

CARDONE CORPORATE CENTER

FOR LEASE

18909 NE 29th Ave, Aventura, FL 33180





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Welcome to Cardone Corporate Center—the very property that served as the primary 10X Headquarters for entrepreneur, real estate mogul, and sales legend, Grant Cardone.

The Building is +/- 25,000 SF and can be divisible.

This is where the blueprint for a multi-billion dollar real estate portfolio and a global business training enterprise was drawn. This office has housed masterminds, launched major ventures, and been the stage for countless decisions that propelled a financial empire. Your business can now claim this space—a physical manifestation of ambition and the 10X mindset.

The Property: Engineered for High-Performance

Step into an environment where every square foot is infused with the energy of relentless growth and innovation. Whether you are looking for an office space, a corporate headquarters, or an investment property, you are acquiring more than real estate—you are acquiring a legendary business identity.

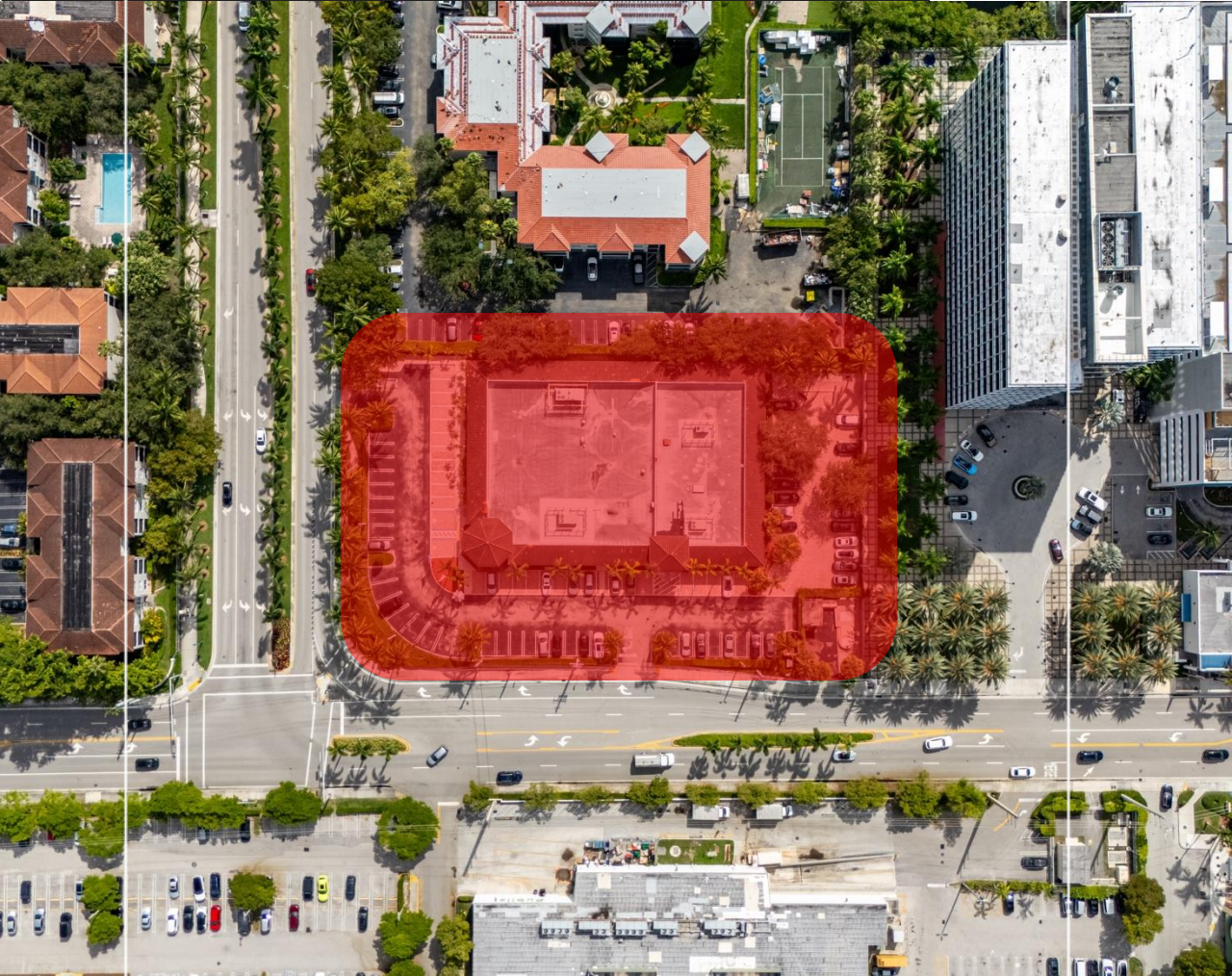
Inspirational Heritage: Associate your brand with the grit, massive action, and exponential success of the Cardone empire. This property carries a legacy that instantly elevates your corporate image.

Premium Infrastructure: Designed to accommodate a world-class operation, the property offers a modern, dynamic, and productive workspace environment.





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The Location: Aventura — South Florida's Global Nexus

The prestige of the address is matched only by the prime location: Aventura, Florida. Strategically situated between Miami and Fort Lauderdale, Aventura is a globally recognized hub for high-net-worth individuals and major commercial activity.

Unrivaled Accessibility: Moments from the famed Aventura Mall, and with immediate access to major arteries like US-1, I-95, and the Florida Turnpike, ensuring an easy commute for executives and clients.

Elite Connectivity: Proximity to both Miami International Airport (MIA) and Fort Lauderdale-Hollywood International Airport (FLL) positions you perfectly for domestic and international business travel.

World-Class Amenities: Surround yourself with luxury living, fine dining, executive hotels, and premier retail that attracts a sophisticated client base and top-tier talent.

A Power Corridor: Located right alongside the growing concentration of major financial institutions and corporate headquarters that are establishing Aventura as a true business powerhouse.



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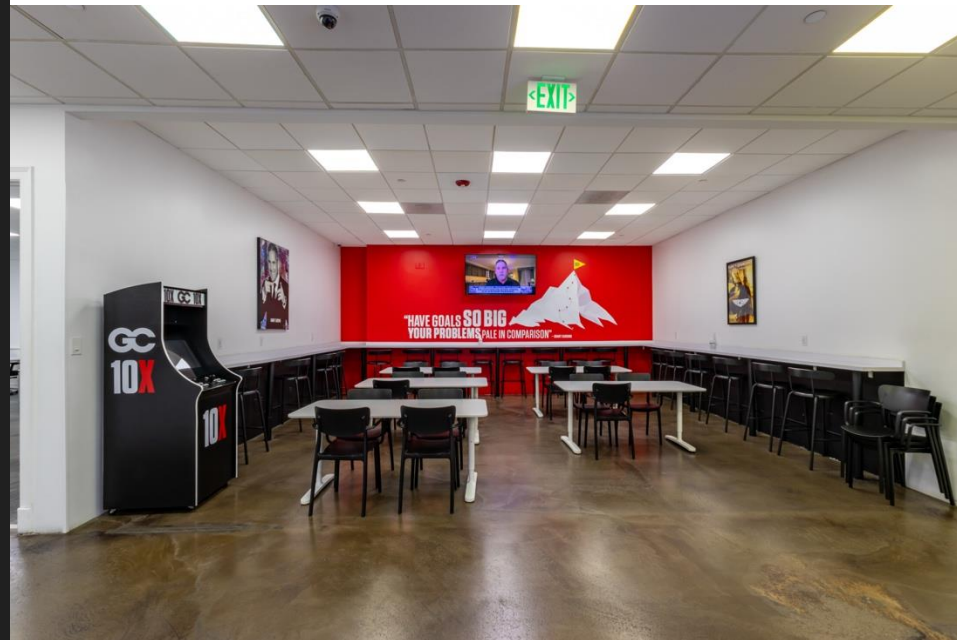
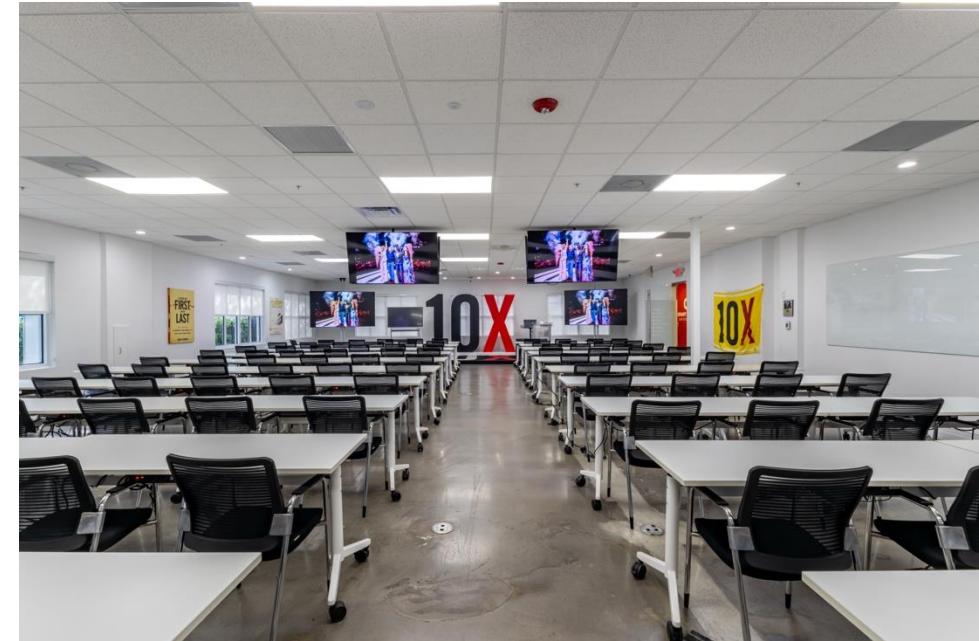
SPACE PHOTOS





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Location



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A Thriving Hub for Business and Lifestyle

Aventura, often called the "City of Excellence," is a dynamic and upscale suburban city located on South Florida's Atlantic coast. Strategically positioned between Miami and Fort Lauderdale, Aventura offers a sophisticated lifestyle, robust economy, and excellent connectivity, making it an attractive location for businesses and residents alike.

The Vibe

Lifestyle and Amenities:

World-Class Shopping and Dining: Beyond the Aventura Mall, the city boasts an array of upscale restaurants, from casual eateries to fine dining establishments, offering diverse cuisines.

Parks and Green Spaces: Aventura provides numerous parks, including Founders Park (with walking trails, playgrounds, and a splash pad) and Waterways Park (scenic waterfront views). The Don Soffer Exercise Trail, a 3-mile paved loop, is popular for walking, jogging, and biking.

Arts and Culture: The Aventura Arts & Cultural Center hosts concerts, theatrical productions, and cultural events. The Aventura Mall itself features impressive public art installations.

Neighborhood Snapshot





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Recreation and Wellness: Residents enjoy access to world-class amenities at the JW Marriott Miami Turnberry Resort & Spa, including championship golf courses, tennis clubs, and the Tidal Cove Waterpark. Various gyms, spas, and wellness centers are also available.

Education: Aventura is home to top-rated schools, a key factor for families considering the area.

Community Feel: Despite its urban sophistication, Aventura maintains a strong sense of community, offering a balanced and fulfilling lifestyle.

Demographics and Workforce:

Population: Approximately 39,400 residents (as of 2023).

Median Age: 48-50 years old, indicating a mature and established community.

Household Income: Median household income of \$82,777 (2023), significantly higher than the national average.

Education: A highly educated workforce; a significant portion of the labor force holds college degrees, with 30.78% having a bachelor's degree and 22.35% a graduate degree (as of 2023).

Diversity: Aventura is a diverse city with a significant foreign-born population (over 50%). White (Non-Hispanic) accounts for 47.3%, while Hispanic residents comprise about 45% of the population, including White (Hispanic) and Two Races Including Other (Hispanic).

Workforce: White-collar workers make up a substantial 91.6% of the working population, indicating a professional environment. Key employment sectors include healthcare, finance, retail, and real estate.



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