

Lease Availability Report

21550 Biscayne Blvd - The White Tower
Aventura, FL 33180 - Aventura Submarket



BUILDING

Type:	Class A Office
Tenancy:	Multiple
Year Built:	2013
RBA:	84,401 SF
Floors:	9
Typical Floor:	9,378 SF

AVAILABILITY

Min Divisible:	2,283 SF
Max Contig:	3,916 SF
Total Available:	8,493 SF
Asking Rent:	\$58.00/FS

EXPENSES

Taxes:	\$6.50 (2021)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	201	Office	Direct	2,294	2,294	2,294	\$58.00/FS	Vacant	Negotiable
P 4th	403	Office	Direct	3,916	3,916	3,916	\$58.00/FS	Vacant	Negotiable

AMENITIES

Bus Line, Car Charging Station, Courtyard, Fitness Center, Outdoor Seating, Restaurant, Roof Terrace, Security System, Wi-Fi

TRANSPORTATION

Parking:	253 Covered Spaces @ \$75.00/mo; Ratio of 3.00/1,000 SF
Commuter Rail:	8 minute drive to Hollywood Commuter Rail (Tri-County Commuter)
Airport:	16 minute drive to Fort Lauderdale–Hollywood International Airport
Walk Score ®:	Somewhat Walkable (61)
Transit Score ®:	Some Transit (46)

KEY TENANTS

Safra National Bank	15,321 SF	WM Partners	11,401 SF
Makeover Aesthetics Aventura	4,023 SF	Snyder International Law group	1,964 SF
Aurele Properties	1,899 SF	Landmark Management Partners	1,500 SF

Lease Availability Report

1010 S Federal Hwy - The Onyx Tower Aventura, FL 33180 - Hallandale Submarket



BUILDING

Type:	Class A Office
Tenancy:	Multiple
Year Built:	2022
RBA:	285,938 SF
Floors:	29
Typical Floor:	9,860 SF

AVAILABILITY

Min Divisible:	62 SF
Max Contig:	75,955 SF
Total Available:	152,344 SF
Asking Rent:	\$\$\$61.00 - \$65.00/FS

EXPENSES

Opex:	\$17.53 (2021)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 11th	1102	Office	Direct	5,119	8,968	8,968	\$65.00/FS	Vacant	Negotiable
P 11th	1104	Office	Direct	3,849	8,968	8,968	\$65.00/FS	Vacant	Negotiable
P 11th	1101	Office	Direct	2,120	2,120	2,120	\$65.00/FS	Vacant	Negotiable
E 14th		Office	Coworki	62 - 15,188	15,188	15,188	Withheld	TBD	
E 16th		Office	Direct	15,206	15,206	30,412	\$61.00/FS	Vacant	Negotiable
E 17th		Office	Direct	15,206	15,206	30,412	\$61.00/FS	Vacant	Negotiable
P 19th		Office	Direct	15,206	15,206	17,678	\$62.00/FS	Vacant	Negotiable
P 20th		Office	Direct	2,472	2,472	17,678	\$65.00/FS	Vacant	Negotiable
P 22nd		Office	Direct	15,191	15,191	75,955	\$63.00/FS	Vacant	Negotiable
P 23rd		Office	Direct	15,191	15,191	75,955	\$63.00/FS	Vacant	Negotiable
P 24th		Office	Direct	15,191	15,191	75,955	\$63.00/FS	Vacant	Negotiable
P 25th		Office	Direct	15,191	15,191	75,955	\$63.00/FS	Vacant	Negotiable
P 26th		Office	Direct	15,191	15,191	75,955	\$63.00/FS	Vacant	Negotiable
P 28th		Office	Direct	2,023	2,023	2,023	\$65.00/FS	Vacant	Negotiable

AMENITIES

Fitness Center, Roof Terrace

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Aventura, FL 33180 - Hallandale Submarket



TRANSPORTATION

Parking: 400 Covered Spaces are available; Ratio of 1.40/1,000 SF

Commuter Rail: 8 minute drive to Hollywood Commuter Rail (Tri-County Commuter)

Airport: 16 minute drive to Fort Lauderdale–Hollywood International Airport

Walk Score ®: Somewhat Walkable (61)

Transit Score ®: Some Transit (46)

KEY TENANTS

Coherent Corporation	15,208 SF	Crystal Cruises	15,206 SF
Fuinderz Net	15,206 SF	Industrious	15,188 SF
Picsart	4,097 SF	NuVerse Advisors LLC	4,044 SF