



# Office Space AVAILABLE FOR SUBLEASE

21500 Biscayne Boulevard  
Aventura, FL 33180

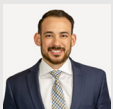
## PROPERTY HIGHLIGHTS

- Covered parking with 3:1,000 ratio, charging stations, and preferred parking for hybrid vehicles and carpool riders.
- 24-hour security personnel, after-hour card key access and on-site management.
- 20,000-SF unique rooftop facility with lush landscaping, jogging trails and gym with lockers/showers for tenant's exclusive use.
- Connecting terrace on the fifth level of the garage building with water feature, reclaimed wood deck and landscaping.
- Decorate, yet functional solar panels on the south facade producing 48 KV of electricity on a daily basis.
- First building in South Florida to be built with a double skin facade, which includes special hurricane proof glazing.
- Large terraces on various office floors to maximize 360- degree panoramic views.
- Over one-acre of green covered outdoor rooftop areas.
- Swimming pool on terrace, and an indoor multi-purpose room which can be used for tenant lounge, conference space, or events.
- Best in class finishes.
- Back-up generator that will provide business continuity during a power outage.

## SUBLEASE OVERVIEW:

Premises:	6th Floor - 5,500 SF
Rate:	\$55.00/SF Full Service
Available:	60 Days
Sublease Through:	4/30/2031
Furniture:	Negotiable
Parking:	3.00/1,000 SF

## CONTACT



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**SUITE 600: 5,500 SF**

