OPTIMA

THE ART OF WORK

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The Postmodern Campus of Tomorrow

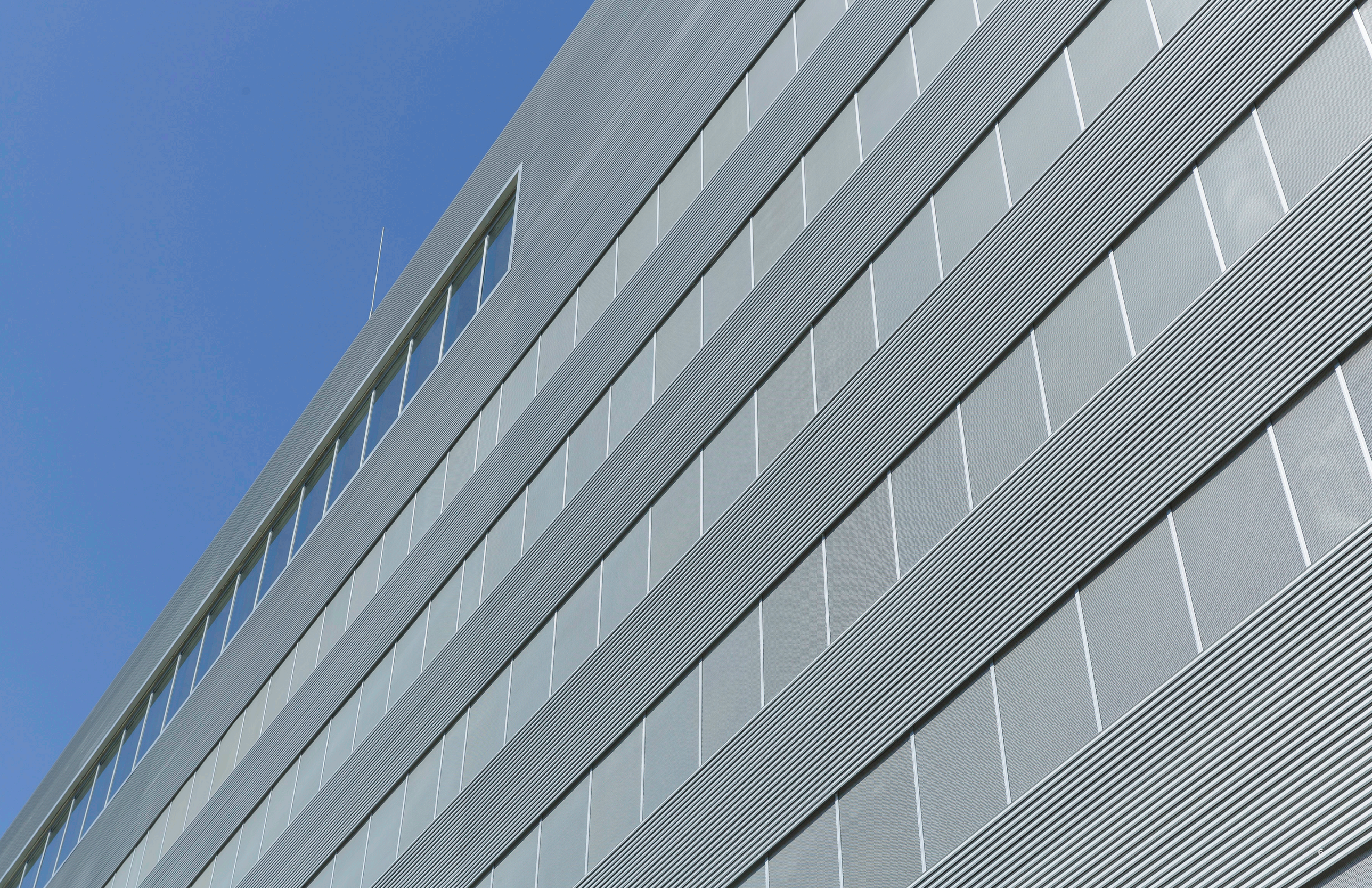
Optima is the future of work, built for the evolving needs of modern professionals.

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
- Approximately 400,000 square feet of top-quality office space
- Floorplates ranging from 7,454 SF to 15,200 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

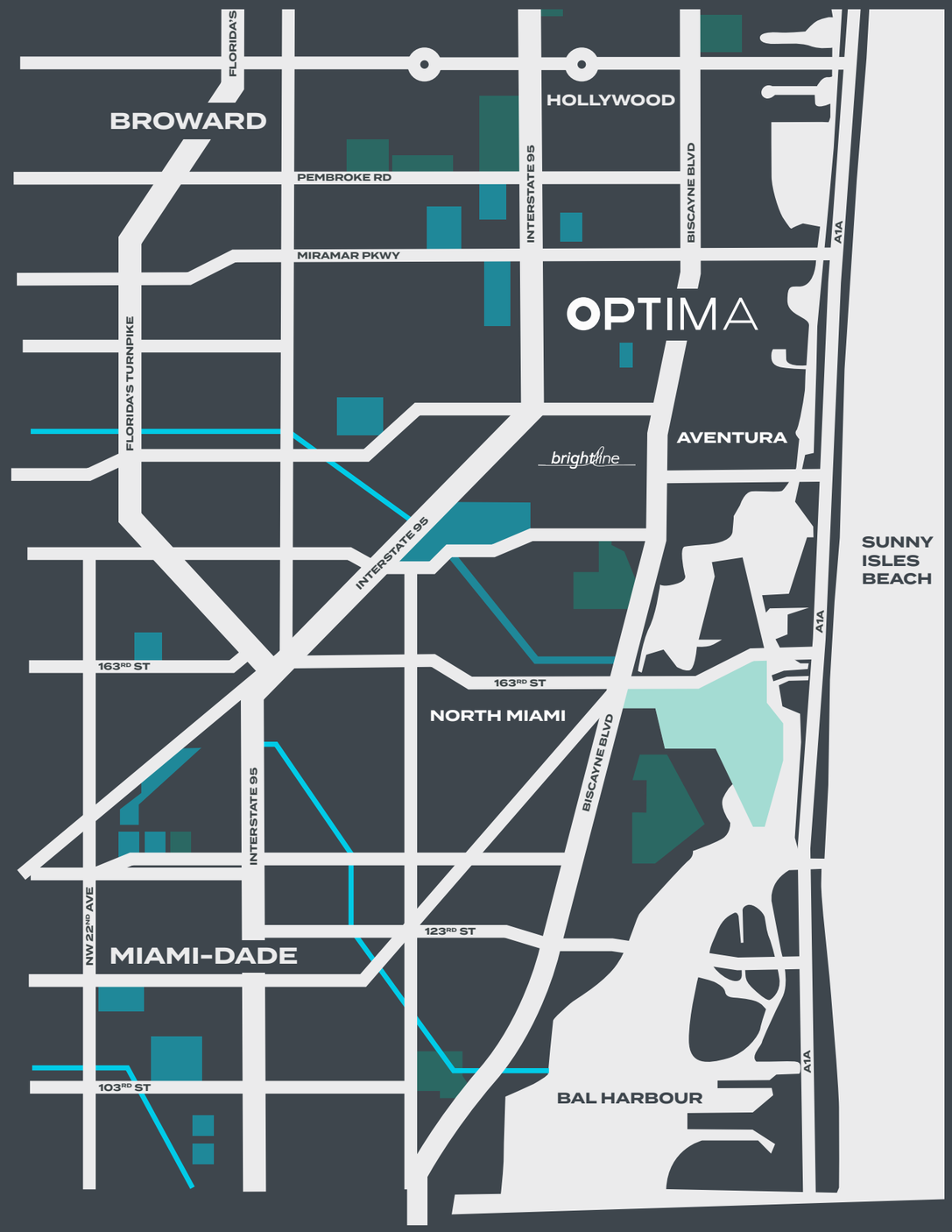
Perfectly Positioned

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

One Complex Two Counties

Convenient access to:

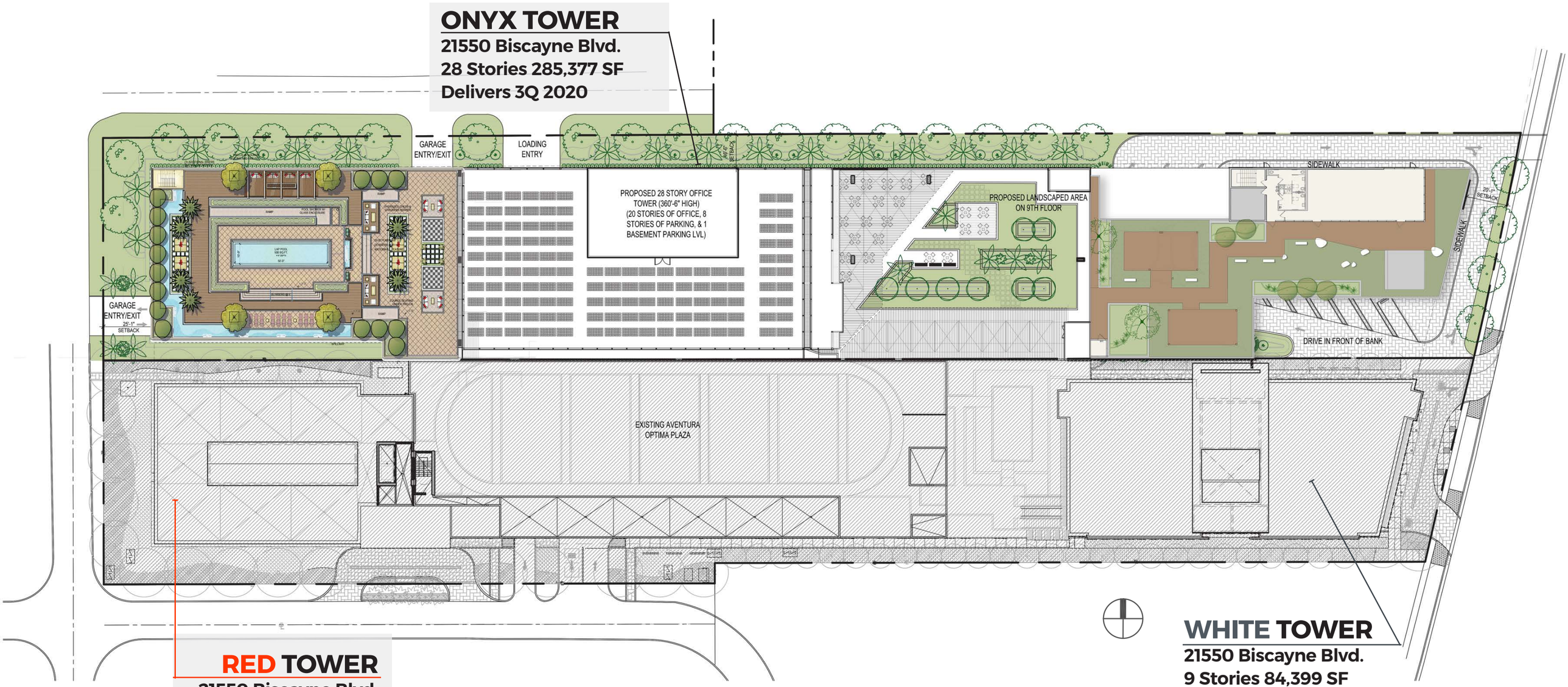
- Four airports including Ft. Lauderdale-Hollywood Airport, and Miami International Airport.
- Major highways including I-95 and US-1.
- New Virgin Brightline train station in Aventura
- Shopping, dining and entertainment venues directly adjacent to the complex, at Gulfstream Park.
- Over 300 retailers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

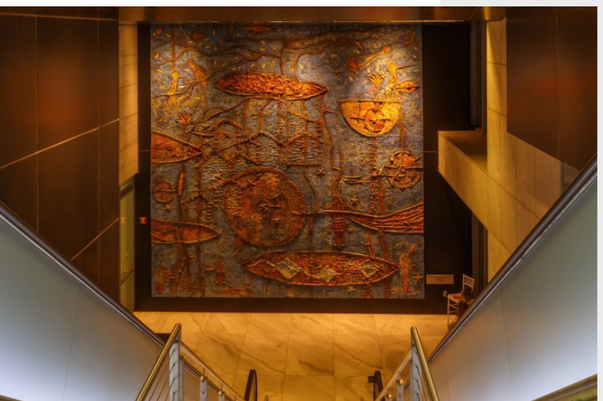


Connected Office Campus

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

Site Plan


ONYX TOWER
21550 Biscayne Blvd.
28 Stories 285,377 SF
Delivers 3Q 2020
GARAGE ENTRY/EXIT
LOADING ENTRY
PROPOSED 28 STORY OFFICE TOWER (360'-6" HIGH) (20 STORIES OF OFFICE, 8 STORIES OF PARKING, & 1 BASEMENT PARKING LVL)
PROPOSED LANDSCAPED AREA ON 9TH FLOOR
SIDEWALK
20'-1" SETBACK
GARAGE ENTRY/EXIT
26'-1" SETBACK
DRIVE IN FRONT OF BANK
EXISTING AVENTURA OPTIMA PLAZA
RED TOWER
21550 Biscayne Blvd.
4 Stories 29,621 SF
WHITE TOWER
21550 Biscayne Blvd.
9 Stories 84,399 SF



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

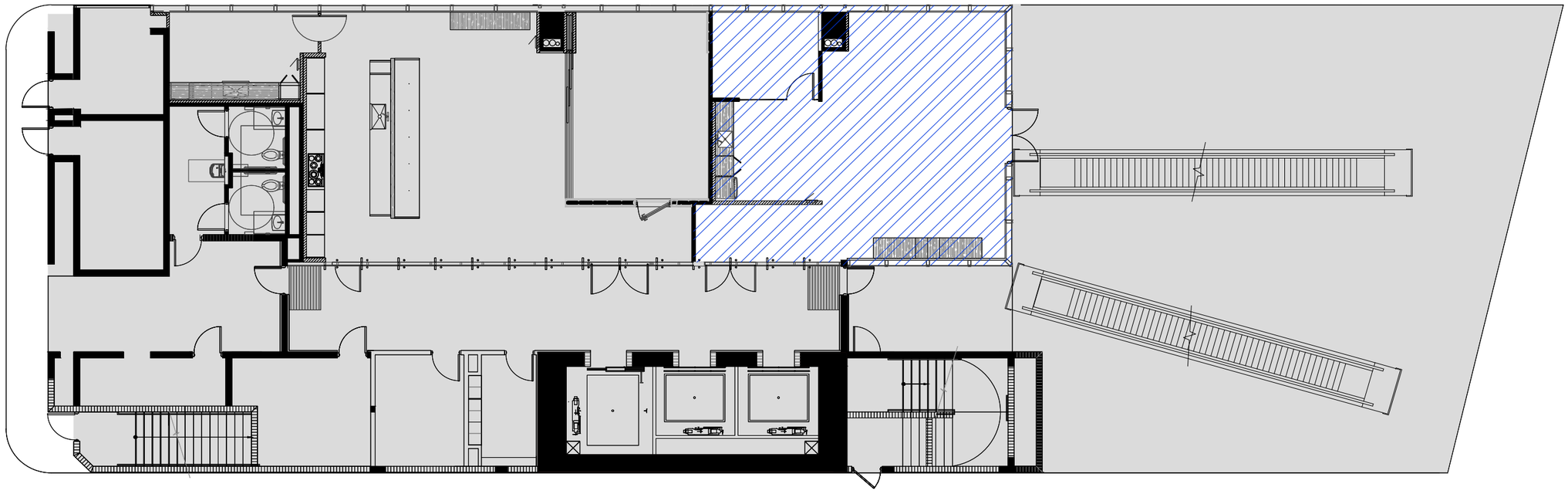
Top tier finishes that also include energy efficient items:

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

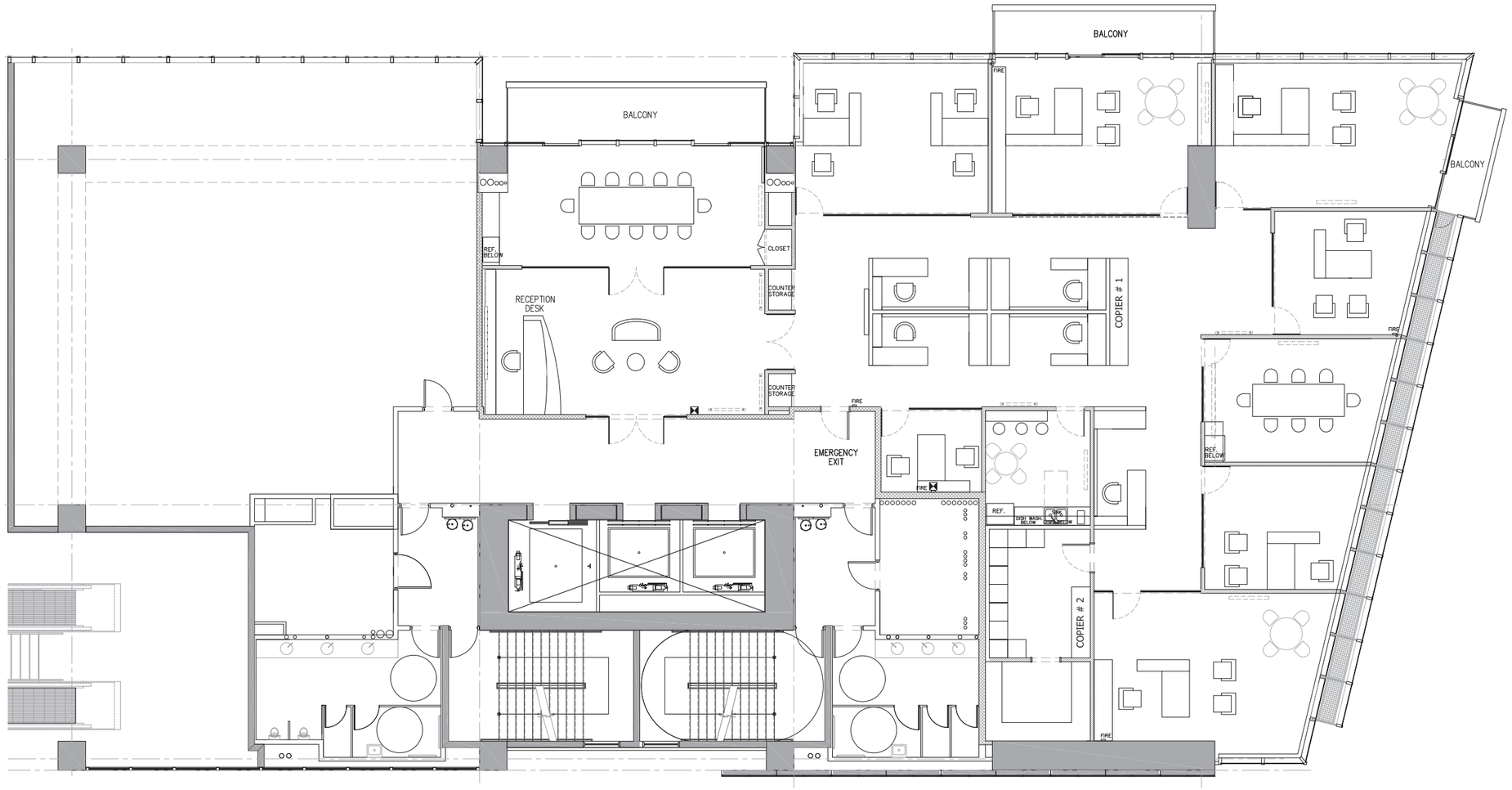
Creating a world-class office experience.

THE WHITE TOWER

Available Suite 101 1,169 SF

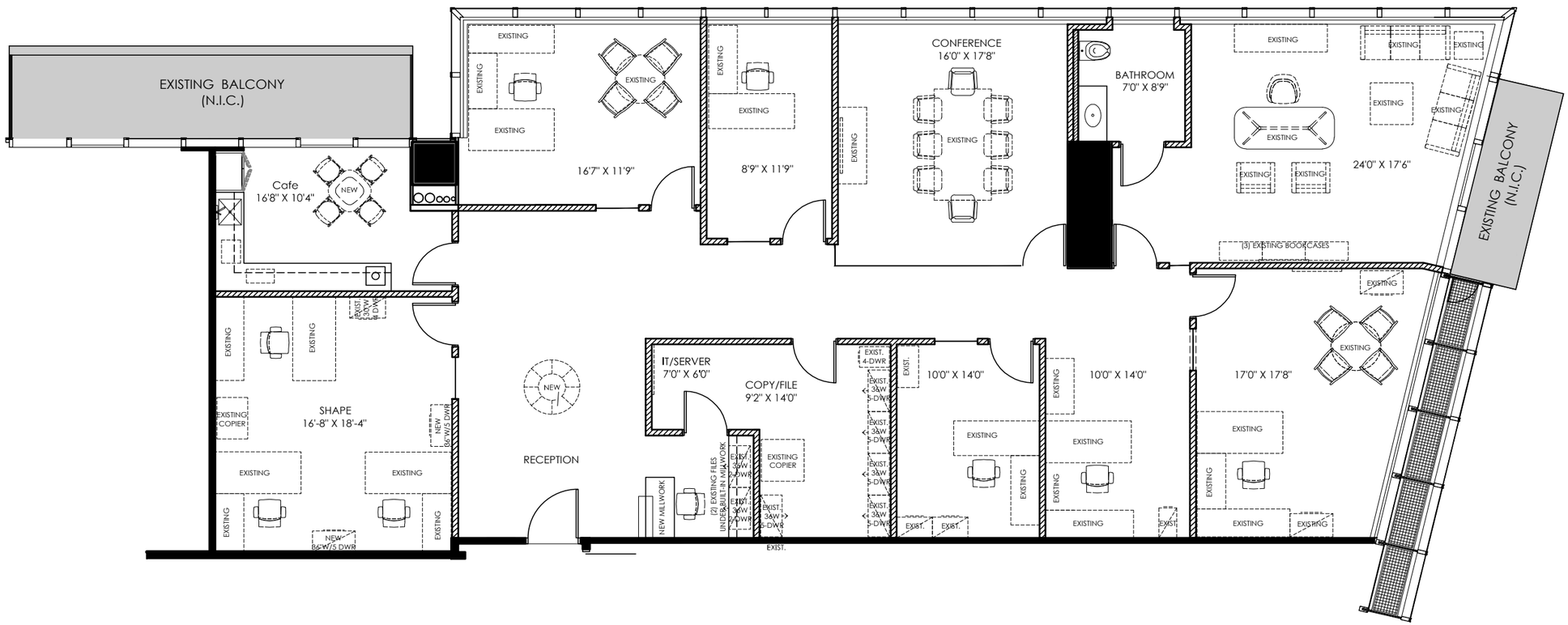


Available Suite 302 6,248 SF
Available 1.1.21

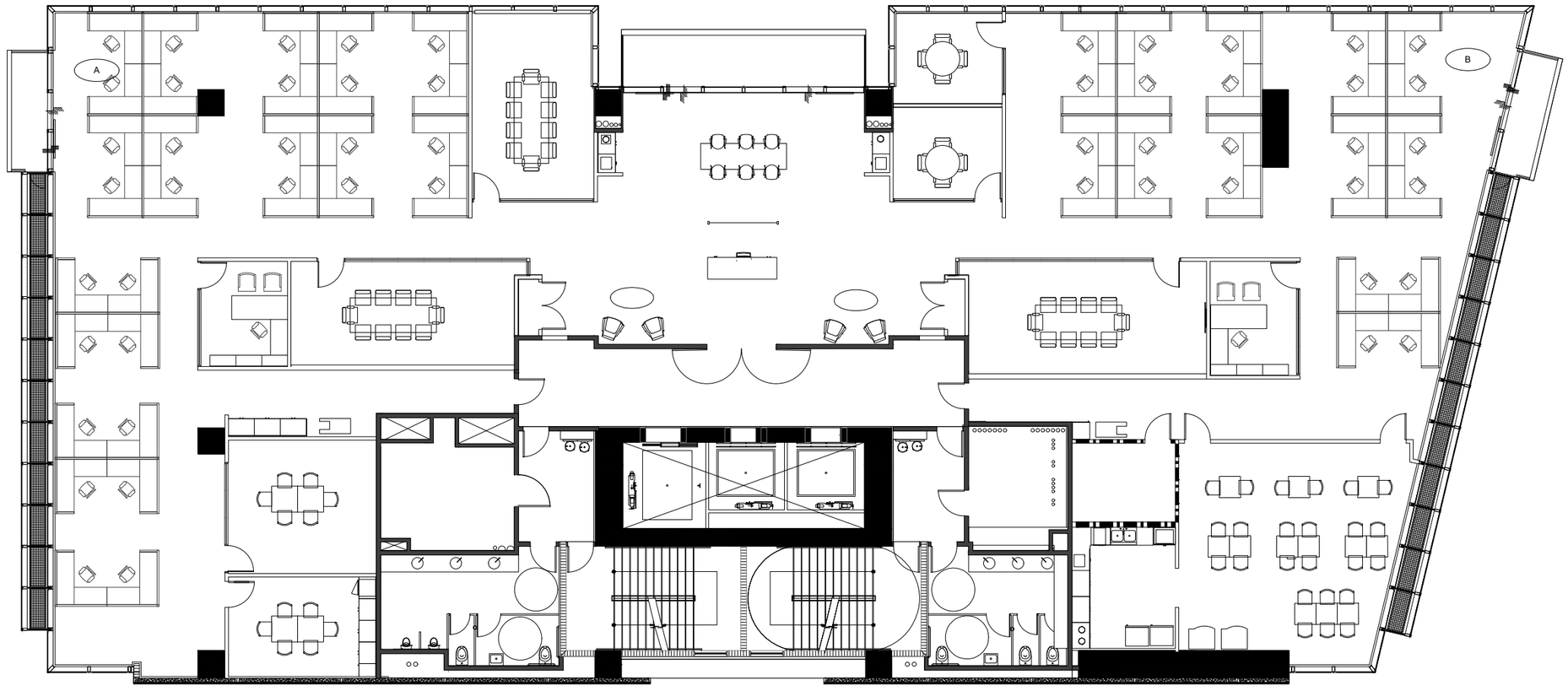


*Furniture drawn is for planning purposes only.

Available Suite 503 3,919 SF



Available Suite 800 11,401 SF
Full Floor



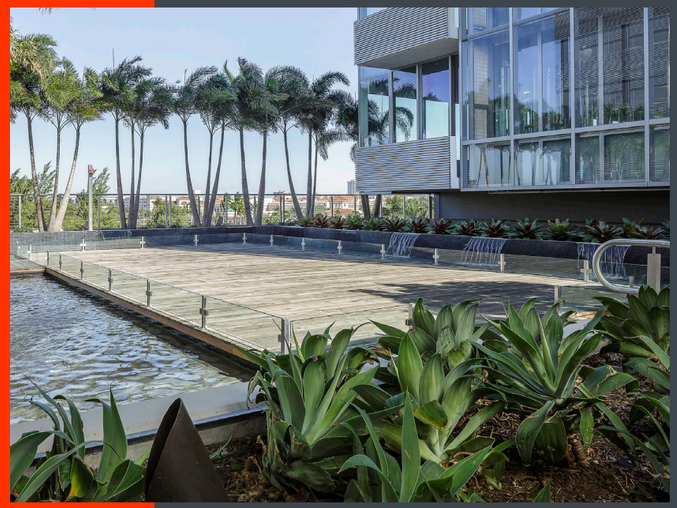
*Furniture drawn is for planning purposes only.

THE RED TOWER

Innovative glass floor system and atrium throughout common areas.

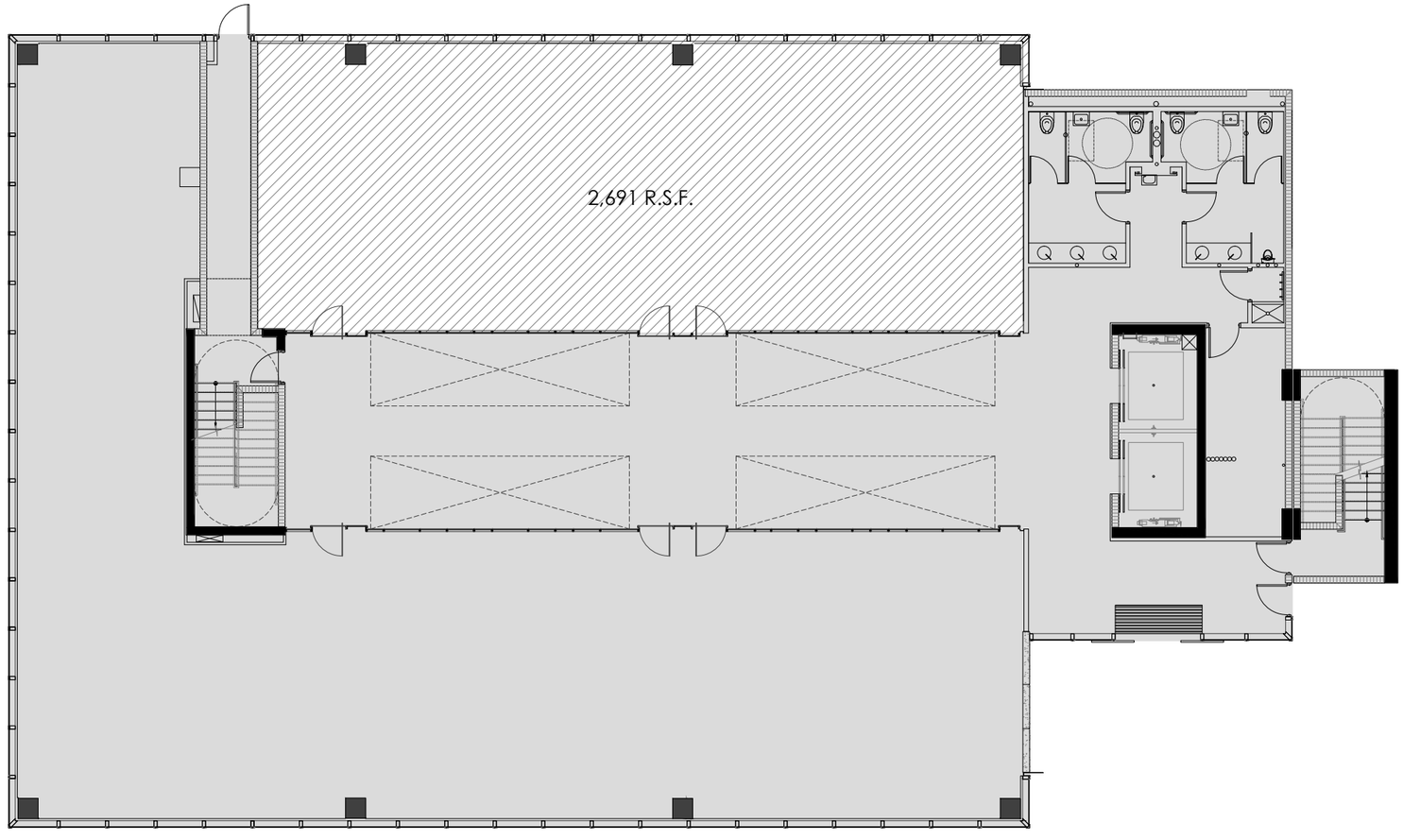
Year Built:	2013
Stories:	4
SF:	29,621 SF
Floor Plates:	7,454 SF
Certification:	LEED Platinum 2014
Parking Ratio:	3 spaces per 1,000 square feet

Ideal for office or medical use.



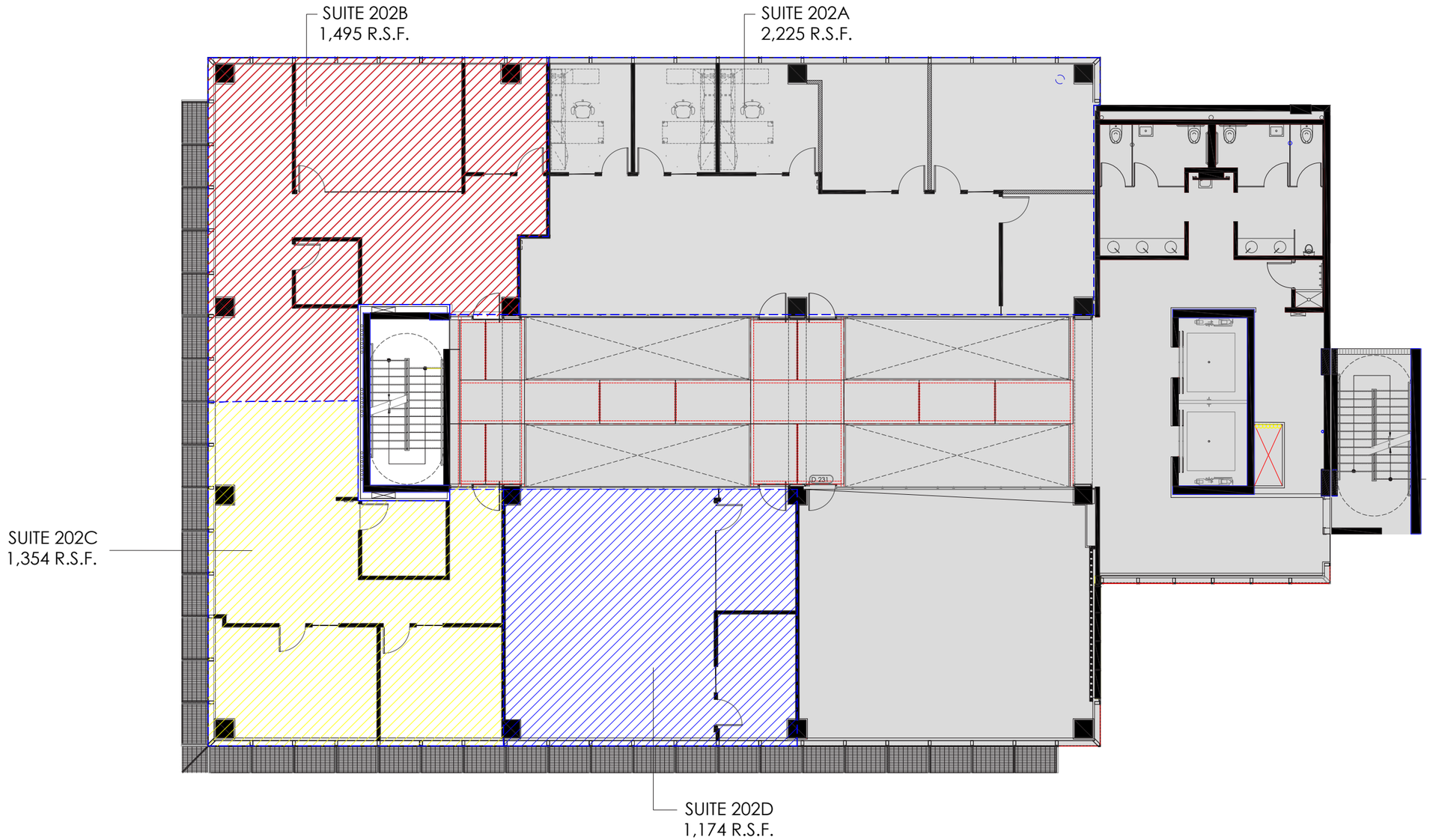
THE RED TOWER

Available Suite 131 2,691 RSF



THE RED TOWER

Available Suite 202 4,023 SF
(Demisable From 1,174 SF to 4,023 SF)



THE ONYX TOWER

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

Delivers:	3Q 2020
Stories:	28
SF:	285,377 SF
Floor Plates:	15,200 SF
Certification:	Designed for LEED Platinum
Parking Ratio:	3 spaces per 1,000 square feet

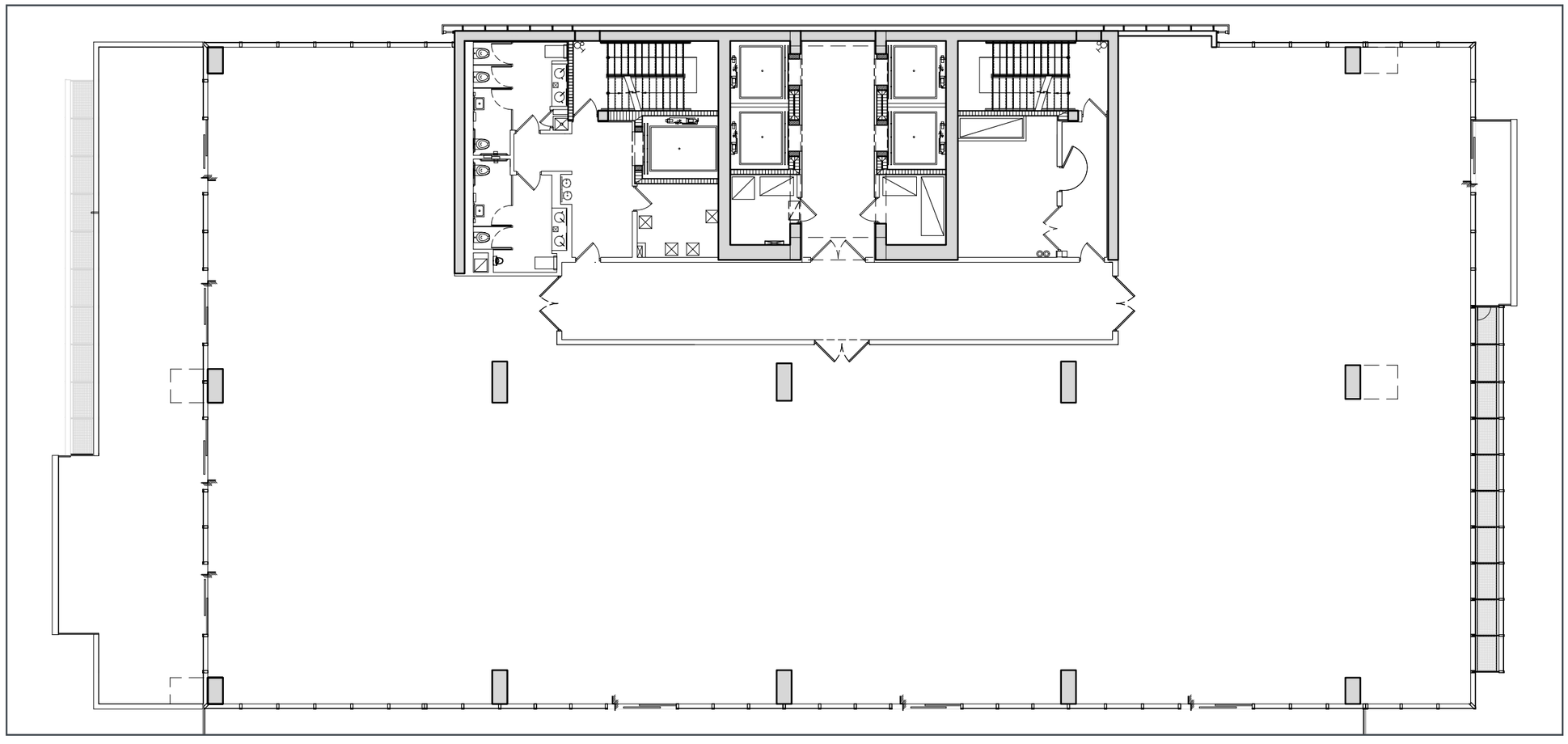
- Panoramic views from 20 floors of office space with balconies and views of the ocean atop an 8-story parking garage
- Efficient floor plate design of approximately 15,200 square feet
- Full floor divisible conference rooms
- Under Construction and scheduled for delivery 3Q 2020

Art, design and wellness that feels like home.

ONYX TOWER
RED TOWER
FITNESS CENTER
ROOFTOP DECK
ON-SITE, FULL SERVICE RESTAURANT
WHITE TOWER

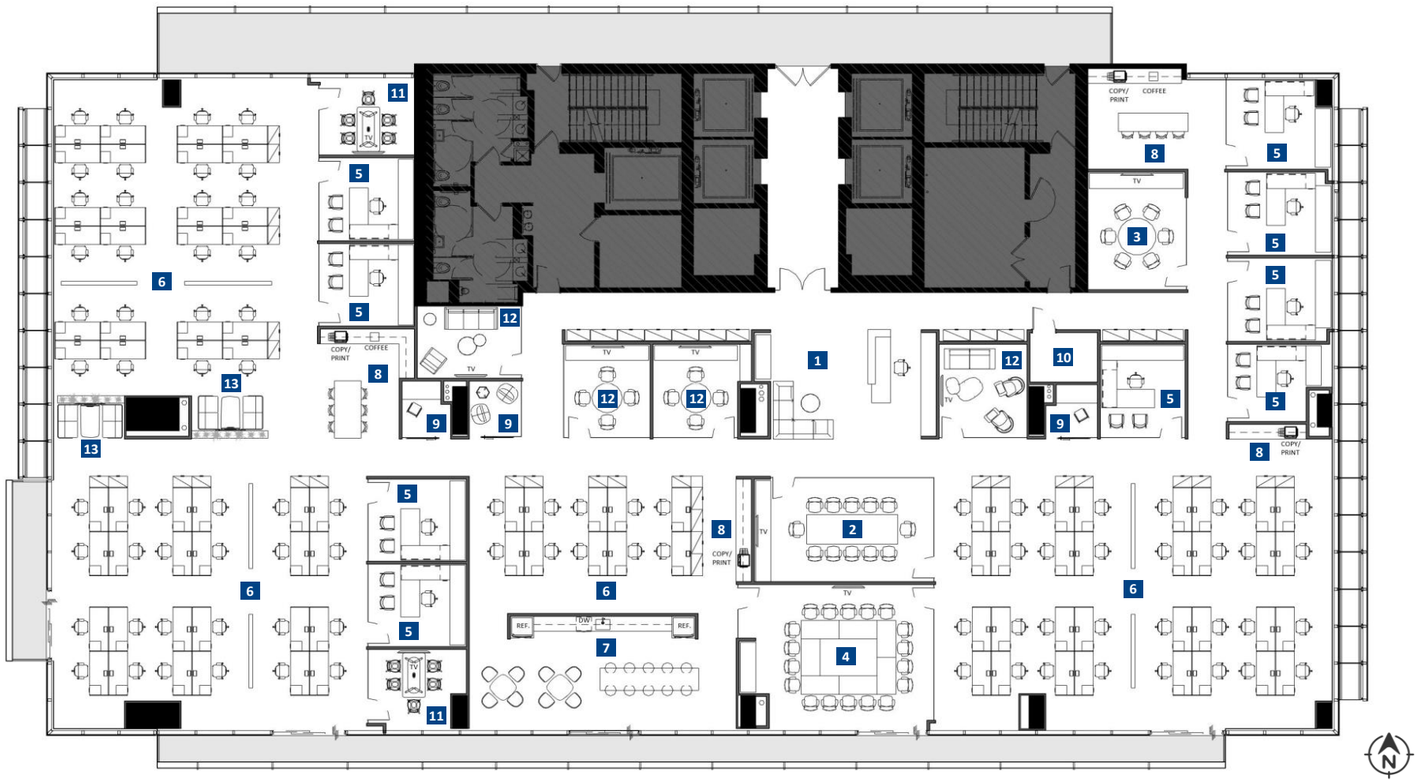
THE ONYX TOWER

Floor Plate 15,200 SF



THE ONYX TOWER

Conceptual Space Plan
Full Floor 15,200 SF



	SPACE PROGRAM	# PROPOSED
1	RECEPTION	1
2	CONFERENCE ROOM 12P.	1
3	CONFERENCE ROOM 6P.	1
4	MULTIPURPOSE ROOM 20P.	1
5	PRIVATE OFFICE	9
6	OPEN OFFICE	90
7	BREAKROOM	1
8	COPY / COFFEE AREA	4
9	PHONEBOOTHS	3
10	IT ROOM / STORAGE	1
11	HUDDLE ROOM	2
12	COLLABORATIVE AREA	4
13	COLLABORATIVE BOOTH	2

For office leasing opportunities

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