



EMERALD
— AVENTURA —

•BOUTIQUE OFFICE SUITES•

— COMING SOON TO —
AVENTURA
FLORIDA, USA

Premium Class A offices
starting at \$300k





EMERALD

• A TRUE JEWEL •

Located in the Aventura area, very close to Miami Gardens Drive and Biscayne Blvd, as well as the celebrated Aventura Shopping Mall. EMERALD is strategically positioned to be an ideal workplace for thriving companies and entrepreneurs.

In the last decade, the Miami area, especially the city of Aventura has witnessed an exponential growth of prosperous businesses. This kind of momentum turns EMERALD into a solid investment opportunity and an ideal work environment.

With its state of the art design, and convenient exposure to Biscayne Blvd, there is no doubt that EMERALD is certain to become an icon of the Aventura vicinity.

ARTIST RENDERING. SEE LEGAL DISCLAIMER

UNIQUE DESIGN

EMERALD has been designed by the world renowned architecture firm **OPPENHEIM ARCHITECTURE + DESIGN**, headquartered in Miami with offices in New York and Switzerland. The firm was founded by Chad Oppenheim, who along with his outstanding team of professionals, has designed highly awarded innovative projects around the globe. The Firm has achieved over 70 career distinctions, including more than 45 AIA Awards.

Oppenheim's project highlights include Ten Museum Park Tower, The Elegant 50-story luxury condo development in downtown Miami, and Net Metropolis Commercial Complex, the 1.6 million square foot multitower in Manila, Philippines. The latter is the nation's first sustainable design program developed in concert with the U.S. Green Building Council.

Oppenheim's commitment to green architecture has made him a highly sought-after global lecturer and adjunct professor at the Harvard Graduate School of Design.

The EMERALD design team was led by Chad Oppenheim and Juan Calvo, VP of Design, who were able to transform their ideas and concepts into a wonderful, creative and groundbreaking project.



FANTASTIC LOCATION

- | | | |
|---|---------------------|---------------------|
| 1. Ives Dairy Rd | 4. West Dixie Hwy | 7. Williams Islands |
| 2. Aventura Mall | 5. Biscayne Blvd | 8. Sunny Isles |
| 3. Town Center Aventura
(Lohemann's Plaza) | 6. Miami Gardens Dr | |



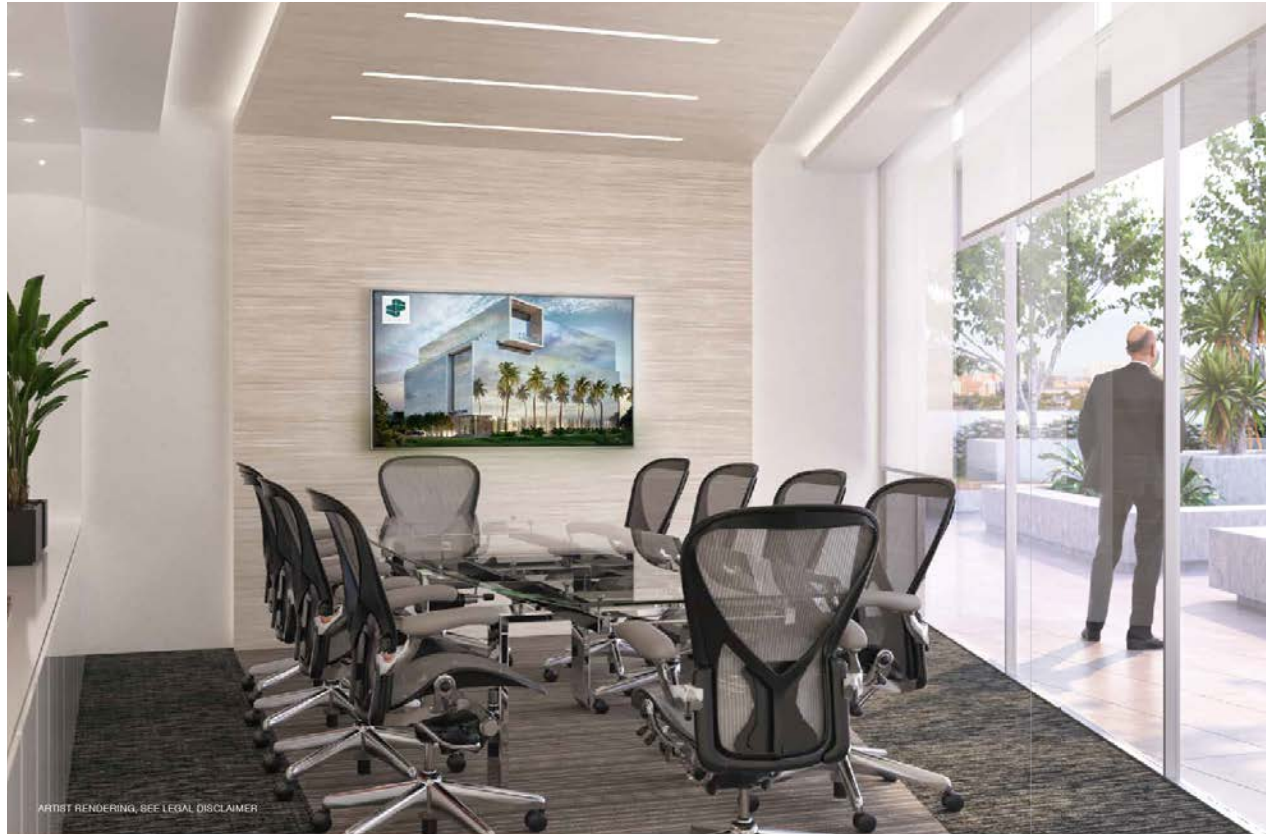
A NEW ICON IN THE AVENTURA AREA

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AN IDEAL WORK
ENVIRONMENT



FEATURES & AMENITIES

- Premium location, walking distance from Miami Gardens Drive and Biscayne Blvd, and quick access to the I-95
- Conveniently surrounded by banks, restaurants, recreational areas, shops, and hotels
- Unique architectural design
- The most innovative and unique glass facade system, giving EMERALD an exclusive look, with the value and distinction that a precious jewel deserves
- 6 comfortable and exclusive conference rooms one on each office level
- The Emerald Terrace, a green rooftop with space for business meetings and leisure to share with your guests
- Cutting edge technology
- Convenient parking with direct access to each level





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SECURITY,
LUXURY & COMFORT

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PREMIUM • OFFICE SPACES

EMERALD reflects a modern & functional design
with versatile office spaces ranging between:

600 ft² & 1200ft²

A PERFECT FIT FOR YOUR NEEDS

• EMERALD TERRACE •
YOUR OWN PRIVATE GARDEN

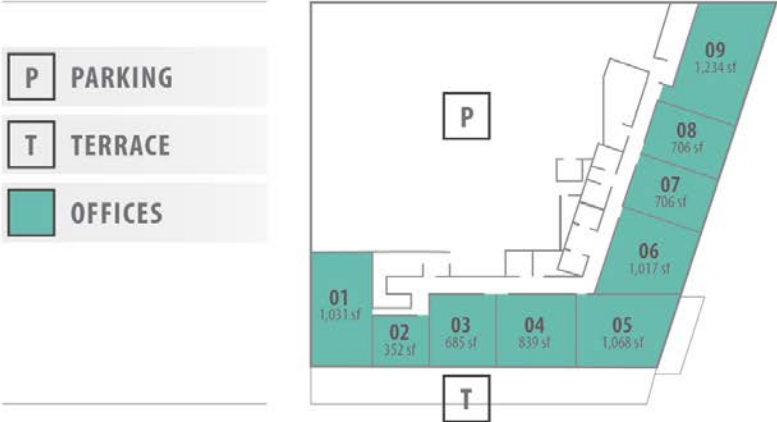
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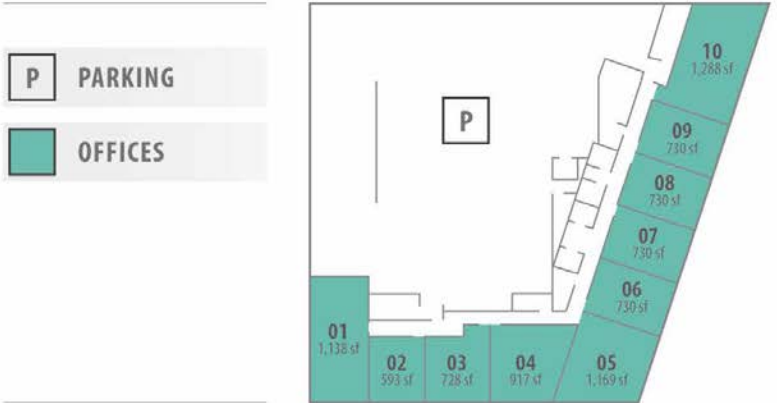
GROUND LEVEL



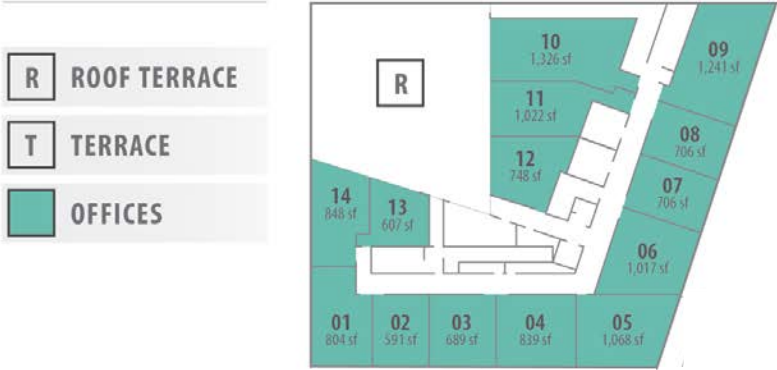
LEVEL 05



LEVEL 02 - 04



LEVEL 06



All Areas are Gross measured based on BOMA Standard. Prices in Shell Condition. Optional Buildout.

CLASS A OFFICE BUILDING

Excellent investment
opportunity, attractive
purchase prices letting you
diversify your portfolio.

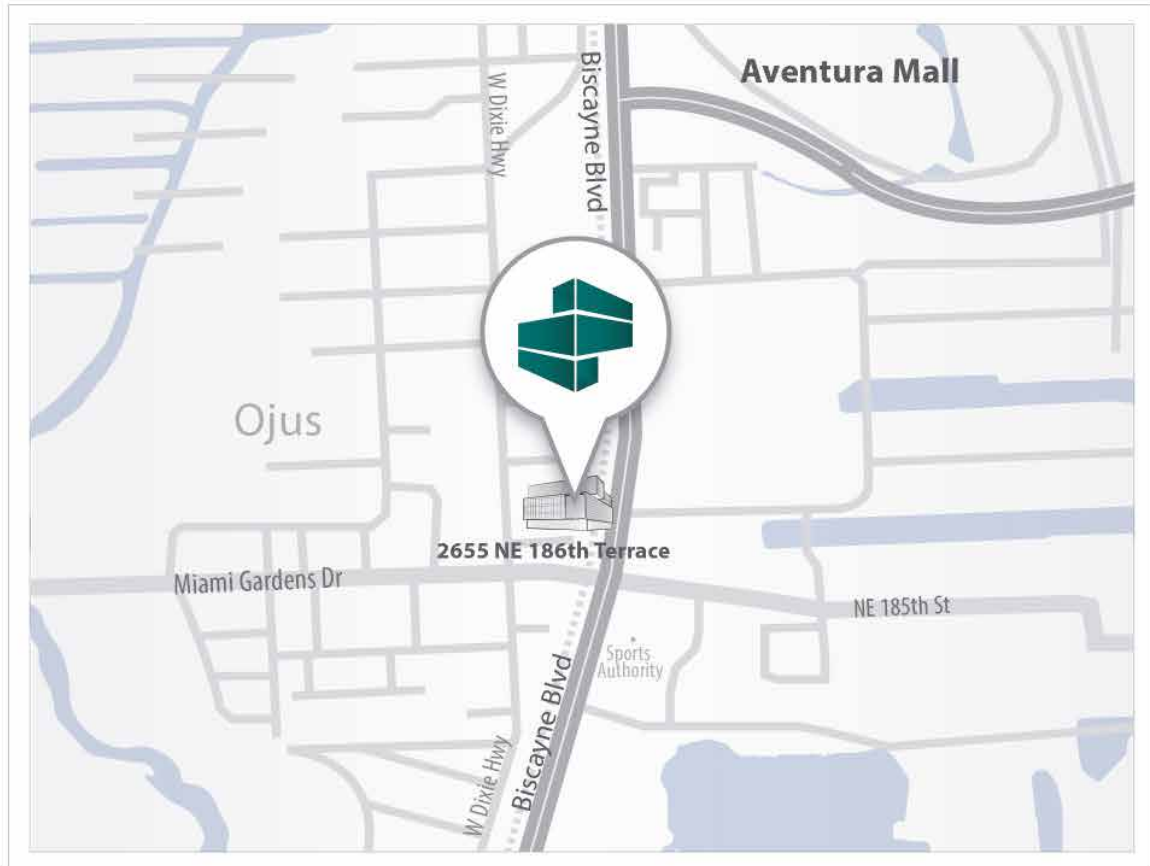


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Site Location: 2655 NE 186th Terrace, Miami, FL 33180, USA

www.emeraldaventura.com



Our Team:

**OPPENHEIM
ARCHITECTURE**



PREMIUM
DEVELOPERS GROUP LLC

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