# OPTIMA



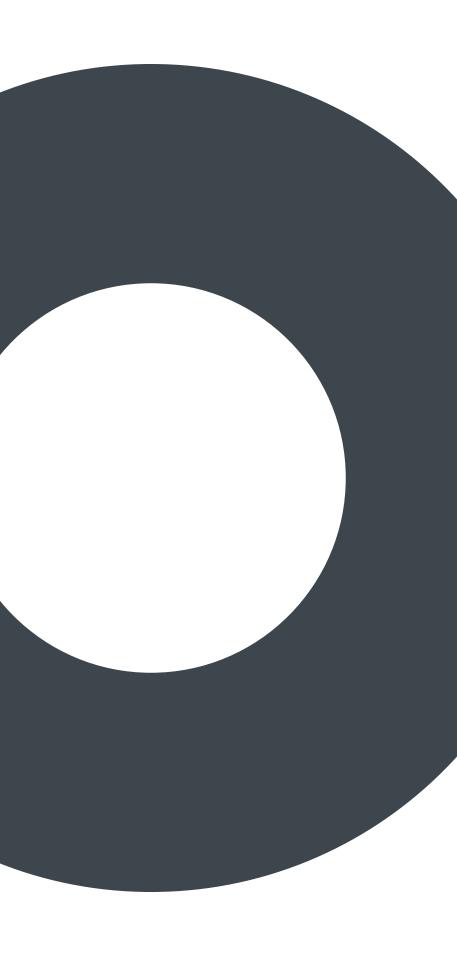
### The Postmodern Campus of Tomorrow

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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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



### **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.



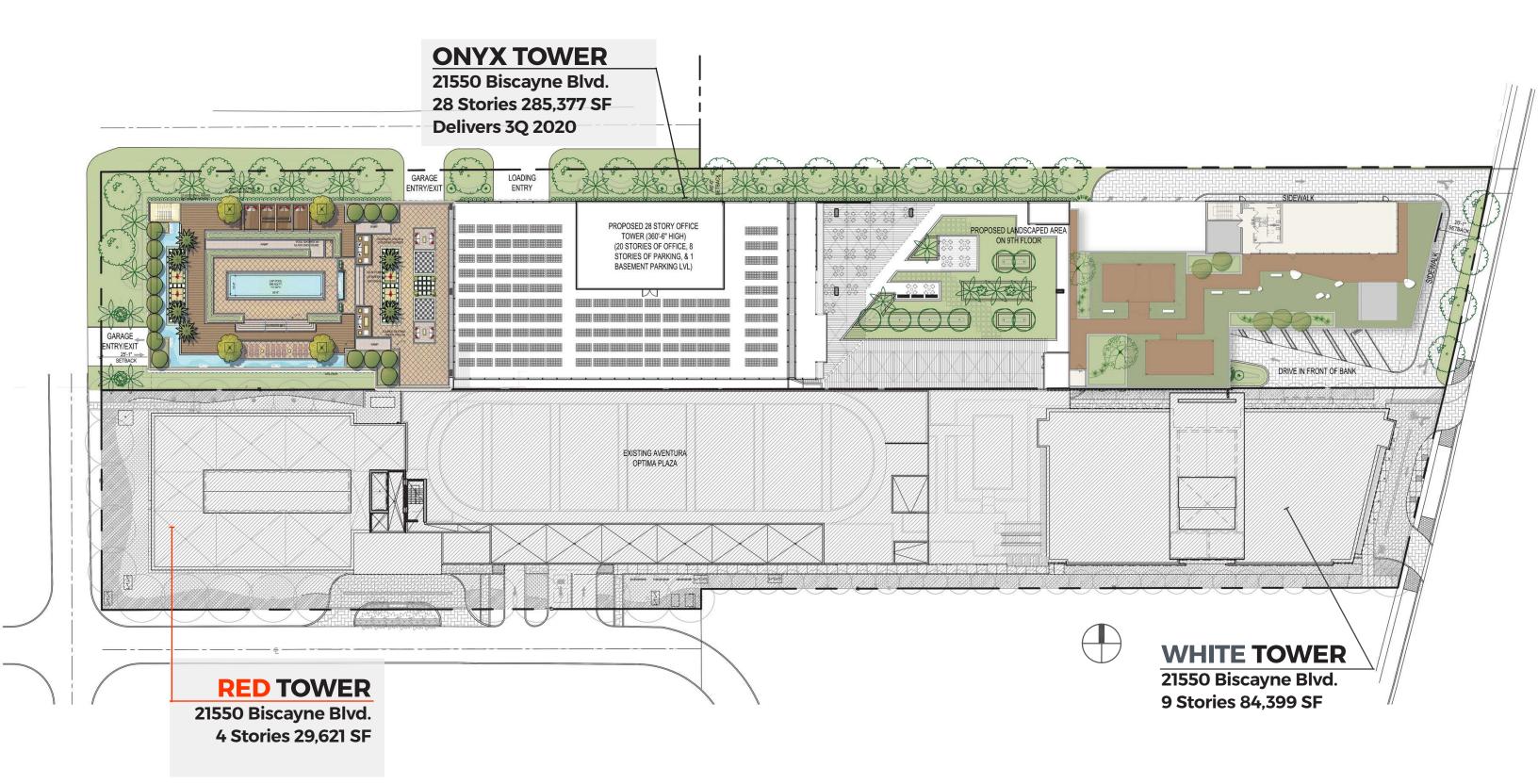
### **Convenient access to:**

- Four airports including Ft. Lauderdale-Hollywood Airport, and Miami International Airport.
- Major highways including I-95 and US-1.
- New 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



### **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
<b>Certification</b> :	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

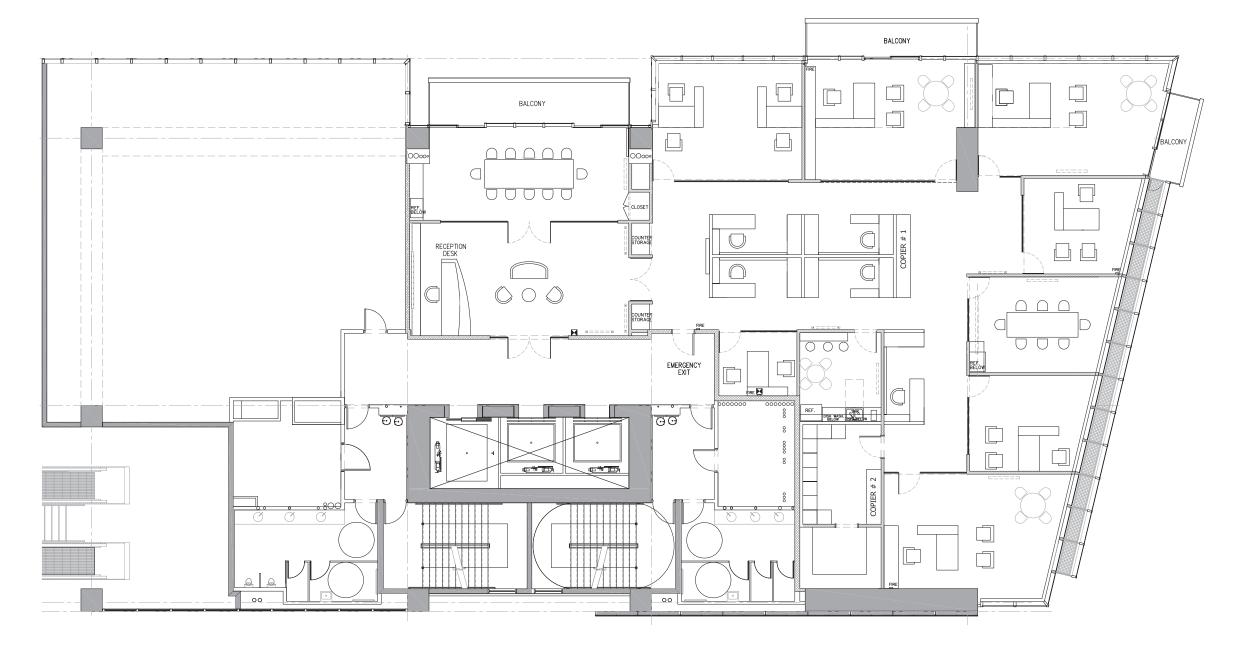
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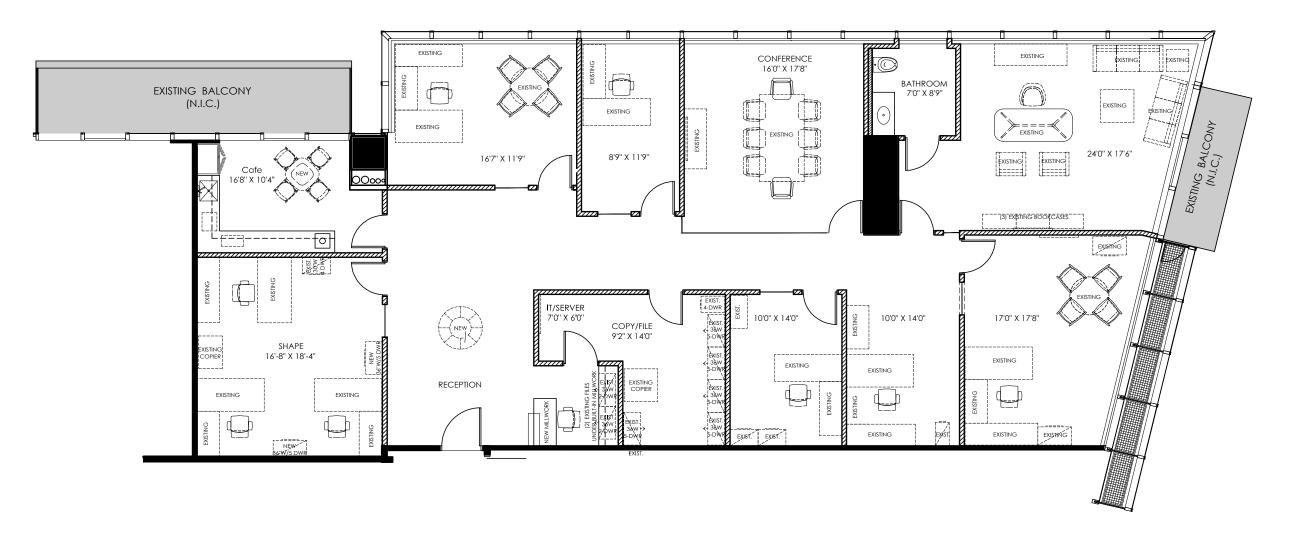


### Available Suite 101 1,169 SF



\*Furniture drawn is for planning purposes only.

### Available Suite 302 6,248 SF Available 1.1.21

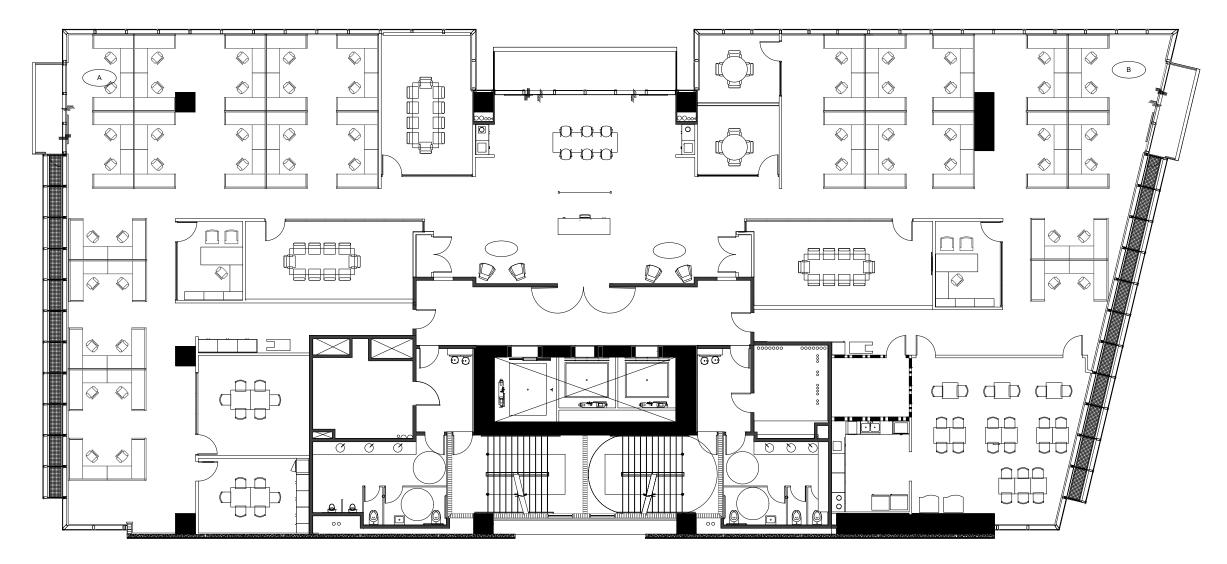


### Available Suite 503 3,919 SF

### Available Suite 700 11,400 SF Full Floor | Available 4Q 20



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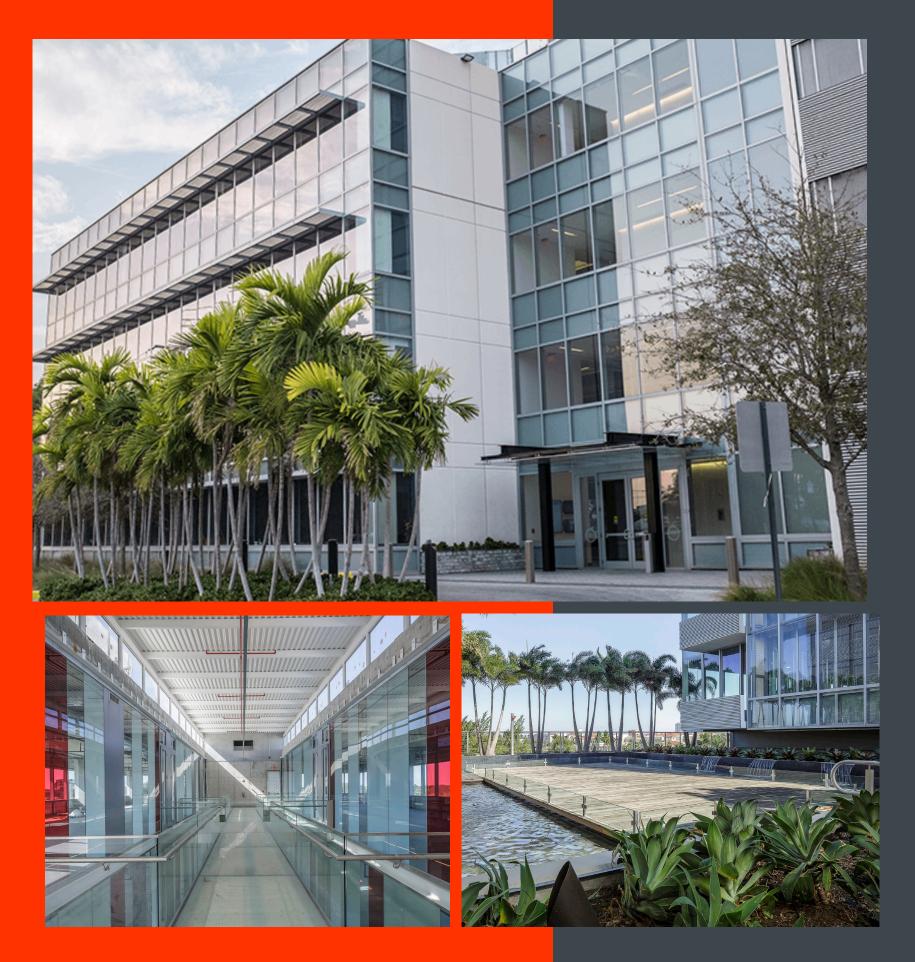
### Available Suite 800 11,401 SF **Full Floor**

## THE RED TOWER

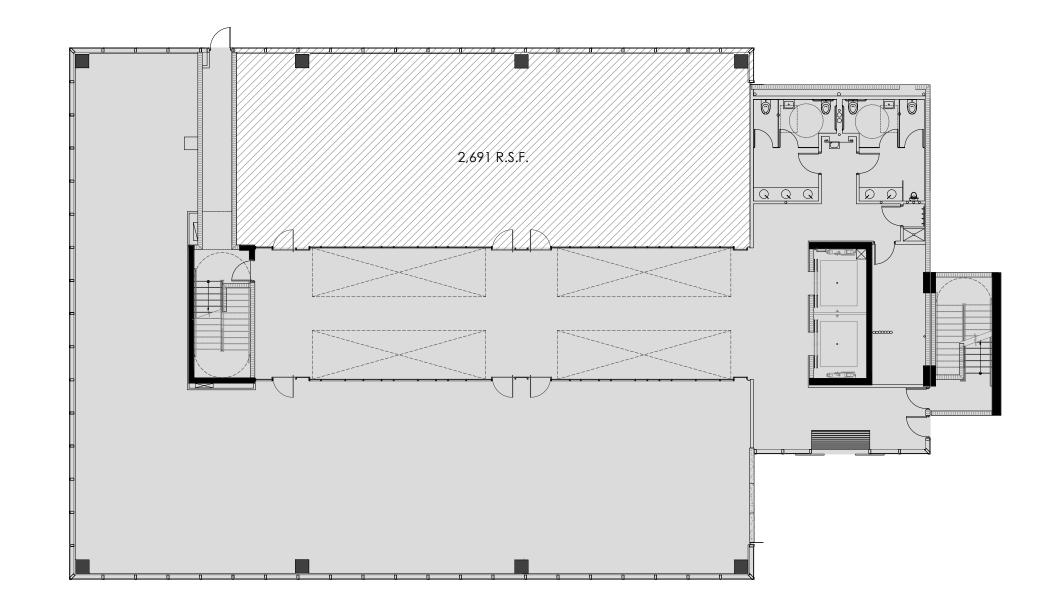
### Innovative glass floor system and atrium throughout common areas.

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.







### Available Suite 131 2,691 RSF

A new Class A office masterpiece of innovative design and sustainability under construction and scheduled for delivery 1Q 2021.

Delivers:1Q 2021Stories:28SF:285,377 SFFloor Plates:15,200 SFCertification:Designed for LEED PlatinumParking Ratio:3 spaces per 1,000 square feet

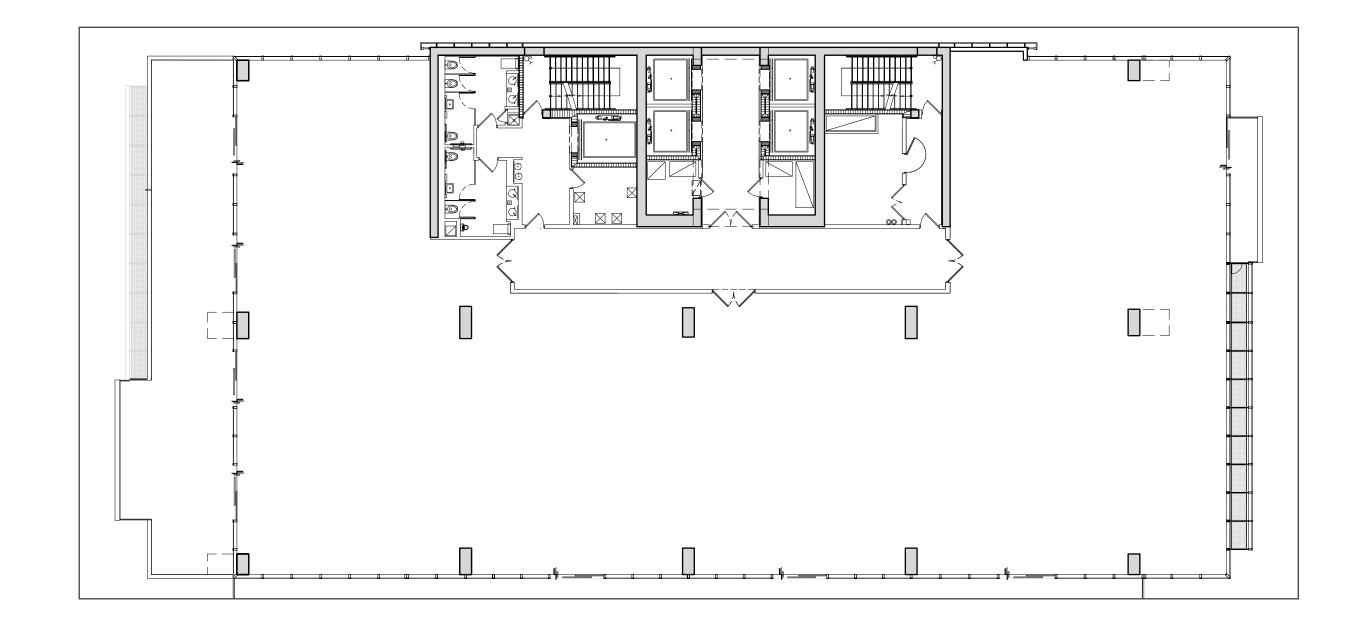
- Panoramic views from 20 floors of office space with balconies and views of the ocean atop an 8-story parking garage
- Efficient floor plate design of approximately 15,200 square feet
- Full floor divisible conference rooms
- Under Construction and scheduled for delivery 1Q 2021

### Art, design and wellness that feels like home.



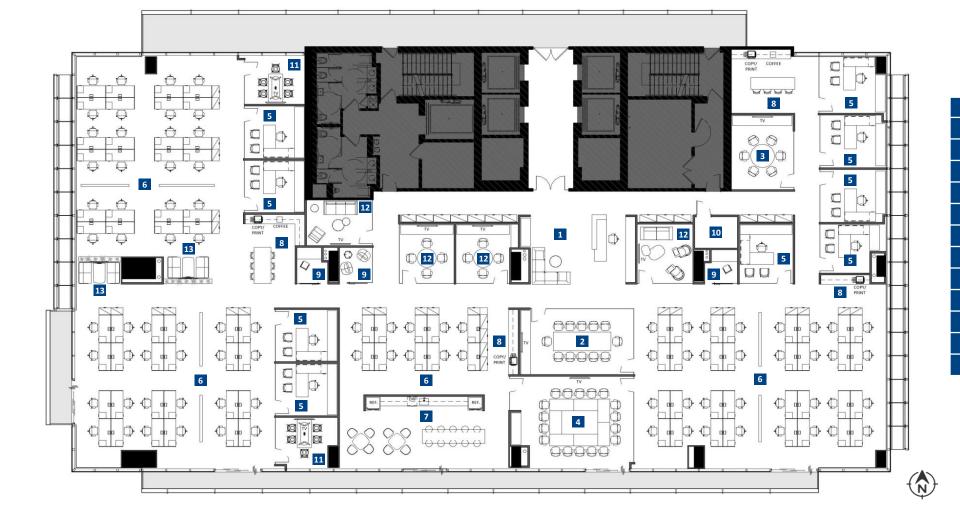


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### Floor Plate 15,200 SF

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### **Conceptual Space Plan Full Floor** 15,200 SF

	SPACE PROGRAM	# PROPOSED
I.	RECEPTION	I.
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
п	HUDDLE ROOM	2
12	COLLABORATIVE AREA	4
13	COLLABORATIVE BOOTH	2

# For office leasing opportunities

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