

# EXECUTIVE SUMMARY

## One Aventura Executive Center - 7th Floor

20900 NE 30th Avenue

Aventura, FL 33180

**TIKTIN**  
— Real Estate —  
INVESTMENT SERVICES



### ONE AVENTURA EXECUTIVE CENTER - 7TH FLOOR

20900 NE 30th Avenue, Suite #'s 704-705-706-715, Aventura, FL 33180

#### OFFERING PRICE

Price	\$2,200,000
Down Payment	100%/\$2,200,000
Lot Size (SF)	4,306 SF
Price/SF	\$510.91
Type of Ownership	Fee Simple

#### OPERATING EXPENSES

Real Estate Taxes	\$10,910
Insurance	\$2,167
Condo Fees	\$8,698

TOTAL EXPENSES	\$21,775
EXPENSES/SF	\$5.06 SF/YR

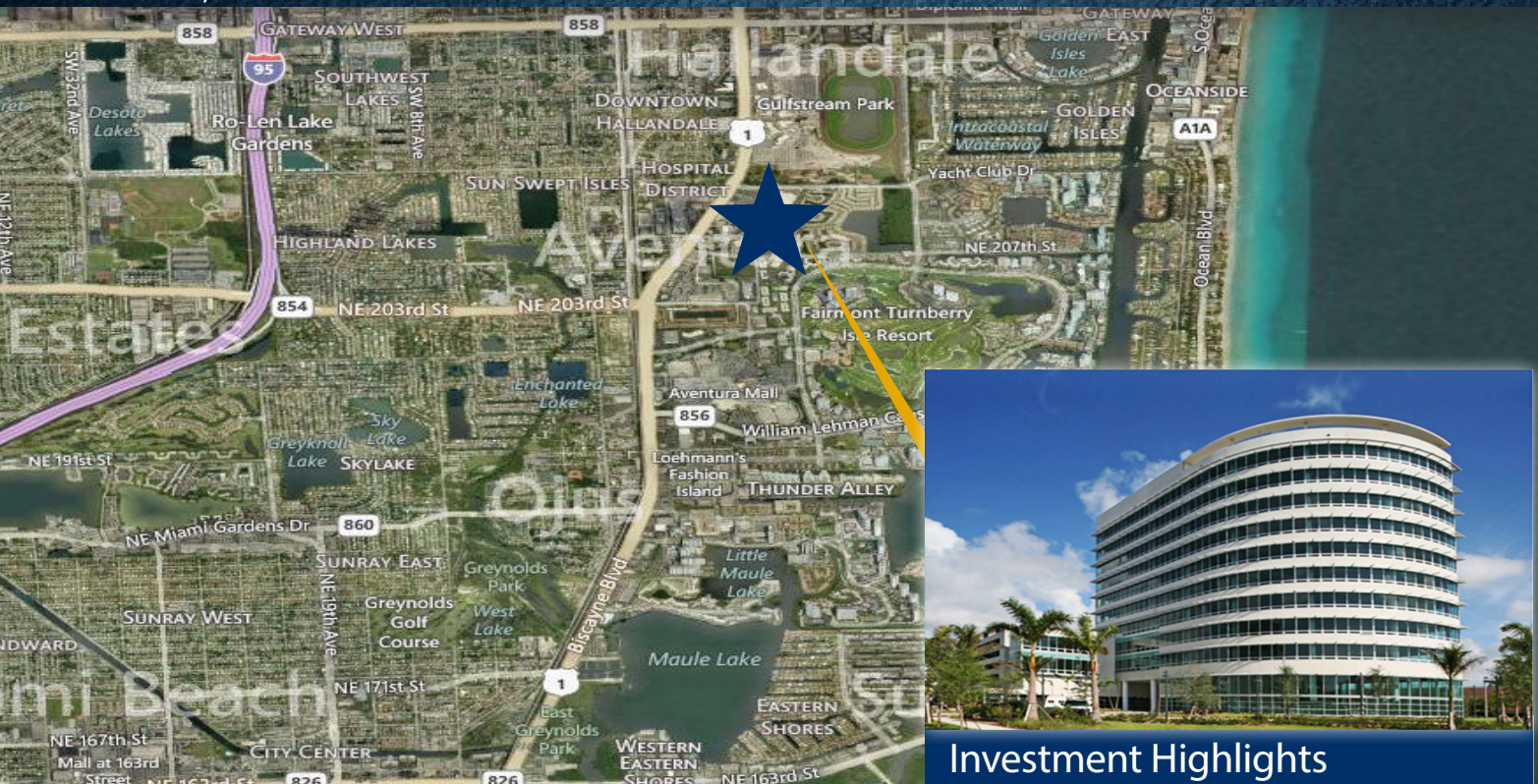
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### EXCLUSIVE LISTING

Tiktin Real Estate Investment Services is pleased to present One Aventura Executive Center, a 4,306 square foot office condo suite located in Aventura, Florida. This office condo sits on the 7th floor of a 10 floor, Class A Office Building, built in 2008. The space is currently vacant and has 21 private offices, a foyer, and a conference room.

The subject property is located just north of the Aventura Mall, an upscale super-regional shopping mall in Aventura, Florida. Aventura Mall is the largest conventional shopping mall in Florida, having a gross leasable area of 2,700,000 square feet, and is the third largest shopping center in the United States. Just to the north of Aventura, along Biscayne Blvd., is Gulfstream Park which is one of the most highly sought after venues for horse racing in America. The large volume of visitors traveling to and from these destinations results in traffic counts in excess of 62,000 vehicles per day along Biscayne Blvd. located just east of the subject property.

### Investment Highlights

- Direct Access Immediately Off of Biscayne Blvd. via 209th Street in Aventura, FL
- 4,306 SF Condo in a Class A Office Building
- 21 Office Condo Suites Included
- 2008 Construction
- Strong Area Demographics
- One Half a Block from Biscayne Blvd.

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