



20955 BISCAYNE BLVD
AVENTURA, FL

46,000 SF of *Class A Medical Office Space*
Across from Aventura Hospital

FROM 550 SF IN NEW 9-STORY MIXED-USE DEVELOPMENT



Central Aventura is a new high-end development featuring two office towers with over 40,000 square feet of **Class-A medical office space**, elevated above 80,000 square feet of upscale retail and dining, and a convenient **423-Space parking garage**.



**ESTIMATED
DELIVERY
Q3 2025**



**ACROSS FROM
AVENTURA
HOSPITAL**



**LOCATED ON FULLY
SIGNALIZED
INTERSECTION**



**OFFICES
AVAILABLE
FROM 550 SF**



MEDICAL OFFICE
NORTH TOWER - UP TO 18,941 SF
SOUTH TOWER - UP TO 27,321 SF

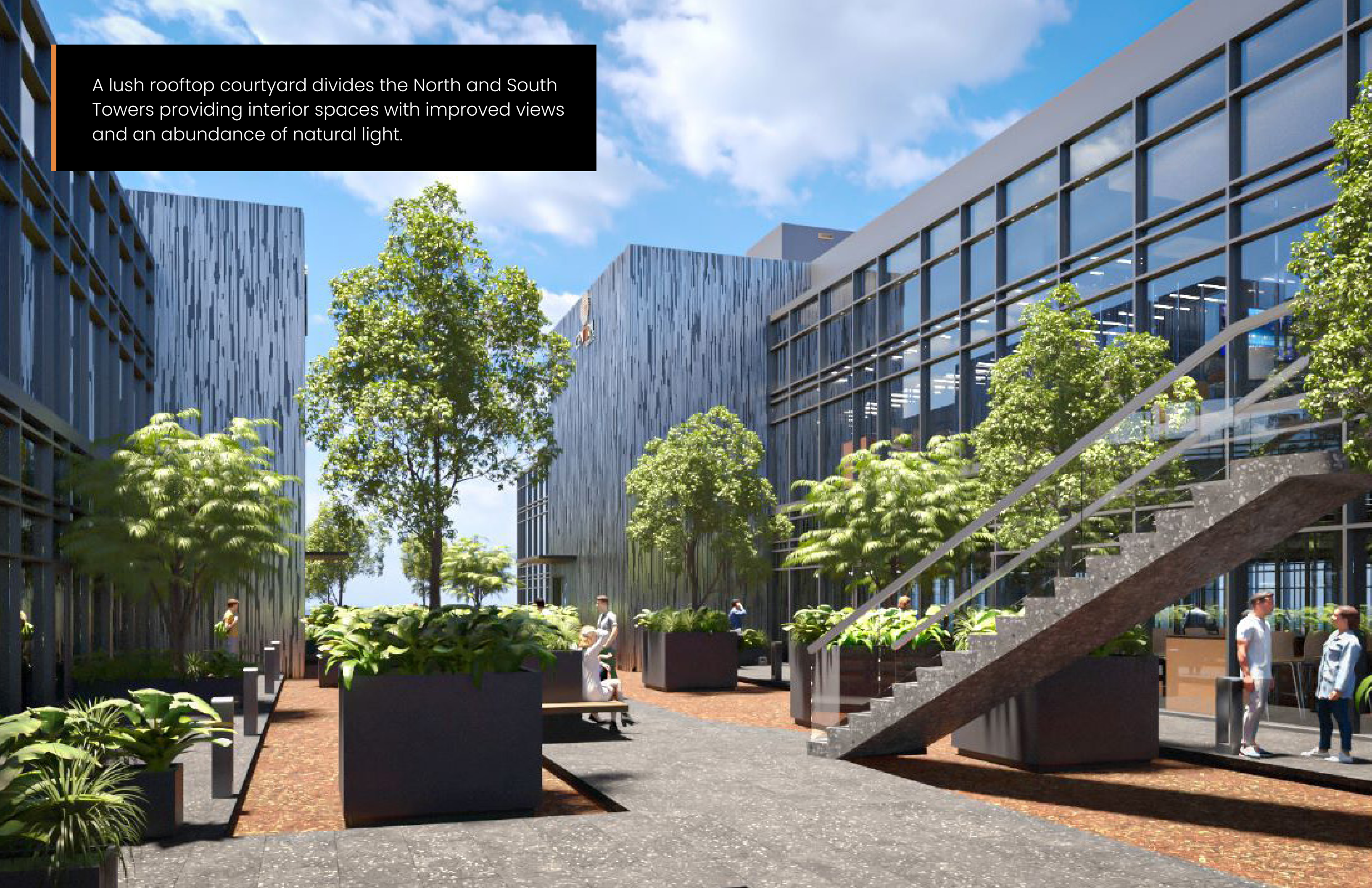
PARKING GARAGE
423 SPACES

RESTAURANT & RETAIL
+80,000 SF



Situated on the 8th and 9th floors within these two towers, the medical offices offer spectacular floor-to-ceiling windows, providing captivating views of Aventura

A lush rooftop courtyard divides the North and South Towers providing interior spaces with improved views and an abundance of natural light.



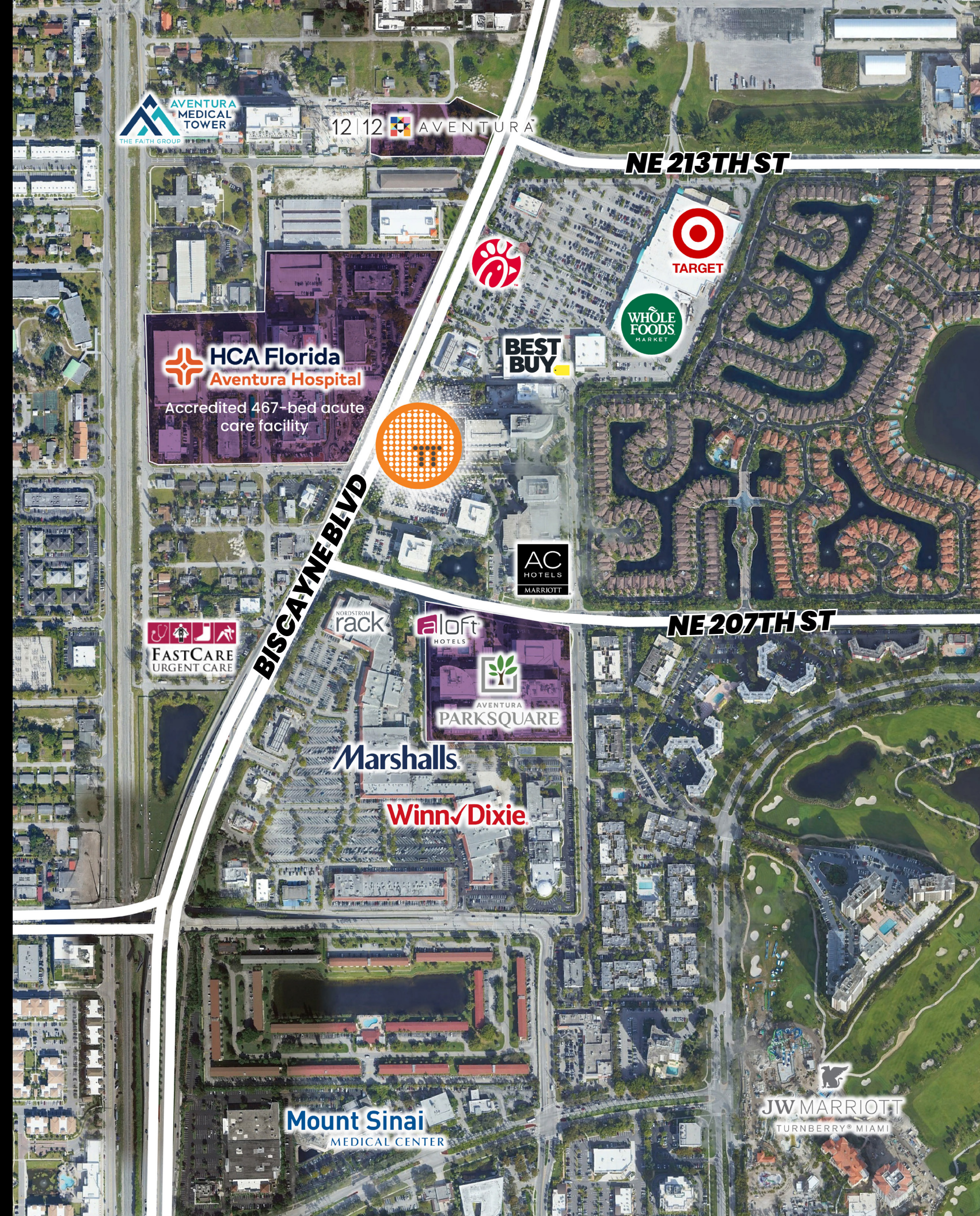
Aventura Central

Strategically situated along Biscayne Boulevard, Central Aventura finds its place in the heart of the thriving Aventura Medical District. This dedicated district is exclusively focused on medical and related services, encompassing an impressive array of over 300 medical and professional practices. The district's anchor is the prestigious Aventura Hospital, a fully accredited 467-bed acute care facility, and one of just two facilities in the county boasting a Level 2 Trauma designation.

Aventura Florida

One of Miami-Dade's most vibrant communities, spanning 3.2 square miles with a population of 40,806. Located on the Intracoastal Waterway in northeast Miami-Dade County, Aventura is 12 miles north of Miami, 12 miles south of Fort Lauderdale and 1 mile west of the Atlantic Ocean.

| | |
|--------------------------|-----------|
| Total Population | 40,280 |
| Total Households | 19,353 |
| Average Household Size | 2.08 |
| Median Household Income | \$72,058 |
| Average Household Income | \$107,326 |
| Median Age | 49.6 |



8TH FLOOR



NORTH TOWER

COURTYARD

SOUTH TOWER



9TH FLOOR



**NORTH
TOWER**

**SOUTH
TOWER**





Neighbor

CENTRAL

AVENTURA

20955 BISCAYNE BLVD.
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OFFICE & RETAIL
LEASING INFORMATION



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