

12|12  AVENTURA™

OFFICES FOR SALE

21290 BISCAYNE BLVD
AVENTURA FL, 33180

1212
AVENTURA

UNDER CONSTRUCTION





OUR VISION

Aventura a growing city with vibrant professionals who have been leasing, now have an opportunity to own in the heart of the Health District. Equally important 1212 Aventura is a product for those wishing to own a piece of commercial office space in an active leasing market.

1212 addresses a void in the market. Destined to provide a location where a strong credible base of tenants and owners can call home.

- *Bernardo Rieber, CEO of Rieber Developments*

AVENTURA OFFICE MARKET

- Triple net rents average from \$45 to \$55 per SF per year
- Office rents average annual gain of 4.2% over the past 3 years
- Occupancy rate above 91%

AVENTURA: A premier destination for **WELLNESS, CULINARY** and **CULTURE** in which to **WORK, EAT, and SHOP.**

AVENTURA HOSPITAL

The fully accredited 467-bed acute care facility provides award-winning inpatient and outpatient diagnostic, medical, surgical and cancer services. Designated Trauma II Center.



WELLNESS



AVENTURA MALL

Aventura Mall ranks #4 in the largest malls in the USA, with more than 40 restaurants to dine-in with friends and family.



CULINARY



GULFSTREAM PARK

Home to a racetrack and a casino, 18 world-class restaurants and 19 fashion, home and beauty shops.



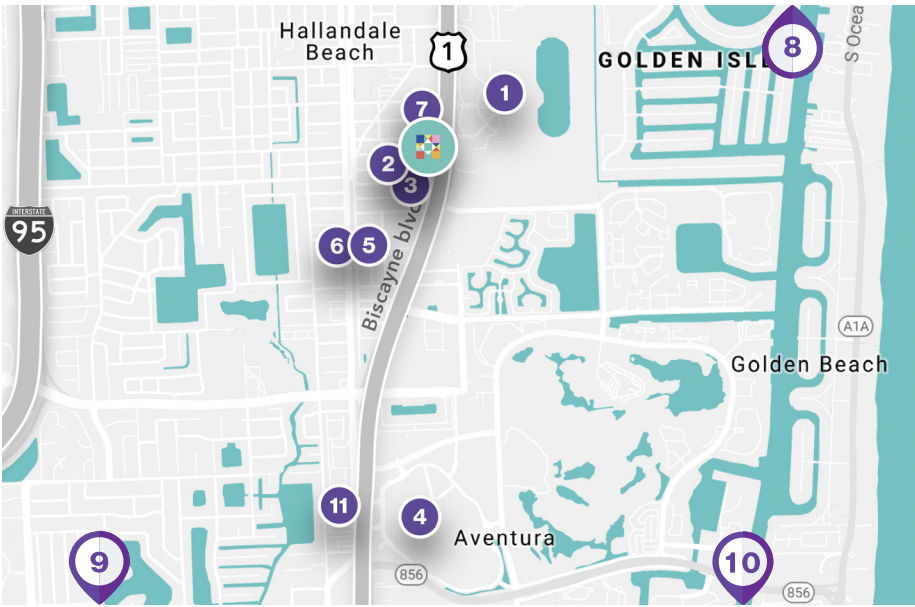
CULTURE



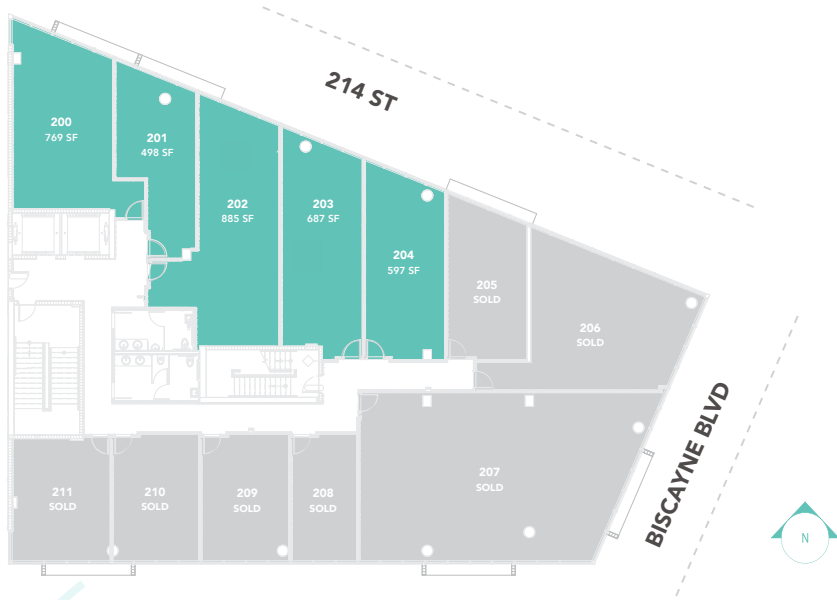
1212 AVENTURA IS LOCATED ON BISCAYNE BLVD

In the heart of Aventura Health District, the centrally located development offers a unique mix of professional **offices**, **luxury independent senior living**, and ground-level **retail** complete with a market-style gourmet **food hall**.

1. Aventura Mall (1 mile)
2. Hilton Hotel (next door, connected via bridge)
3. Ivory 214 Offices (next door, connected via bridge)
4. Gulfstream Park (across the street)
5. Aventura Hospital (2 blocks)
6. Aventura Health District
7. Construction of a new street that will connect the intersection of Biscayne Boulevard with 214 Street and U.S. 1
8. Fort Lauderdale Airport (8 miles)
9. Miami International Airport (19 miles)
10. South Beach (13 miles)
11. Brightline station (1 mile)



KEY PLAN LEVEL 2



Architecture by Arquitectonica and interior design by Steven G, 12/12 Aventura will be a **contemporary mixed-use complex** with a **vibrant atmosphere**.

- Bernardo Rieber, CEO of Rieber Developments



LEED Gold Certified by U.S. Green Building Council

PROFESSIONAL OFFICES

- 39 offices for sale
- Offices sizes range from 343 - 885 SF
- 1 assigned parking per office
- Steven G interior design of the common areas
- 4-story building
- Rooftop garden oasis with Wi-Fi
- 14-foot floor-to-ceiling glass windows in all offices
- Move-in ready options available upon request
- Pre-leasing services offered prior to closing



A VIBRANT, GROWING MARKET

Aventura ranks in the top 10 largest Florida cities, with an average household income of \$112,038. The city offers a dynamic business environment with a high quality of life.

A few key area major ongoing projects include:

- The construction of a new 214 Street, with direct access to and from Biscayne Boulevard and US 1
- The Brightline train station (connecting Downtown Miami - Aventura - Fort Lauderdale - Boca Raton - West Palm Beach - Orlando - Disney - Tampa)
- Various commercial and residential buildings that are currently under construction
- Seritage at the Aventura Mall
- The overpass bridge, connecting Biscayne and 203 Street North Bound

When you are in an established area next to a medical district, it draws the attention of solid tenants seeking leases of 5 years or more.

- Bernardo Rieber, CEO of Rieber Developments

KEY PLAN LEVEL 3



LOCATED IN THE



AVENTURA
HEALTH DISTRICT

KEY PLAN LEVEL 4



1212 Marketplace will be located on the ground-level of 12|12 Aventura with 26,000 SF of entertainment, restaurants, bars, cafes, Italian and international artisan food, cooking classes and live music events.



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DECLARATION OF CONDOMINIUM AND MASTER DECLARATION FOR THE PROJECT.

THE SQUARE FOOTAGE REFERENCED INCLUDES BOTH THE SQUARE FOOTAGE OF YOUR UNIT (AS MEASURED BELOW) AND A COMMON AREAS FACTOR SQUARE FOOTAGE OF 22% CORRESPONDING TO YOUR UNDIVIDED INTEREST IN THE COMMON ELEMENTS. ACCORDINGLY, AS A RESULT OF THE METHOD OF MEASUREMENT AND THE ADDITION OF THE COMMON AREA FACTOR THE STATED DIMENSIONS ARE GREATER THAN THE ACTUAL AREA CORRESPONDING TO YOUR UNIT BOUNDARIES AS DEFINED IN THE DECLARATION. STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARY FROM THE SQUARE FOOTAGE AND DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS). THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.



ARQUITECTONICA

PROJECT WITH



Interiors by Steven G. Inc.
Interior Design

DEVELOPMENT TEAM

- Developer: Rieber Developments
- Architect: Arquitectonica
- General Contractor: Winmar/Coastal
- Interior Design: Steven G
- Branding: IDDI Design

CONSTRUCTION PROGRESS WATCH LIVE:



 **EB-5** approved
 Visas Available

SALES CENTER

2890 NE 214 St., Aventura, FL 33180

