

Optima is the future of work, built for the evolving needs of modern professionals.

With landmark architecture and long-term focus, our approach is anything but ordinary.

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THE ONYX TOWER 21550 Biscayne Blvd. 28 Stories 308,198 SF Delivers 3Q 2020 THE WHITE TOWF 21550 Biscayne Blvd. 9 Stories 84,399 SF THE RED TOWER 21550 Biscayne Blvd. 4 Stories 29,621 SF

Built for the evolving needs of modern professionals, with

Key Campus Features:

- Three Class A office towers in one fully integrated campus
- 422,000 square feet of top-quality office space
- Floorplates ranging from 7,454 SF to 16,680 SF
- Ample parking, including valet service
- 24/7 security and controlled access
- **On-site ownership and property management**

landmark architecture, unrivaled amenities and long-term focus, our approach is anything but ordinary.



Premier Amenities:

- State-of-the-art fitness center
- **Jogging trail**
- Rooftop lap pool
- Full floor tenant conference facility
- Full building backup generator for business continuity (Onyx Tower)
- On-site signature restaurant and cafe

Unmatched Sustainability:

- LEED platinum certified
- Solar panels
- Electric car chargers
- Rainwater recycling system

Optima is a destination office campus designed to meet the unique needs of driven business leaders. The result is an iconic, postmodern workplace. We elevate office life beyond the ordinary with exceptional design, wellness amenities, green space, smart tech and more.

Over 1 acre of collaborative green spaces Wi-Fi connected indoor and outdoor common areas

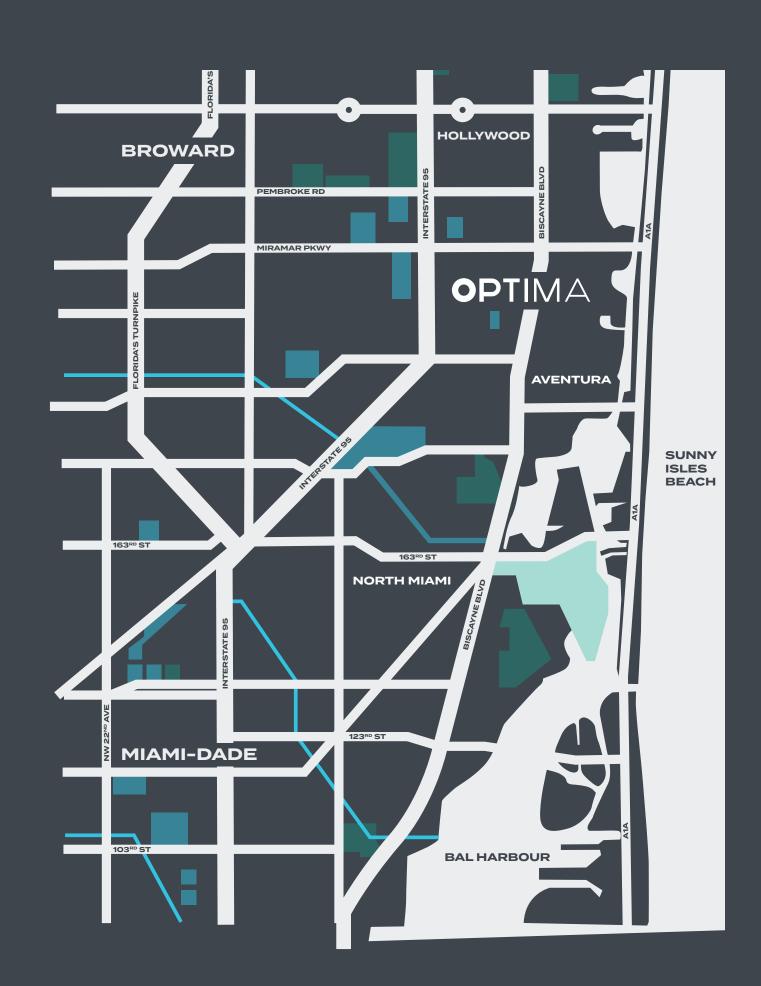
Perfectly Positioned

With convenient access to both Miami-Dade and Broward counties, Optima offers a strategic business location.



Convenient access to:

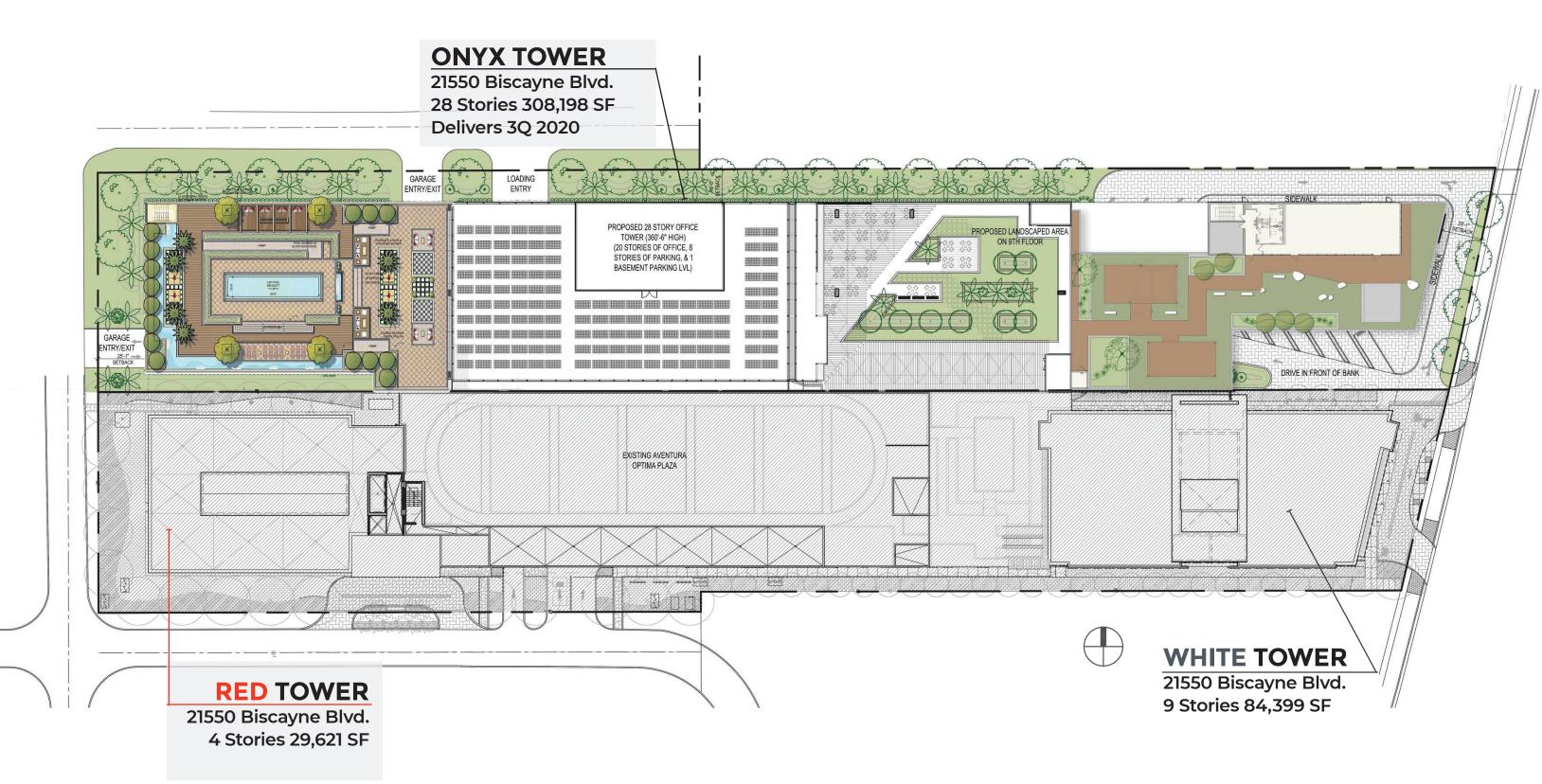
- Four airports including Ft. Lauderdale
 Hollywood Airport, and Miami
 International Airport.
- Major highways including I-95 and US-1.
- Shopping, dining and entertainment venues at Gulfstream park, directly adjacent to the complex.
- Over 300 retailers and restaurants at Aventura Mall located less than 1.5 miles away.
- Minutes from banking, hotels, parks, golf courses, marinas and the beach.
- Aventura Shuttle stop offering free shuttle service to key Aventura locations and attractions.



Connected Office Campus

Designed to create an innovative work environment that integrates the lifestyle of the modern professional with our unique South Florida culture.

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Site Plan



First LEED Platinum Certified office building in South Florida.

Address:	21500 Biscayne I
Year Built:	2013
Stories:	9
SF:	84,399 SF
Floor Plates:	11,401 SF
Certification :	Leed Platinum 2
Parking Ratio:	3 spaces per 1,00

Top tier finishes that also include energy efficient items:

- · Double skin facade
- Solar panels
- Hurricane rated windows
- Balcony doors with glass glazing

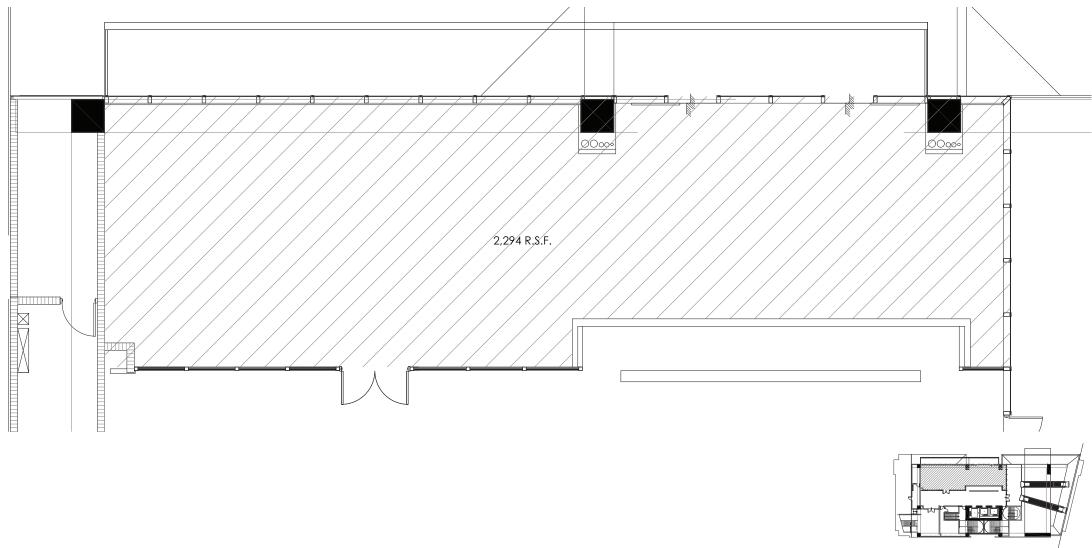
Creating a world-class office experience.

Blvd., Aventura

2014 00 square feet

OVE **LIH** ш

Available Suite 201 2,294 SF



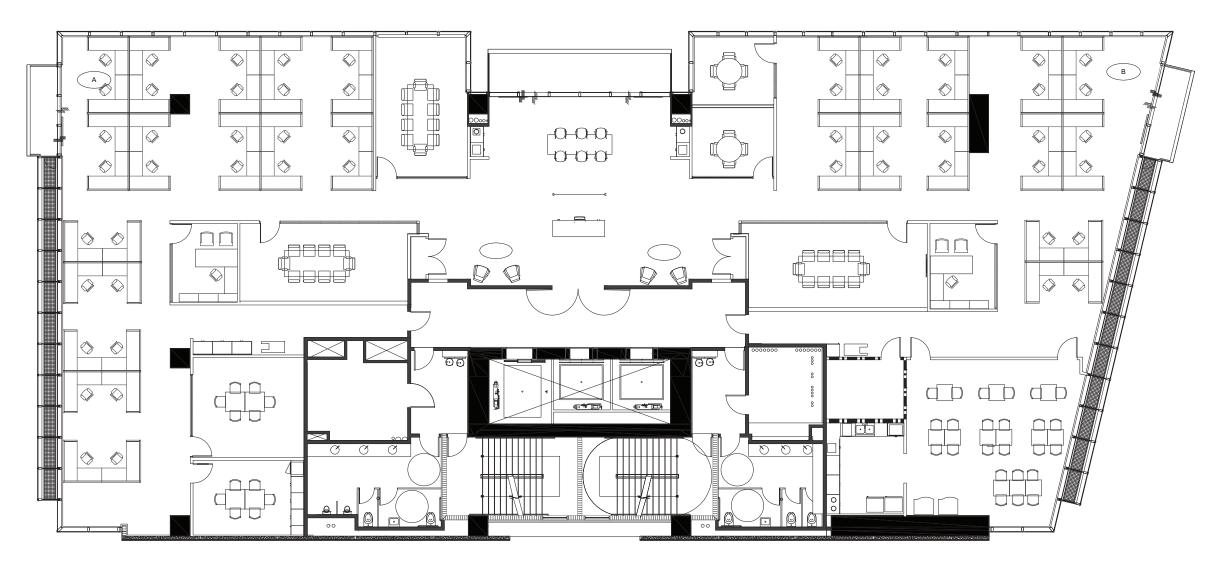


KEY PLAN



*Furniture currently existing within space and can be included in deal structure.

Available Suite 600 11,401 SF Full Floor



*Furniture drawn is for planning purposes only.

Available Suite 800 11,401 SF Full Floor



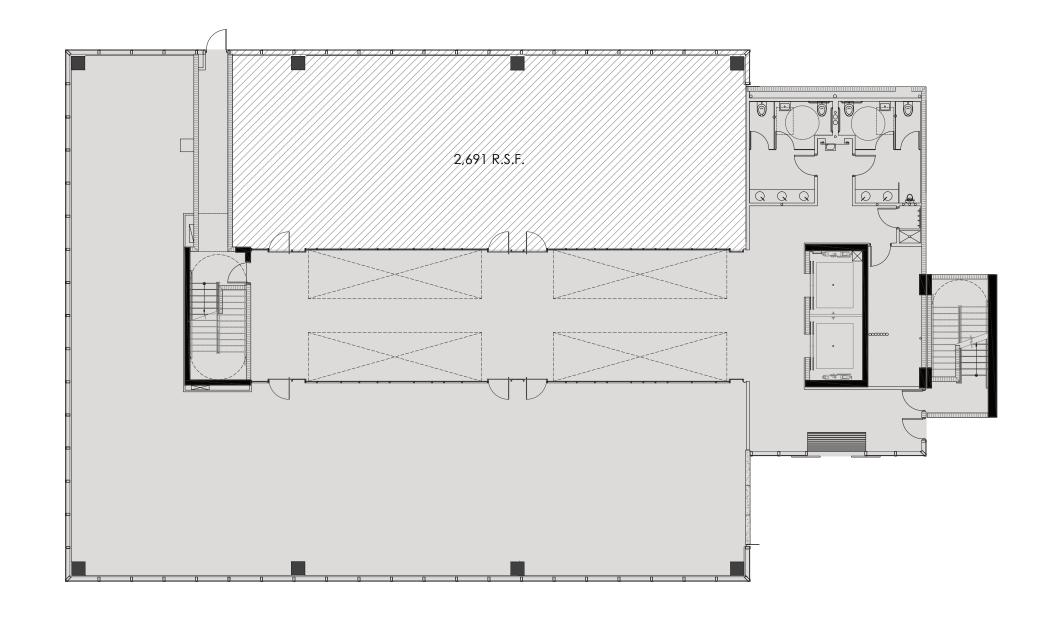
Innovative glass floor system and atrium throughout common areas.

Address:	21550 Biscayne Blvd., Aventura
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

Ideal for office or medical use.







Available Suite 131 2,691 RSF

Available Suite 202 6,254 SF (Demiseable From 1,200 SF)



*Furniture drawn is for planning purposes only.



A new Class A office masterpiece of innovative design and sustainability under construction and scheduled for delivery 3Q 2020.

Address:1010 S. Federal Hwy, HallandaleDelivers:3Q 2020Stories:28SF:308,198 SFFloor Plates:16,680 SFCertification:Designed for LEED PlatinumParking Ratio: 3 spaces per 1,000 square feet

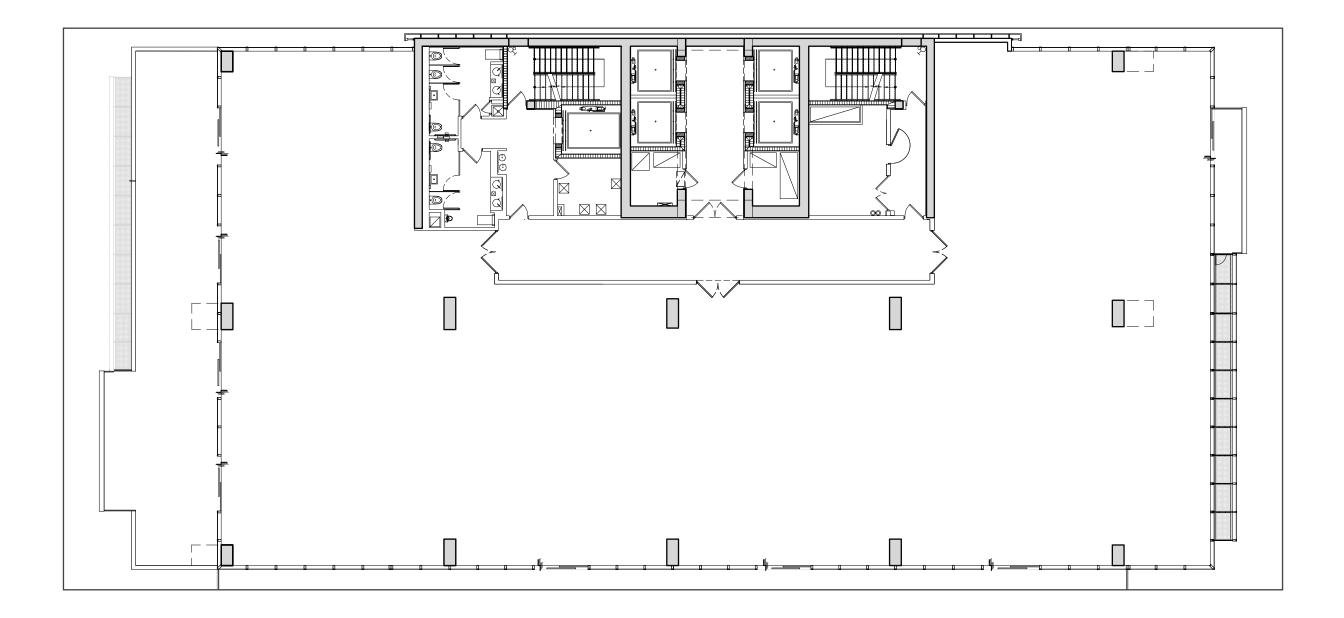
- Panoramic views from 20 floors of office
 space with balconies and views of the
 ocean atop an 8-story parking garage
- Efficient floor plate design of approximately 16,000 square feet
- Full floor divisible conference rooms
- Under Construction and scheduled for delivery 3Q 2020

Art, design and wellness that feels like home.









Floor Plate 16,860 SF

For office leasing opportunities

21550 Biscayne Boulevard Aventura, Florida 33180

Juan Ruiz 305.577.0251 juan.ruiz@blancacre.com

Mike Nathanson 954.271.4331 mike.nathanson@blancacre.com

Tere Blanca 305.577.8851 tere.blanca@blancacre.com



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