

AVENTURA OPTIMA PLAZA

SUBLEASE

**BROKER
BONUS**



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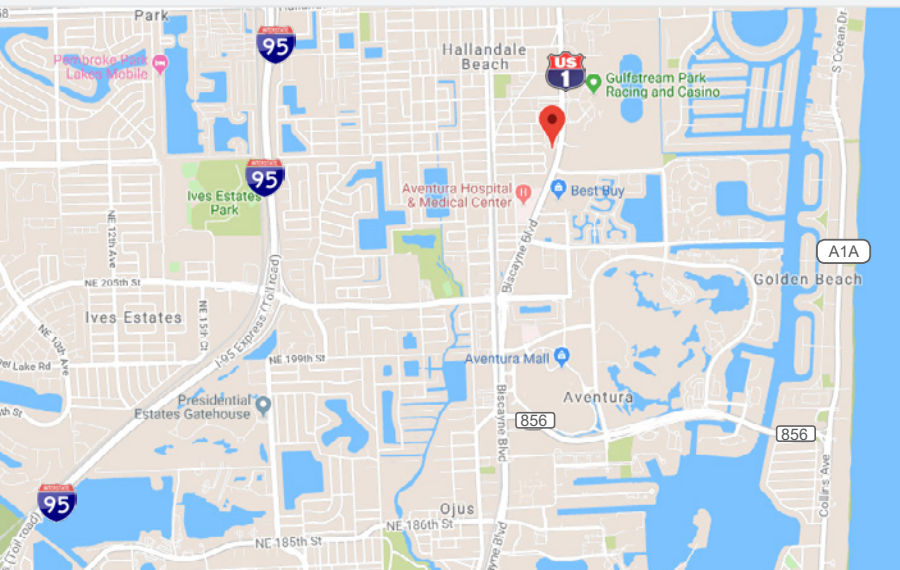
SUBLEASE 21550 Biscayne Boulevard // Aventura // FL

Floor Plan

4TH FLOOR SPACE | ±6,292 SF | PROPOSED LAYOUT ONLY



Location Overview



BUILDING SPECIFICATIONS

Address	21500 Biscayne Blvd. Aventura, FL 33180
Asking Rent	\$30.00 PSF
Term through	September 2025
Available	Immediately
Lease Term	72 months
Building Age	2013
Available Space	±6,292 SF Divisible



THE OPPORTUNITY

- Long term sublease at below market rates in cutting edge Aventura Optima Plaza
- Fourth floor space
- Elevator Lobby exposure
- Abundant natural light
- LEED Platinum Certified
- Integrated solar panels produce 48 KV of electricity a day
- Recirculated rainwater sprinkler system
- 20,000 square foot rooftop wellness facility with outdoor jogging trail and indoor fitness room
- Open air rooftop meeting space provides green space and city views
- Covered Parking available at 3.0:1,000 RSF

BROKER BONUS

\$1 per SF bonus for any lease executed before 12/31/2019.

