



AVENTURA CORPORATE CENTER

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# SPACES THAT ENCOURAGE COLLABORATION

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Aventura Corporate Center stands as an impressive 258,000 SF Class A office destination, recently revitalized to meet modern standards. The offices boast Wired Score certified connections, glass elevators, motion-sensored LED lighting, and thoughtfully designed balconies and open spaces. These enhancements cater to the productivity needs and evolving stylistic preferences of today's creative workforce.









# EXCELLENT LOCATION

Located in the vibrant community of Aventura in Miami-Dade County, Aventura Corporate Center is perfectly situated between Miami and Ft. Lauderdale, centrally located to South Florida's top destinations.

- A short ride to the highly anticipated and recently opened Brightline station, connecting to Miami, Ft. Lauderdale and West Palm Beach, with future stations opening soon in Orlando and planned for Tampa
- In close proximity to Ft. Lauderdale-Hollywood International Airport and Miami Opa-Locka Executive Airport, and within 30 minutes to Miami International Airport
- Abundant housing, restaurants, shopping, lodging and educational offerings
- Highly accessible to all major South Florida destinations via major expressways
- Easy access to Aventura's express shuttle service







## MUNICIPALITY

FORT LAUDERDALE

HOLLYWOOD

SUNNY ISLES

BAY HARBOR ISLANDS

MIAMI

MIAMI BEACH

SURFSIDE

## DRIVE TIME

25 MIN.

14 MIN.

14 MIN.

20 MIN.

40 MIN.

45 MIN.

32 MIN.

## TRANSPORTATION

FORT LAUDERDALE-HOLLYWOOD INT. AIRPORT

MIAMI-OPA LOCKA AIRPORT

MIAMI INTERNATIONAL AIRPORT

AVENTURA BRIGHTLINE STATION (1 mile)

## DRIVE TIME

19 MIN.

28 MIN.

32 MIN.

3 MIN.

NORTH

### AVENTURA PARK SQUARE

1 MINUTE WALK



### GULFSTREAM PARK VILLAGE

5 MINUTE WALK



### TURNBERRY ISLE COUNTRY CLUB

4 MINUTE DRIVE



### AVENTURA MALL

2 MINUTE DRIVE



### TOWN CENTER AVENTURA

4 MINUTE DRIVE



HUNDREDS OF NEARBY AMENITIES





# THREE BUILDINGS, ENDLESS OPPORTUNITIES

*Aventura Corporate Center is located in an Opportunity Zone*

Aventura Corporate Center provides a diverse range of spaces to cater to various needs and preferences, making it an ideal location for companies of all sizes and industries and presenting a variety of benefits including:

- Flexibility
- Customization
- Space to collaborate including lakefront seating
- Room for growth

# AVENTURA CORPORATE CENTER I

20801 BISCAYNE BLVD

RENTABLE AREA	.....	±81,400 SF
STORIES	.....	5
FLOOR PLATES	.....	16,650 SF
PARKING	.....	3.7/1,000 SF
CEILING HEIGHTS	.....	11'-9" SLAB-TO-SLAB
WIRED CERTIFIED	.....	GOLD

 ACC I AVAILABILITIES



# AVENTURA CORPORATE CENTER II

20803 BISCAYNE BLVD

RENTABLE AREA	.....	±84,400 SF
STORIES	.....	5
FLOOR PLATES	.....	16,650 SF
PARKING	.....	3.7/1,000 SF
CEILING HEIGHTS	.....	11'-9" SLAB-TO-SLAB
WIRED CERTIFIED	.....	GOLD

 ACC II AVAILABILITIES



AVENTURA CORPORATE CENTER II

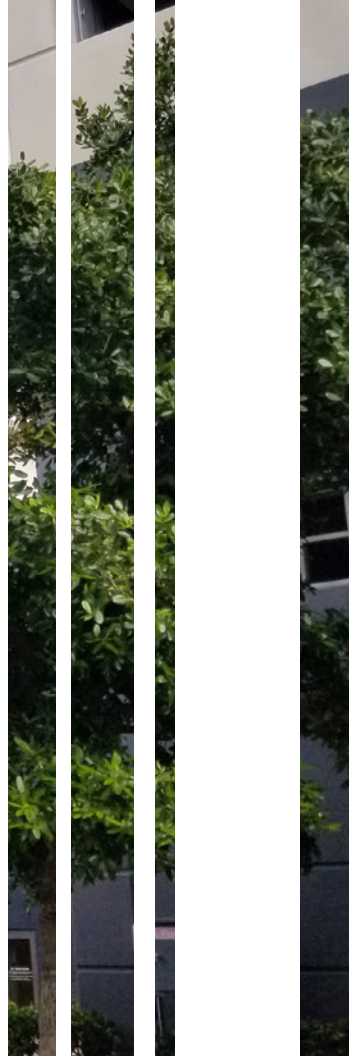
# AVENTURA CORPORATE CENTER III

20807 BISCAYNE BLVD

RENTABLE AREA	.....	±91,400 SF
STORIES	.....	6
FLOOR PLATES	.....	15,250 SF
PARKING	.....	3.7/1,000 SF
CEILING HEIGHTS	.....	14' SLAB-TO-SLAB
WIRE CERTIFIED	.....	GOLD

## ACC III AVAILABILITIES





AVENTURA CORPORATE CENTER III

# AMENITIES WITH MEANING

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At Aventura Corporate Center, we take pride in providing our tenants with a wealth of meaningful amenities that foster a thriving work environment.

**On-site Café:** Enjoy the convenience of a cafe within the corporate center, providing a variety of food and beverage options for employees and visitors.

**EV Charging Stations:** Promoting sustainability and eco-friendly practices, EV charging stations are available for electric vehicle owners.

**Conference Room:** Well-equipped conference room offers a professional setting for meetings, presentations, and collaborative discussions.





# WIRED CERTIFIED PLATINUM

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The Aventura Corporate Center buildings are the only commercial properties in Aventura, FL that provide platinum level connectivity to tenants. Only 10% of buildings achieve the highest rating.

To achieve Wired Score certification a building must meet a rigorous set of standards:

- Point of entry planning
- Secure telecommunications rooms
- Planning and design
- Mobile plan for each building
- Access to top tier providers
- Best Practices





## **AVENTURA CORPORATE CENTER**

20801-20807 Biscayne Blvd, Aventura, FL 33180  
[aventuracorporatecenter.com](http://aventuracorporatecenter.com)

## **FOR OFFICE LEASING OPPORTUNITIES:**

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