

O TOWERS



THE ART  
OF WORK



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**THE ONYX TOWER**  
1010 South Federal Hwy  
28 Stories 285,377 SF

**THE WHITE TOWER**  
21500 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  
LANDMARK ARCHITECTURE, UNRIVALED  
AMENITIES AND LONG-TERM FOCUS, OUR  
APPROACH IS **ANYTHING BUT ORDINARY.**

THE WHITE TOWER





## KEY 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**

- Over one acre of collaborative green spaces
- Wi-Fi connected indoor and outdoor common areas
- State-of-the-art fitness center
- Jogging trail
- Rooftop lap pool
- Tenant multi-purpose/conference room
- Full building backup generator for business continuity (The Onyx Tower)
- On-site signature restaurant and café

## UNMATCHED **SUSTAINABILITY**

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

○ Towers Multi-Purpose Rooftop Terrace



○ Towers Meditation Garden



# PERFECTLY POSITIONED

- Four airports including Ft. Lauderdale-Hollywood Airport, Miami-Opa Locka Executive Airport and Miami International Airport
- Major expressways including I-95, US-1 and William Lehman Causeway (SR 856)
- Passenger rail service via new Aventura Brightline Station connecting to Downtown Miami, Downtown Ft. Lauderdale, Boca Raton and Downtown West Palm Beach (soon to Orlando)
- Shopping, dining and entertainment venues directly adjacent to the complex at Gulfstream Park and directly south of O Towers at 1212 Aventura
- Over 300 retailers and restaurants at Aventura Mall & Esplanade located just minutes away
- Varied housing options, banking, hotels, parks, golf courses, marinas and the beach
- Aventura Shuttle stop offering free shuttle service to the Brightline Station and key Aventura locations and attractions.





## **CONNECTED** OFFICE CAMPUS

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



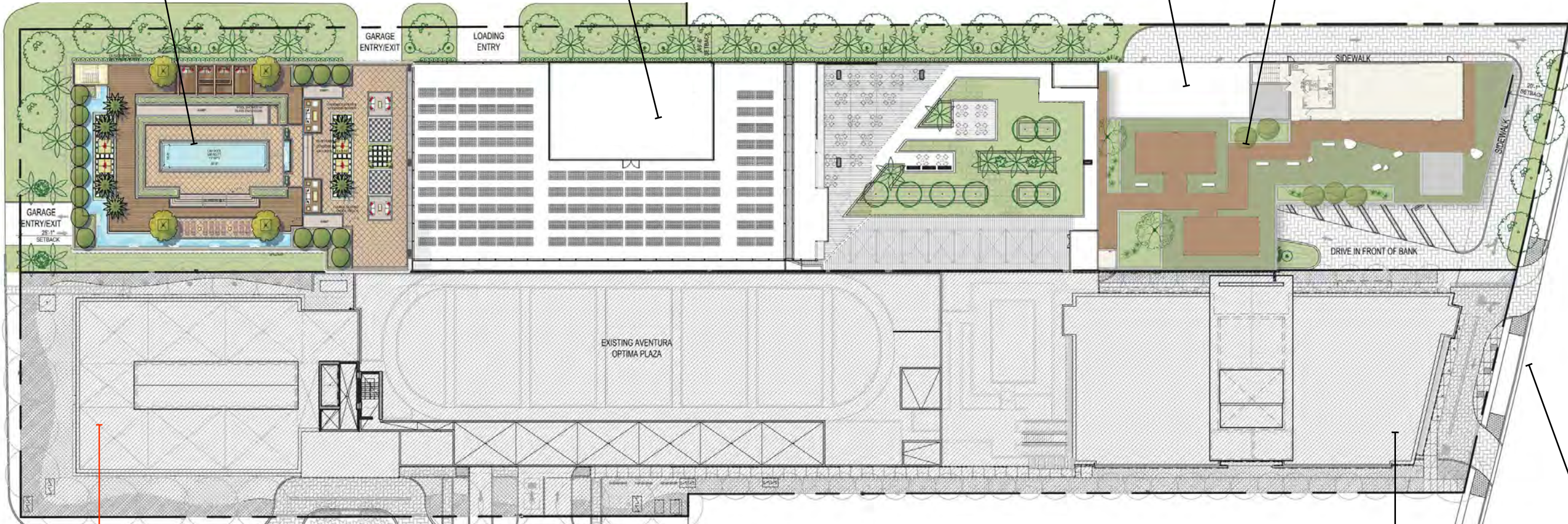
MAIL ROOM

**LAP POOL**

**THE ONYX TOWER**  
1010 South Federal Hwy  
28 Stories 285,377 SF

**FITNESS CENTER**

**ROOFTOP TERRACE**



**THE RED TOWER**  
21550 Biscayne Blvd.  
4 Stories 29,621 SF

**THE WHITE TOWER**  
21500 Biscayne Blvd.  
9 Stories 84,399 SF

**ON-SITE RESTAURANT/CAFÉ**



# THE ONYX TOWER



# THE ONYX TOWER

A NEW **CLASS A OFFICE**  
MASTERPIECE OF INNOVATIVE  
DESIGN AND SUSTAINABILITY.

**Address:** 1010 South Federal Highway, Hallandale Beach, FL  
**Year Built:** 2022  
**Stories:** 28  
**SF:** 285,377 SF  
**Floor Plates:** 15,200 SF  
**Certification:** LEED Platinum  
**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
- 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 SF
- Full building backup generator for business continuity

*The Onyx Tower is located in an Opportunity Zone.*





# THE WHITE TOWER



FIRST **LEED PLATINUM**  
CERTIFIED OFFICE BUILDING  
IN SOUTH FLORIDA.

|                       |                                    |
|-----------------------|------------------------------------|
| <b>Address:</b>       | 21500 Biscayne Blvd., Aventura, FL |
| <b>Year Built:</b>    | 2013                               |
| <b>Stories:</b>       | 9                                  |
| <b>SF:</b>            | 84,399 SF                          |
| <b>Floor Plates:</b>  | 11,401 SF                          |
| <b>Certification:</b> | LEED Platinum 2014                 |
| <b>Parking Ratio:</b> | 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



# THE RED TOWER

# THE RED TOWER

**INNOVATIVE** GLASS FLOOR SYSTEM AND ATRIUM THROUGHOUT COMMON AREAS.

**Address:** 21550 Biscayne Blvd., Aventura, FL  
**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

Top tier finishes that also include energy efficient items:

- Double skin facade
- Solar panels
- Hurricane rated windows

IDEAL FOR **OFFICE OR MEDICAL** USE.





BISCAYNE BLVD

THE WHITE TOWER

THE ONYX TOWER

THE RED TOWER

SE 10TH STREET

FOR **OFFICE LEASING**  
OPPORTUNITIES:

OTOWERS.COM

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