

Red Tower  
21550 Biscayne Boulevard, Suite 201  
Aventura, FL 33180

# CLASS A MULTI-USE OFFICE BUILDING IN THE HEART OF AVENTURA

## 1,206 SF AVAILABLE FOR SUBLEASE



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# KEY FEATURES



# SPACE AT A GLANCE

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## SPACE DETAILS

- » Total square footage: 1,206 SF
- » Base rent: \$5,359/month (\$53.32/SF)
- » CAM: Approximately \$441/month (\$4.20/SF), including utilities and electricity
- » The date the space will be available: Available right away
- » Lease expiration: November 30, 2026
- » Parking: Copious Unassigned Covered Parking
- » Option to rent furnished

## BUILDING AMENITIES

- » Class A, multi-use office building in the heart of Aventura
- » Suitable for medical, mental health, legal, or other professional services
- » 0.5 miles from Aventura Hospital

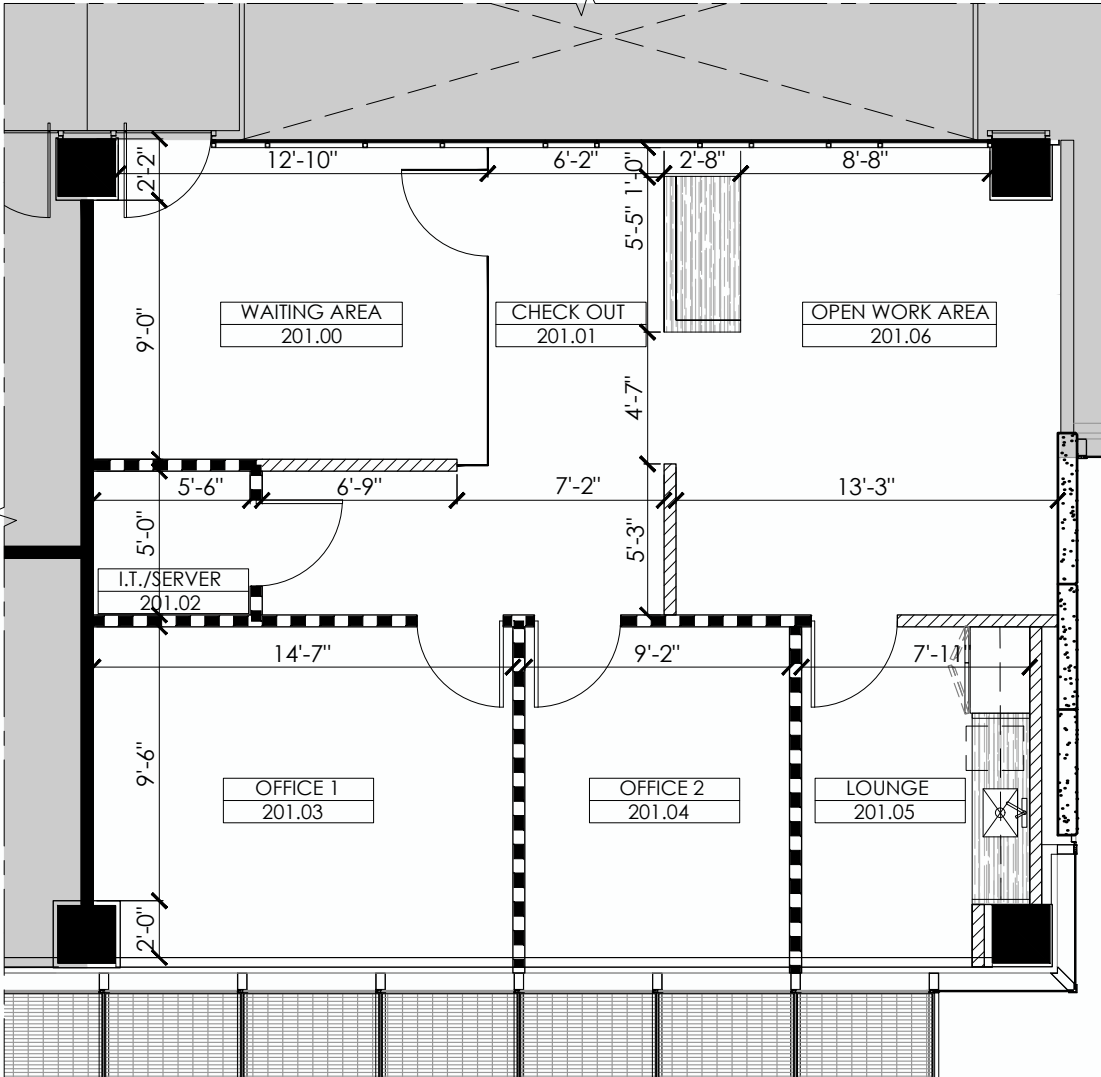
## SHARED AMENITIES INCLUDE

- » Restaurant on site
- » 20,000-square-foot landscaped rooftop deck
- » 25 yard, 2 lane, outdoor swimming pool
- » Jogging trail
- » On-site fitness center free for tenants
- » Expansive windows with 360° views
- » Central to Biscayne Blvd, I-95, and Aventura Mall

# INTERIOR EXPERIENCE



# THE LAYOUT NARRATIVE



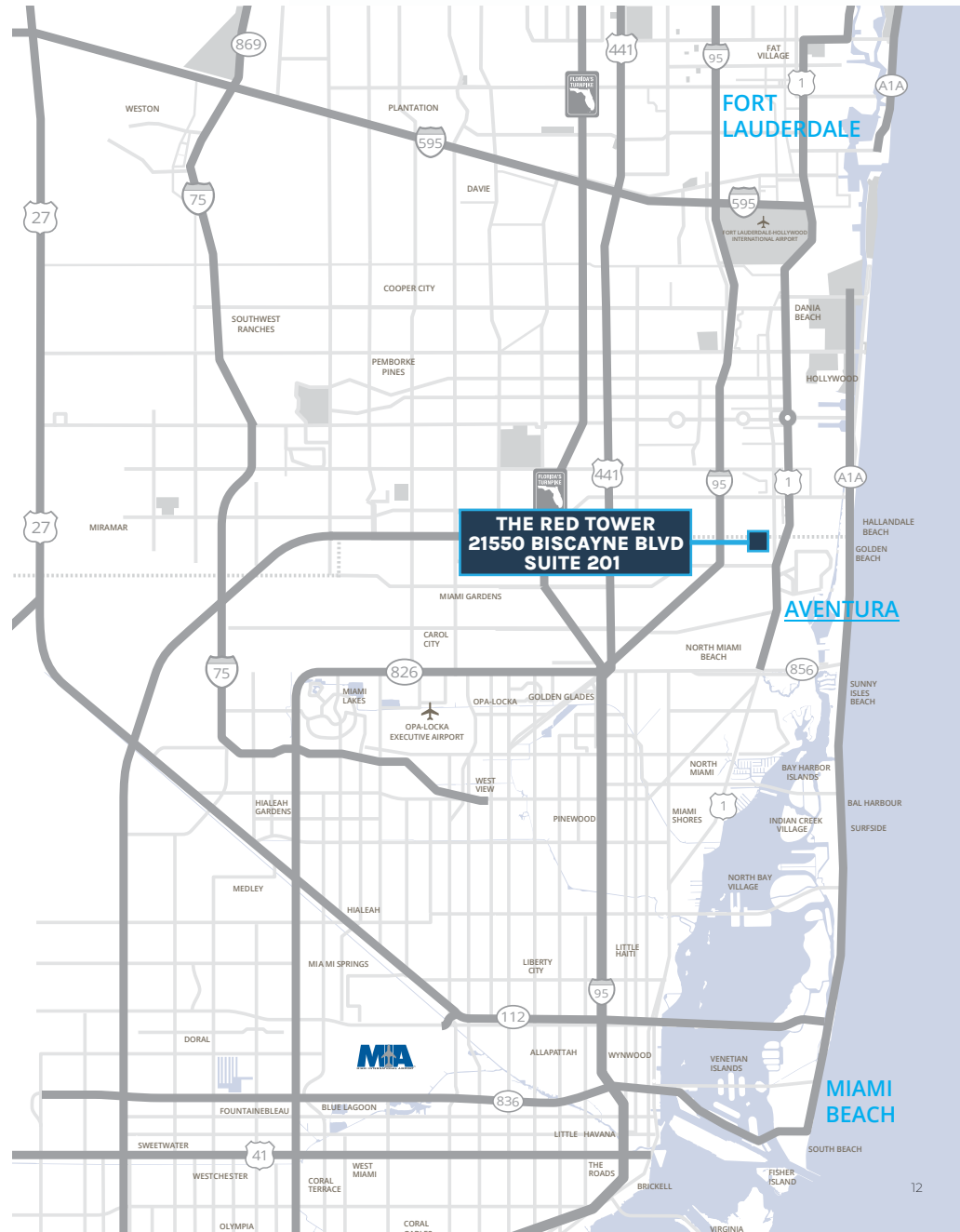
\*SHADED AREA DENOTES NOT IN INCLUDED

## Floor Plan

Scale: 1/4" = 1'-0"



# LOCATED AT THE CENTER OF IT ALL



## SEAMLESS AIR TRAVEL:

ACCESS TO FOUR MAJOR AIRPORTS, INCLUDING FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL, MIAMI-OPA LOCKA EXECUTIVE, AND MIAMI INTERNATIONAL AIRPORT.

## EFFORTLESS ROAD CONNECTIVITY:

IMMEDIATE ACCESS TO I-95, US-1, AND THE WILLIAM LEHMAN CAUSEWAY (SR 856) FOR FAST TRAVEL THROUGHOUT SOUTH FLORIDA.

## BRIGHTLINE RAIL CONVENIENCE:

WALKABLE TO THE NEW AVENTURA BRIGHTLINE STATION WITH HIGH-SPEED CONNECTIONS TO DOWNTOWN MIAMI, FORT LAUDERDALE, BOCA RATON, WEST PALM BEACH—AND SOON, ORLANDO.

## NEXT-DOOR ENTERTAINMENT:

ADJACENT TO GULFSTREAM PARK'S PREMIER SHOPPING, DINING, AND ENTERTAINMENT, AND JUST SOUTH OF THE O TOWERS AT 1212 AVENTURA.

## RETAIL PARADISE:

MINUTES FROM THE RENOWNED AVENTURA MALL AND ESPLANADE, HOME TO OVER 300 RETAILERS AND RESTAURANTS.