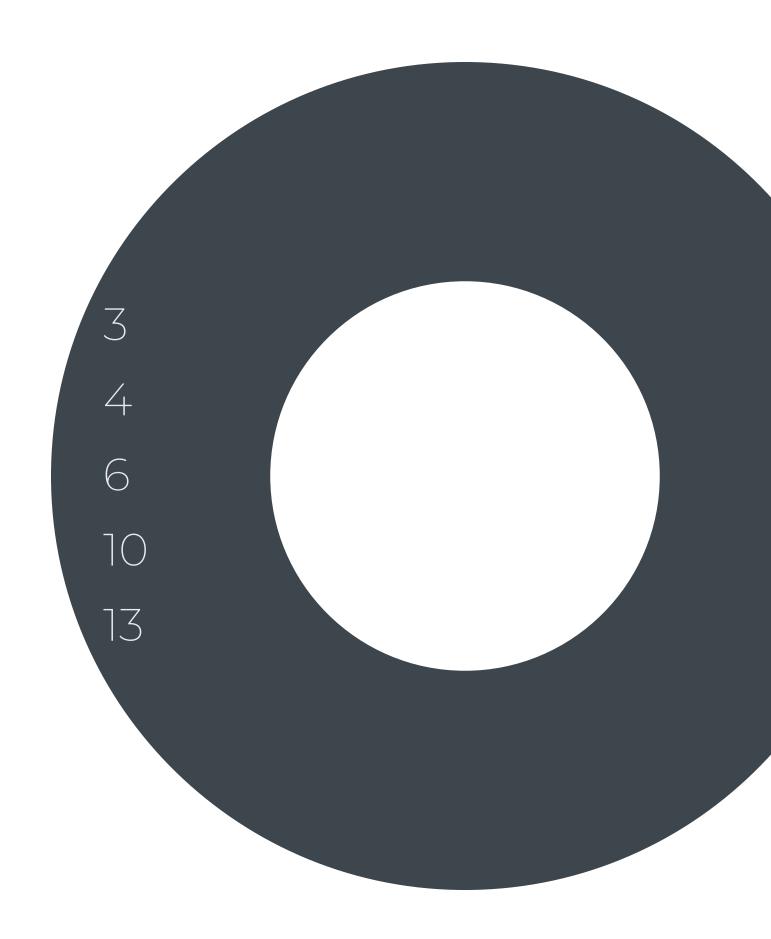


THE ART
OF VORK

# OPTIMA The Art of Work

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# 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.



Built for the evolving needs of modern professionals, with landmark architecture, unrivaled amenities and long-term focus, our approach is anything but ordinary.

### **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



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.

### **Premier Amenities:**

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

# **Perfectly Positioned**

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

# One Complex Two Counties

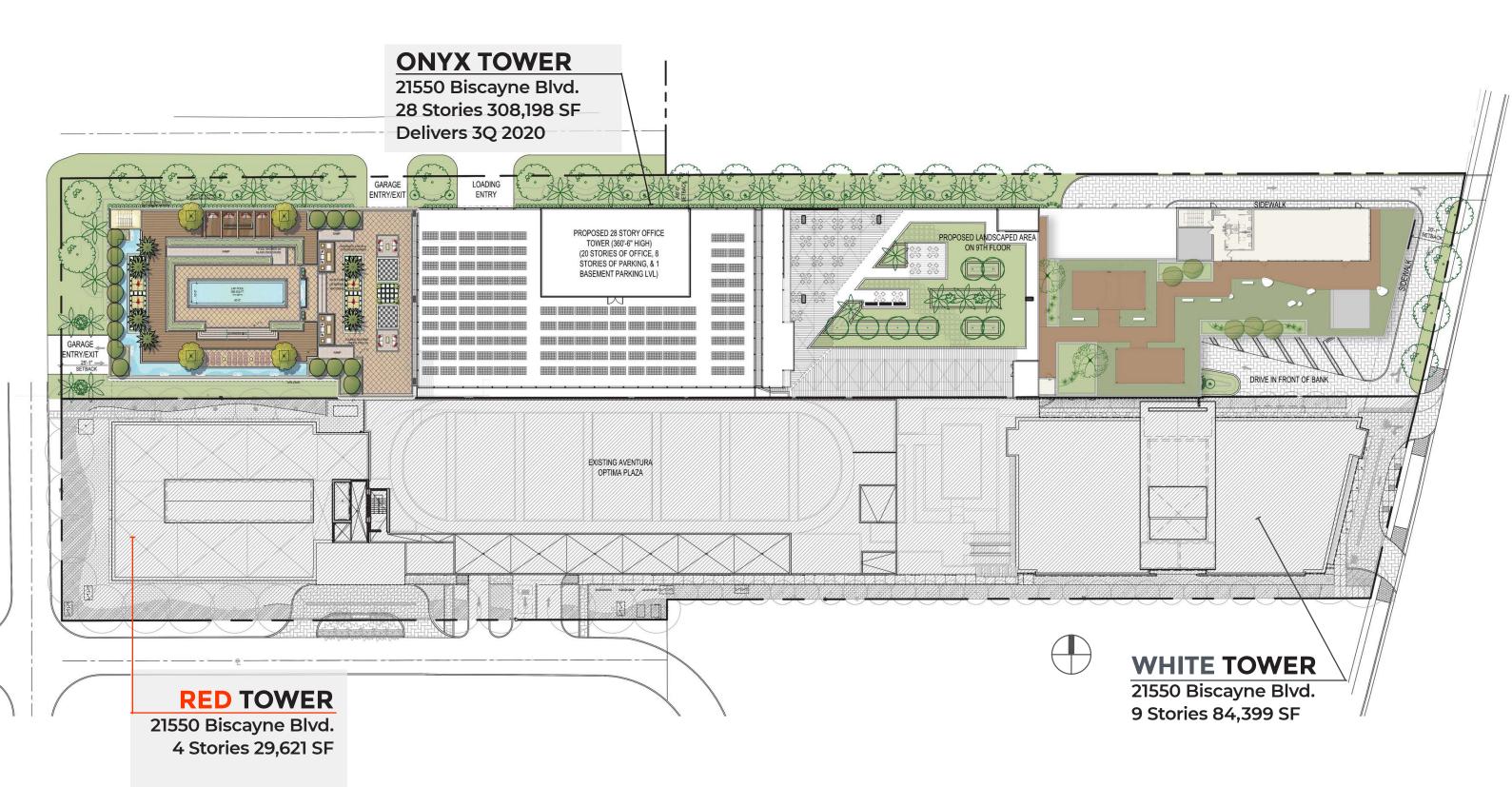
### Convenient access to:

- 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.





# First LEED Platinum Certified office building in South Florida.

Address: 21500 Biscayne Blvd., Aventura

Year Built: 2013 Stories: 9

SF: 84,399 SF Floor Plates: 11,401 SF

Certification: Leed Platinum 2014

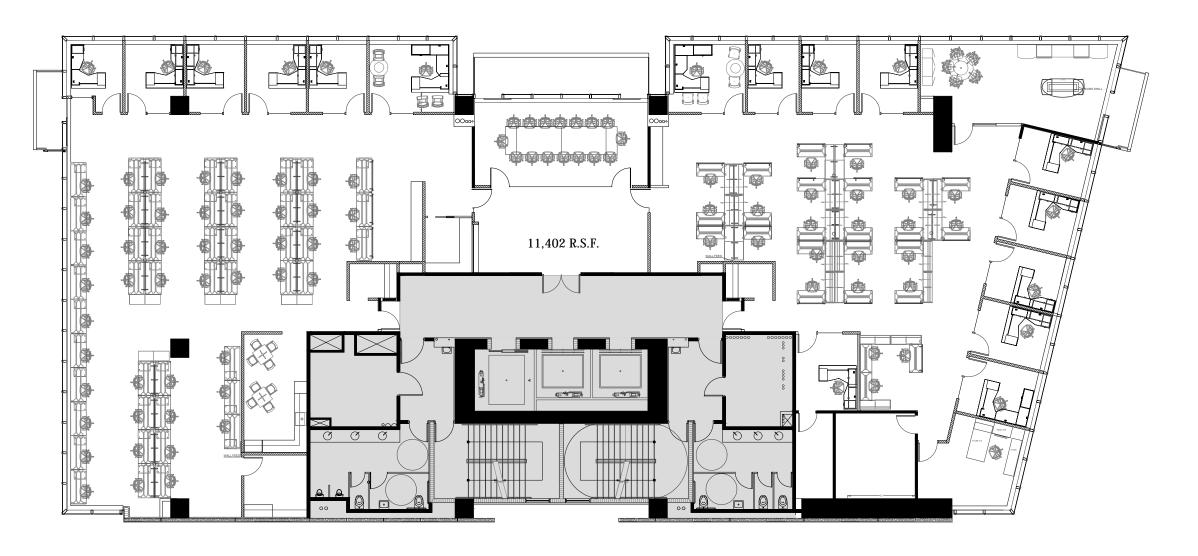
Parking Ratio: 3 spaces per 1,000 square feet

Top tier finishes that also include energy efficient items:

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

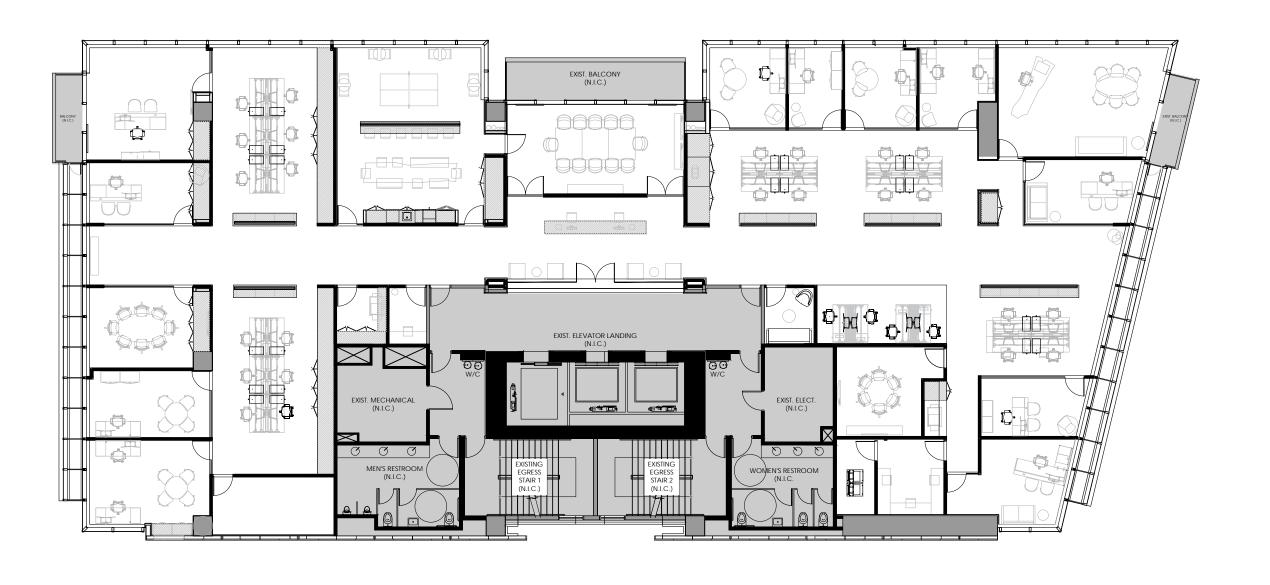
Creating a world-class office experience.

# **Available Suite 600** 17,401 SF Full Floor

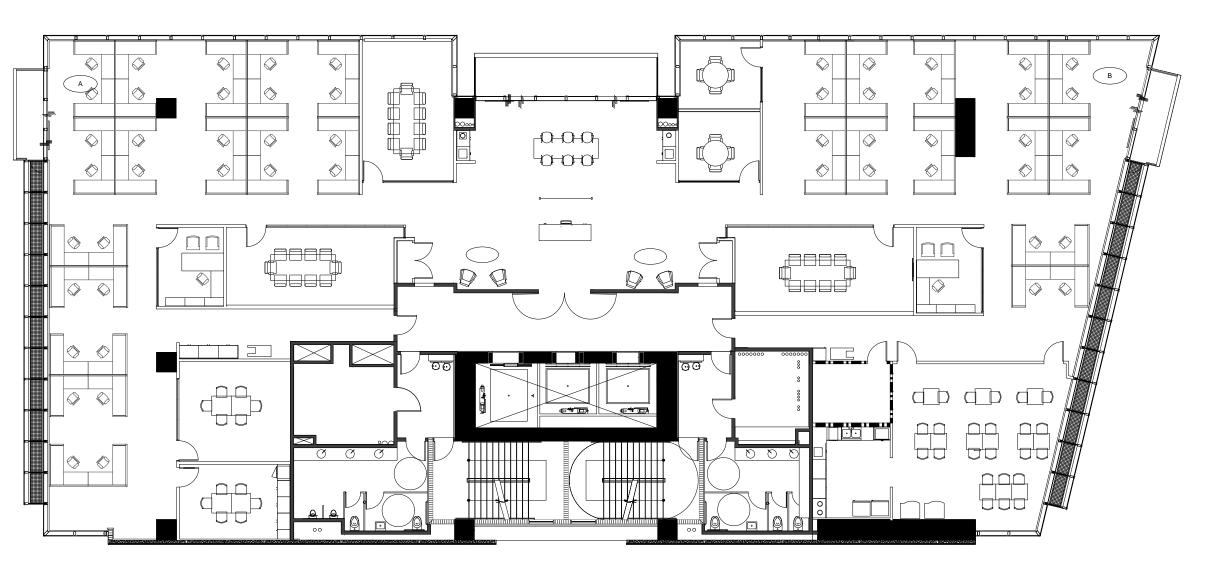


\*Furniture currently existing within space and can be included in deal structure.

# Suite 700 11,400 SF Full Floor | Available 4Q 2020



# **Available Suite 800** 17,401 SF Full Floor



\*Furniture drawn is for planning purposes only.

# THE RED TOWER

# Innovative glass floor system and atrium throughout common areas.

Address: 21550 Biscayne Blvd., Aventura

Year Built: 2013

Stories: 4

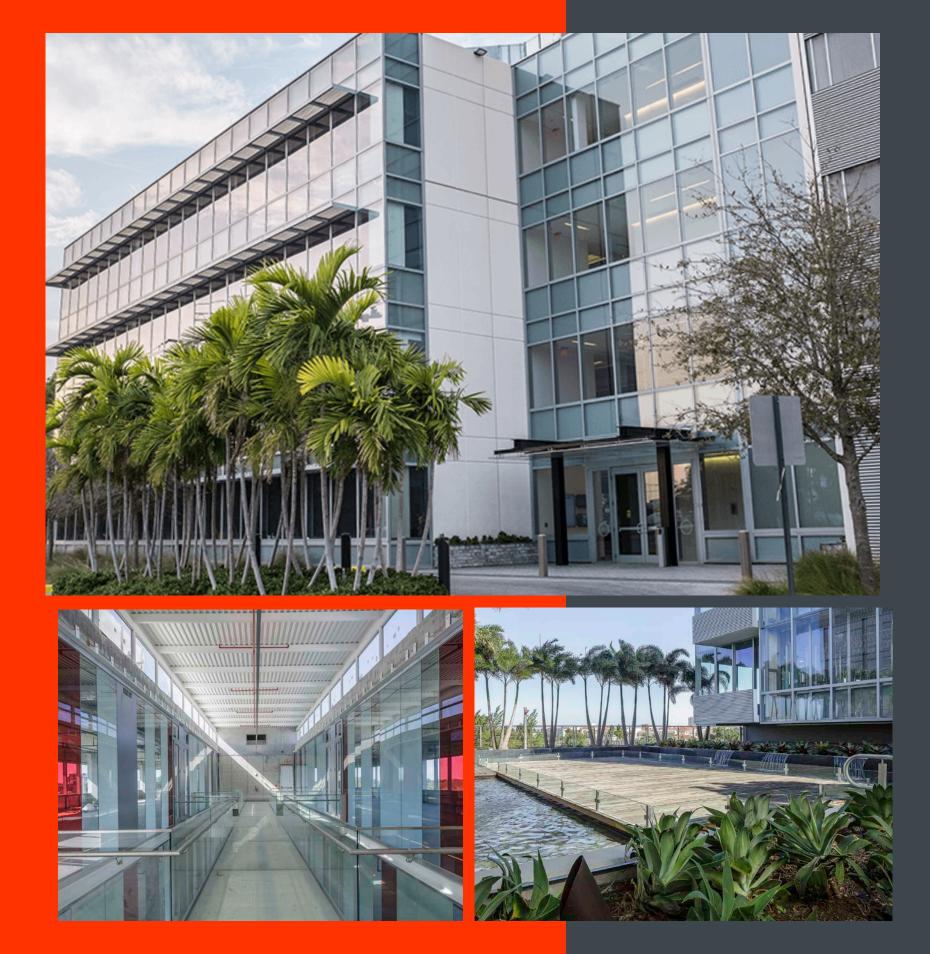
SF: 29,621 SF

Floor Plates: 7,454 SF

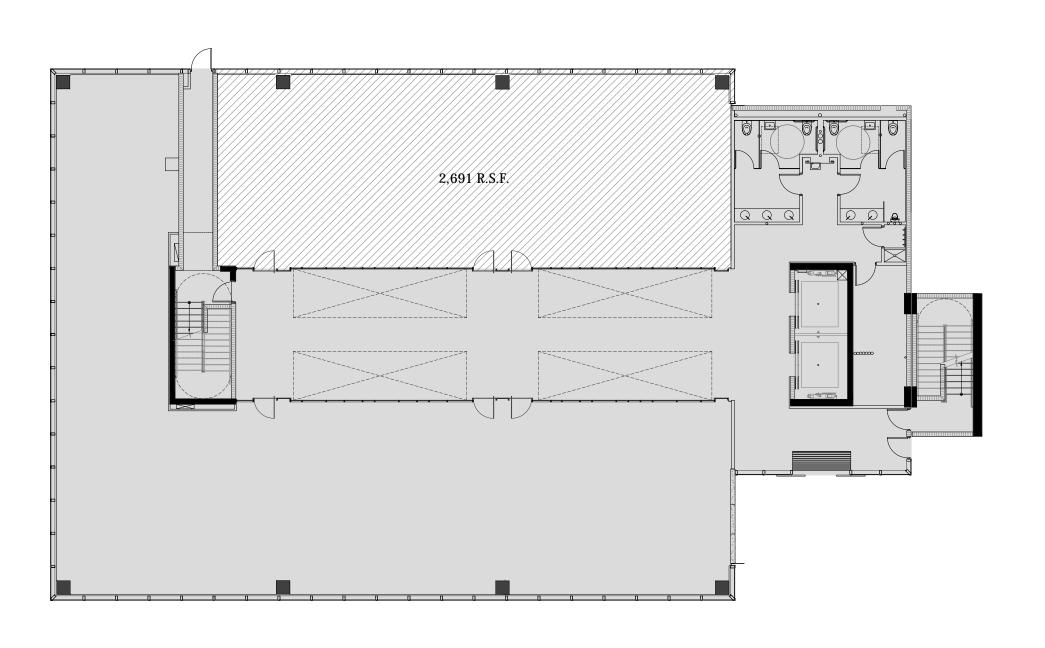
Certification: LEED Platinum 2014

Parking Ratio: 3 spaces per 1,000 square feet

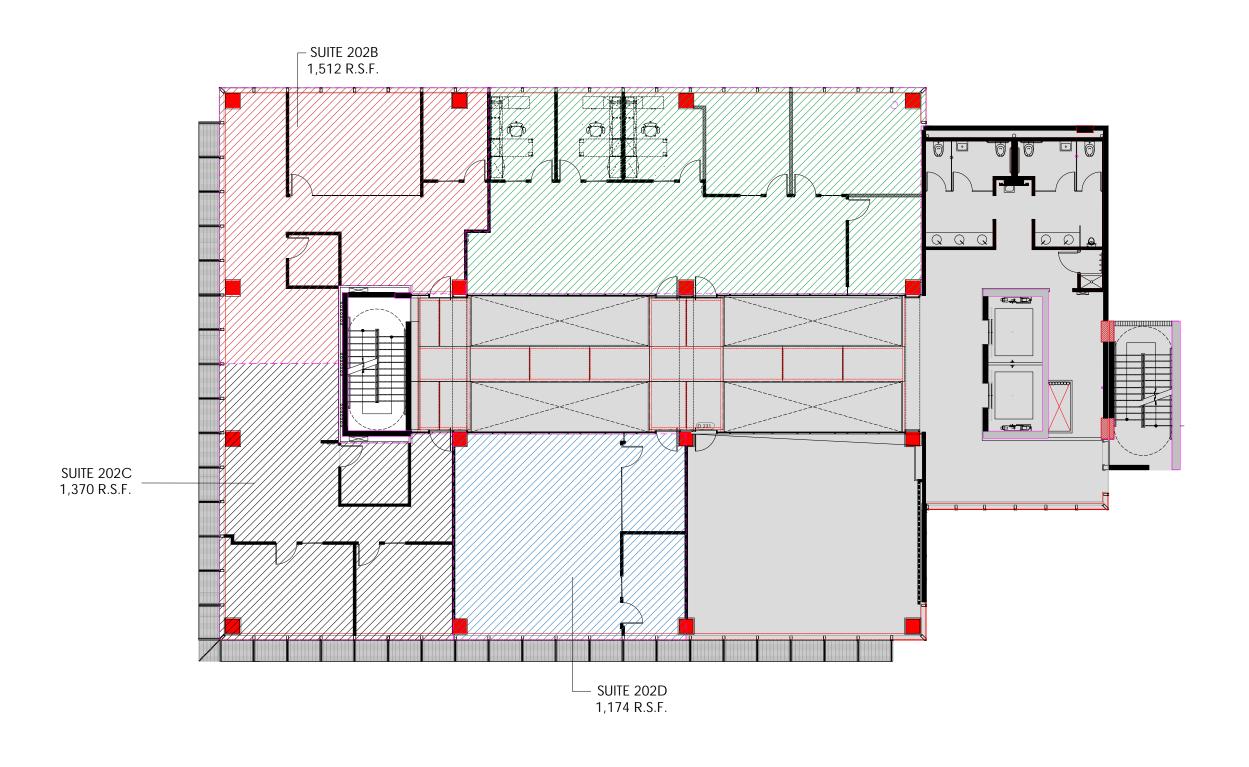
Ideal for office or medical use.



### Available Suite 131 2,691 RSF



# **Available Suite 202** 4,056 SF (Demiseable From 1,174 SF to 4,056 SF)



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

Address: 1010 S. Federal Hwy, Hallandale

Delivers: 3Q 2020

Stories: 28

SF: 308,198 SF Floor Plates: 16,680 SF

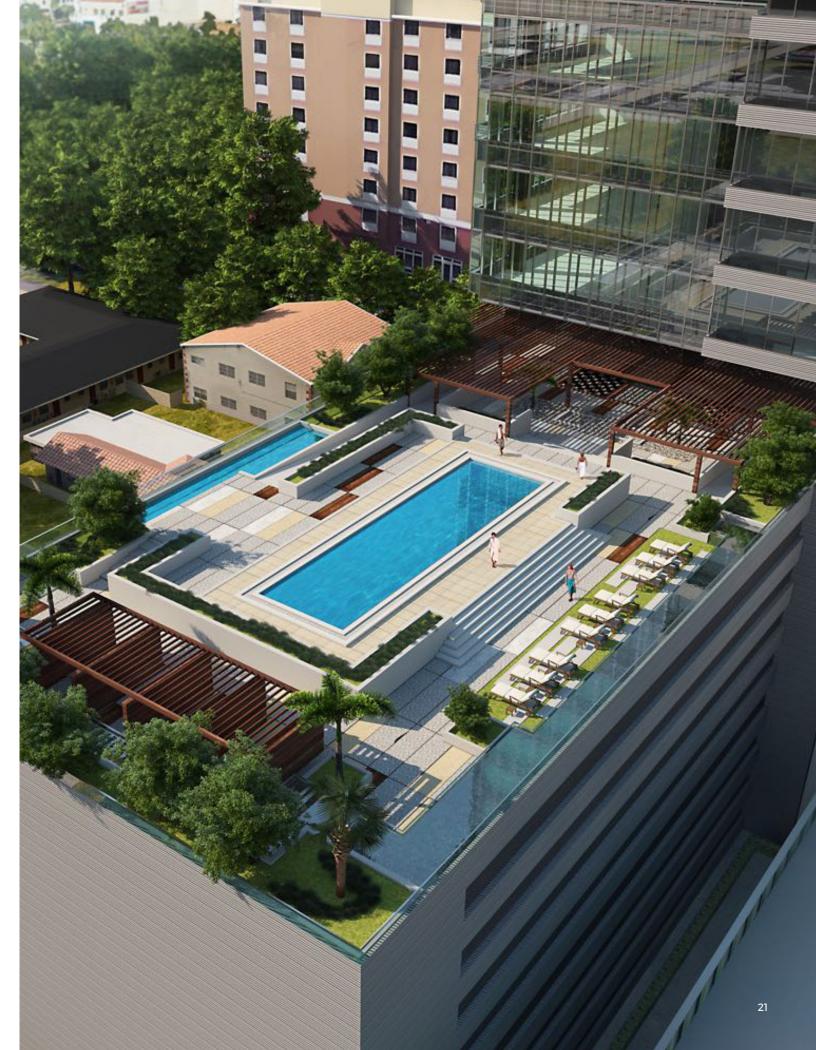
Certification: Designed for LEED Platinum Parking Ratio: 3 spaces per 1,000 square feet

- 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.

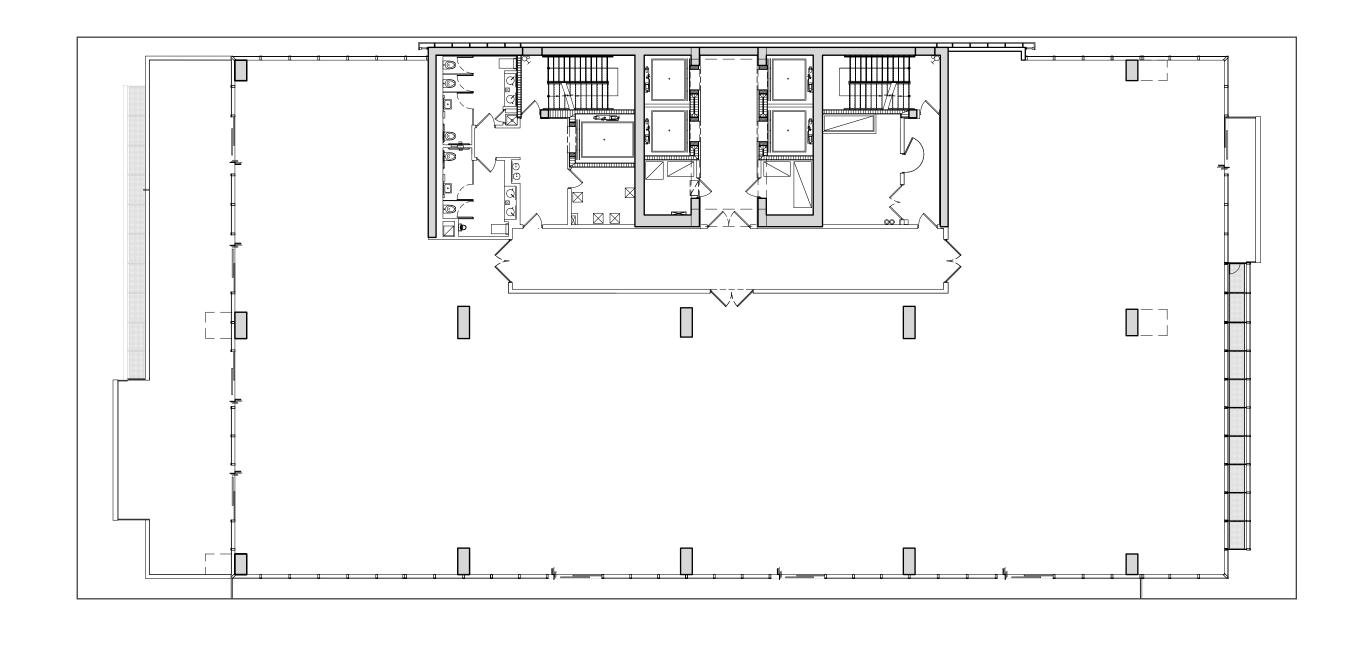






# Floor Plate 16,860 SF

# ONXX TOWER



# For office leasing opportunities

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