

SHOPS AT AURA NMB

GROUND FLOOR RETAIL FOR LEASE

17071 WEST DIXIE HIGHWAY

NORTH MIAMI BEACH, FL 33160



marken
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PROPERTY OVERVIEW

Aura North Miami Beach is a 373-unit, Class A multifamily development ideally placed just south of Aventura and just north of Oleta River State Park in North Miami Beach, on track to deliver in Q2 2025. The property will feature views over Greynolds Park, Maule Lake, the intracoastal waterway and Sunny Isles Beach. Residents will benefit from picturesque water views, proximity to Aventura Mall, Brightline Station, Oleta River State Park, North Miami Beach Tennis Center and the surrounding robust employment and entertainment areas. The property sits on nearly three acres and offers easy access to Sunny Isles Beach with a 20-minute commute to both Downtown Miami and Fort Lauderdale's central business district.

The community will consist of a 9-story apartment building wrapped around a structured parking deck. Rooftop amenities include a resort-style pool, fitness center, work-from-home co-working center with dedicated offices, a bowling alley and a clubroom, all with unobstructed water views. There will also be a leasing office, pet spa and southern courtyard featuring a dog park, water feature, fire feature, putting green, community green space and grill area at the ground level. Additionally, the building will be with 1 GBPS WiFi and smart access control throughout the property.



PROPERTY LOCATION



Situated in the Aventura area
directly on the West Dixie Corridor.

Located on West Dixie Highway alongside
Lettuce and Tomato, Krudo,
Yakko Bistro and Mazzi Cucina.

Located adjacent to high-performing
restaurants, Morton's, P.F. Chang's and
Houston's.

±9,000 SF outdoor terrace.

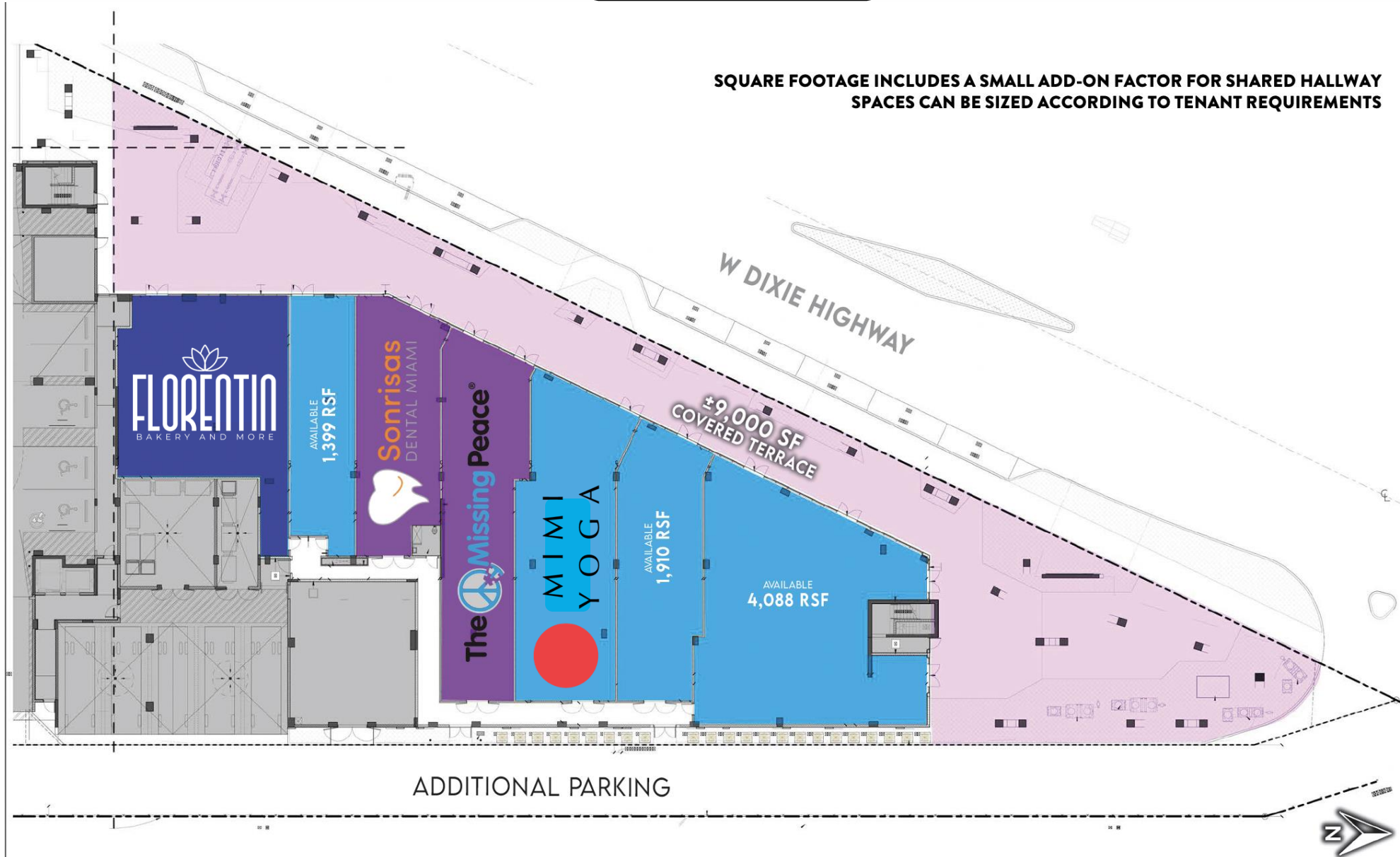
Valet station, ample covered parking &
additional surface parking.

PROPERTY LOCATION



FLOOR PLAN

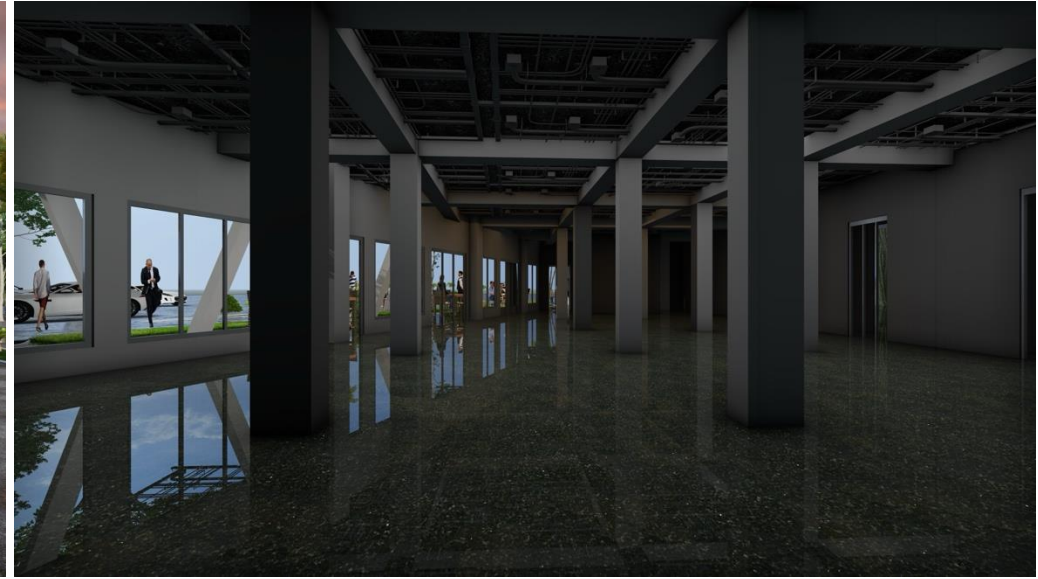
SQUARE FOOTAGE INCLUDES A SMALL ADD-ON FACTOR FOR SHARED HALLWAY
SPACES CAN BE SIZED ACCORDING TO TENANT REQUIREMENTS



PROPERTY RENDERINGS



PROPERTY RENDERINGS



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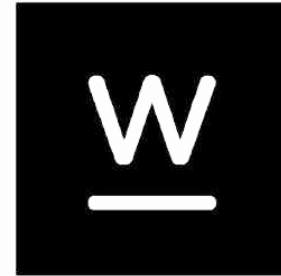
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