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TURNBERRY
P L A Z A

IN THE HEART OF AVENTURA
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LOCATION



AVENTURA TURNBERRY

Aventura - Ideally situated on the Atlantic coast between Miami and Ft. Lauderdale, Aventura is one of South Florida's most celebrated shopping, dining and entertainment venues. Serviced by two international airports to bring the rest of the world to it's doorstep, Aventura rubs shoulders with the area's finest neighbors.

Known for its exclusive parks and recreation department Aventura operates Founders Park, Founders Park Bayside, Waterways Park, Waterways Dog Park, Veterans Park, The Community

Recreation Center, and the new Liberal Arts theater.

Next door or within minutes of:

- Hilton Aventura Miami
- Aventura Mall
- Bal Harbour Shops
- Gulfstream Park Racing, Casino & Village
- Turnberry Isle Golf Course
- South Beach and Key Biscayne

“...Serviced by two international airports to bring the rest of the world to it's doorstep, Aventura rubs shoulders with the area's finest neighbors.”

Turnberry - In the heart of Aventura is the affluent, exclusive Turnberry Isles and Country Club Drive Circle, a multimillion dollar horticultural three-mile walking/jogging paved promenade which overlooks lakes, opulent residential highrises, yachts and the Atlantic Ocean.

Turnberry is a world surrounded by tropical waterways, lakes and prestigious golf courses; where guest experience a whole new world of luxury amenities and options with full service hotels, restaurants, shops and entertainment including the Turnberry Isles Country Club and Golf Course, Aventura Mall.



AVENTURA MALL



BAL HARBOR SHOPS



GULFSTREAM PARK



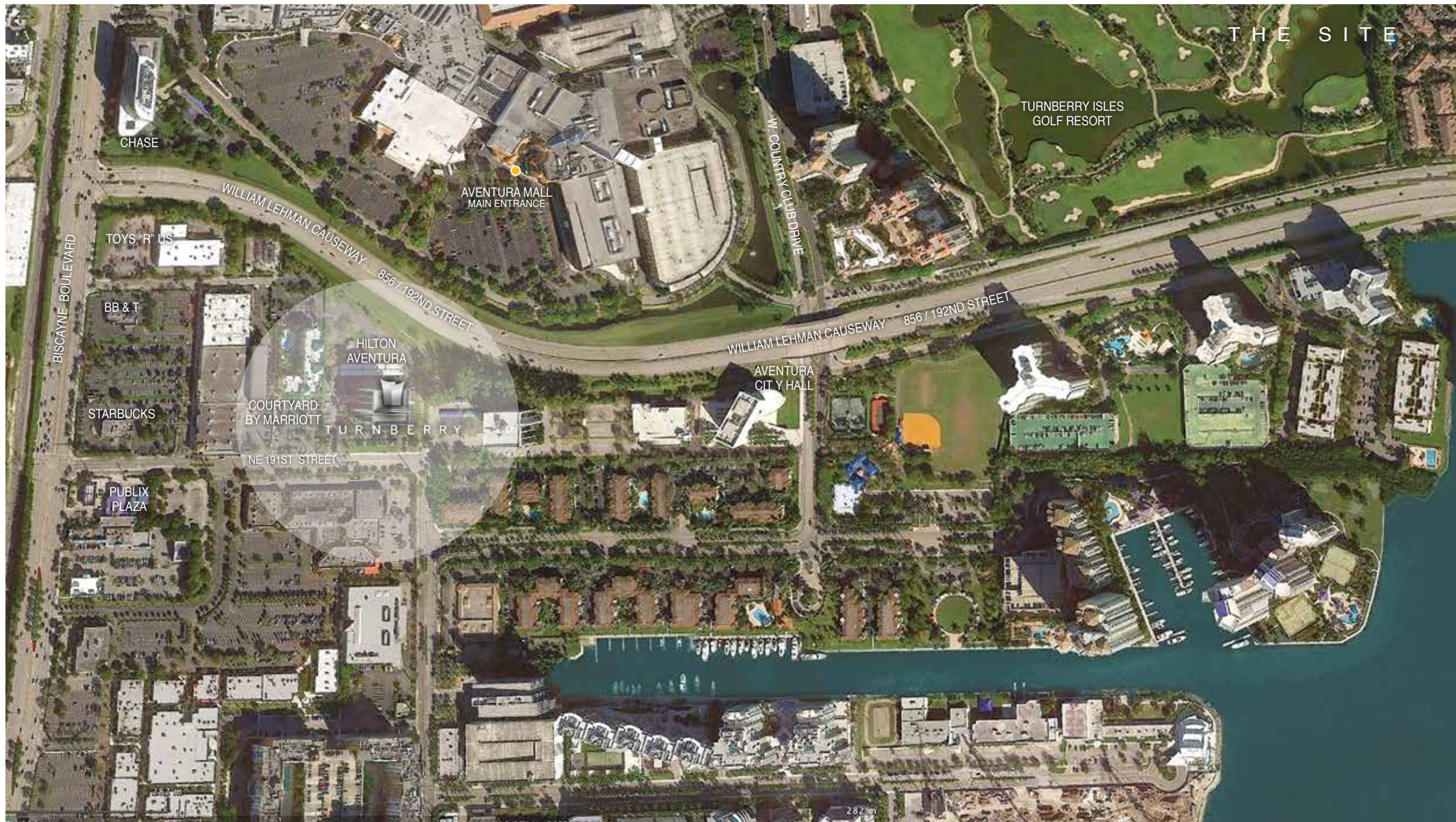
TURNBERRY ISLE GOLF COURSE



LAS OLAS BOULEVARD



SOUTH BEACH



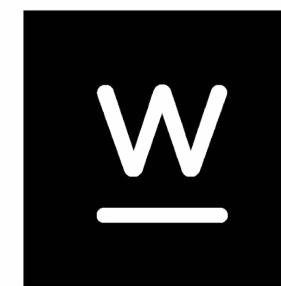
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Turnberry Plaza fulfills a unique position within South Florida's affluent business, entertainment, hospitality and residential neighborhoods. But that's only the beginning of the story! Aventura/Turnberry is the playground of the titans of business, celebrities, presidents and a list of Who's Who that make the area simply extraordinary!

- The new, 12-story Hilton Aventura Miami is designed to deliver elevated levels of first class luxury, premium business services and social recreational amenities.
- Iconic location within Aventura's stylish, waterfront neighborhoods.

- Adjacent to Aventura Mall on NE 191st Street and the William Lehman Causeway
- Select Hilton Aventura Miami amenities and services available to Turnberry Plaza tenants.
- Between Turnberry Isles and Williams Island
- Minutes to the Intracoastal waterway and Golden, Sunny Isles and Miami beaches
- Ample complimentary surface parking and garage parking
- On-site management, professional services and banking
- Unprecedented access to South Florida's most notable retailers, services, accommodations, dining and entertainment.



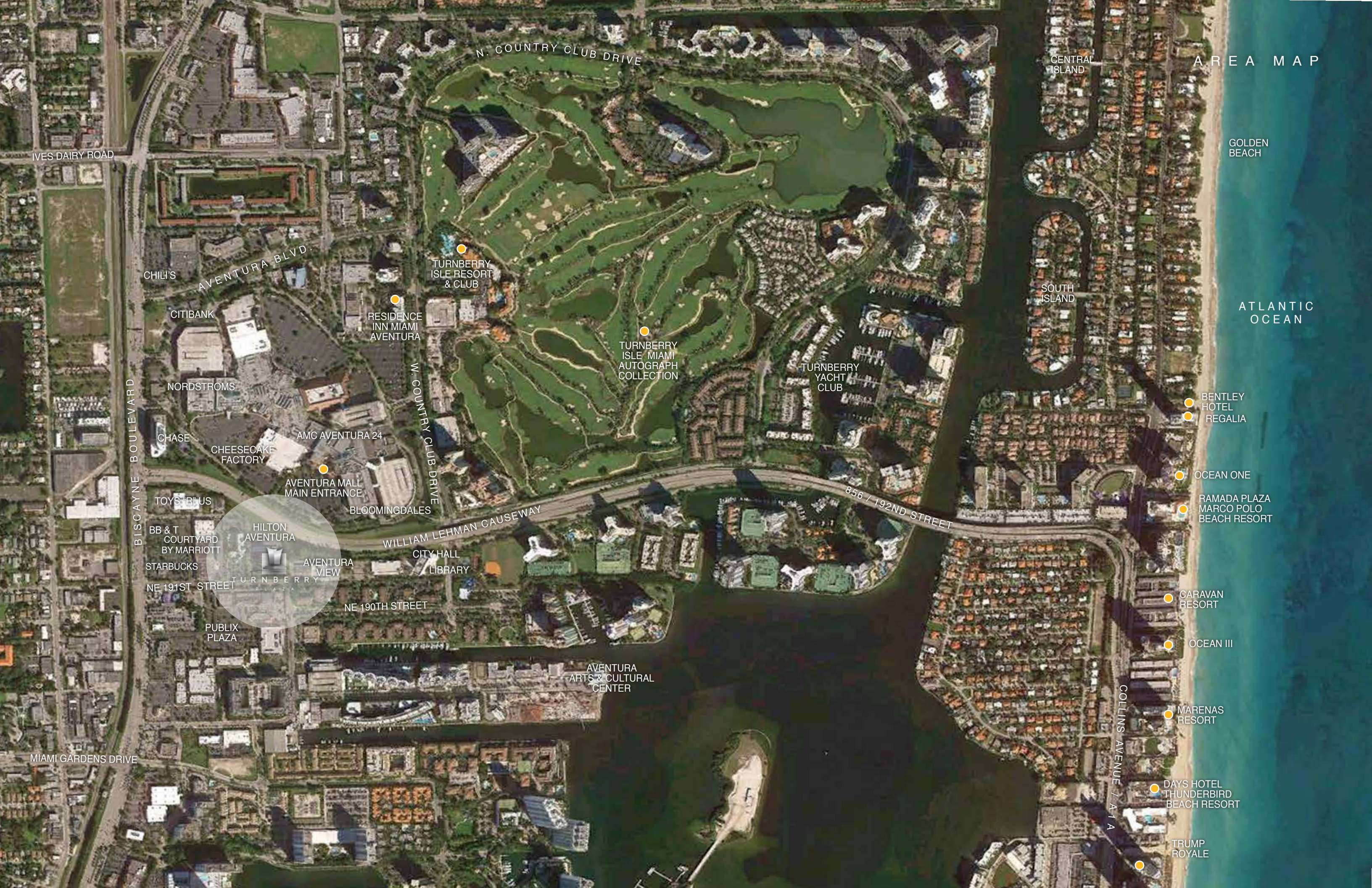
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Turnberry Plaza is located between the William Lehman Causeway and NE 191st Street, southeast of the intersection of Biscayne and Ives Dairy Road. Biscayne Boulevard (U.S. Highway 1) is a primary north/south commercial artery through many of south Florida's most exclusive waterfront communities.

- Minutes to Miami International or Fort Lauderdale-Hollywood International Airports
- 20 minutes to Port Miami to the south or Port Everglades to the north
- Minutes to the beach, Bal Harbor, Sunny Isles, Miami Beach and South Beach

- Direct access to A1A, Federal Highway, Dixie Highway/US 1, I-95 and the Florida Turnpike as the main north/south corridors.
- Minutes to major roadways, SR 112 (Airport Expressway), 826 (Palmetto Expressway), SR 836 (Dolphin Expressway), SR 874 (Don Shula Expressway), 826/Bird Road to Homestead Extension of Florida's Turnpike/Kendall, SR 878 (Snapper Creek Expressway), SR 874/Kendall to U.S. Route 1/Pinecrest and South Miami, and SR 924 (Gratigny Parkway) Miami Lakes to Opa-locka.



AREA MAP

GOLDEN BEACH

ATLANTIC OCEAN

CENTRAL ISLAND

SOUTH ISLAND

BENTLEY HOTEL
REGALIA

OCEAN ONE

RAMADA PLAZA
MARCO POLO BEACH RESORT

CARAVAN RESORT

OCEAN III

MARENAS RESORT

DAYS HOTEL
THUNDERBIRD BEACH RESORT

TRUMP ROYALE

COLLINS AVENUE / A 1 A

856 / 192ND STREET

N. COUNTRY CLUB DRIVE

TURNBERRY ISLE RESORT & CLUB

RESIDENCE INN MIAMI AVENTURA

TURNBERRY ISLE MIAMI AUTOGRAPH COLLECTION

TURNBERRY YACHT CLUB

W. COUNTRY CLUB DRIVE

WILLIAM LEHMAN CAUSEWAY

CITY HALL LIBRARY

NE 190TH STREET

AVENTURA ARTS & CULTURAL CENTER

AVENTURA BLVD.

CHILI'S

CITIBANK

NORDSTROMS

CHASE

CHEESECAKE FACTORY

AMC AVENTURA 24

AVENTURA MALL MAIN ENTRANCE

BLOOMINGDALES

TOYS "R" US

BB & T COURT YARD BY MARRIOTT

STARBUCKS

NE 191ST STREET

HILTON AVENTURA

AVENTURA VIEW

PUBLIX PLAZA

IVES DAIRY ROAD

BISCAYNE BOULEVARD

MIAMI GARDENS DRIVE



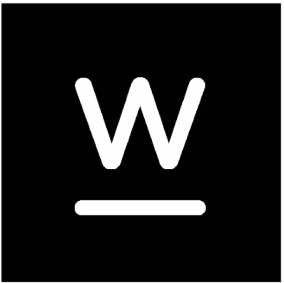
ESSENTIALS



Turnberry Plaza's 10-story, 108,376 square-foot office facilities located on Biscayne Boulevard and 191st Street in the heart of Aventura. The building, which includes valet, surface and garage parking was renovated in 2017 and is 95 percent leased and occupied. Popular Community Bank also occupies space in the building as well as a drive-thru banking location in the lobby. PCB also has naming rights to the building.

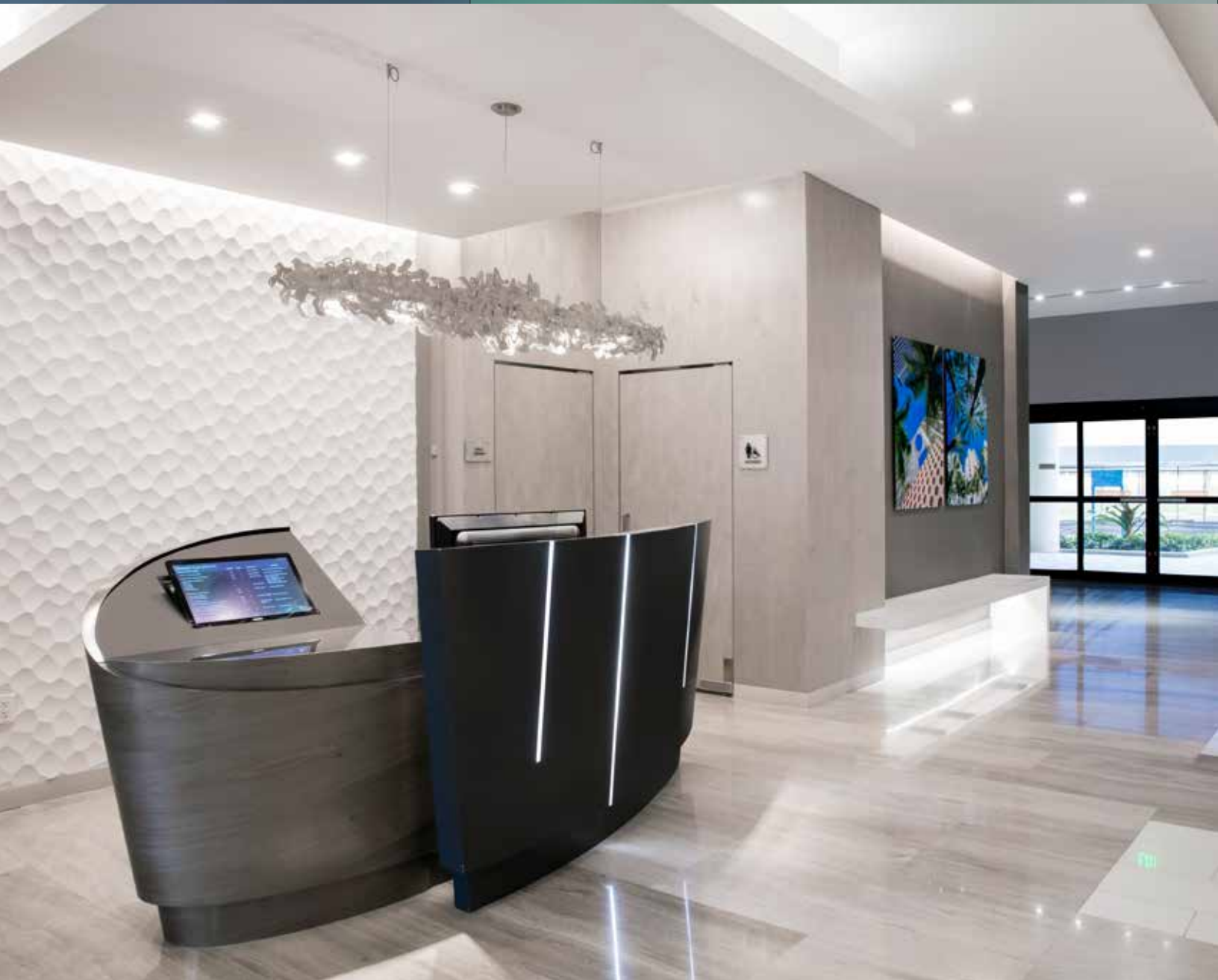
- As Aventura is a tight office market, and quality office space in the area is scarce, Turnberry Plaza is in the perfect location with ample parking and easy access to major roadways.
- 10-Story, 108,376 SF Class A Office Building with 108,376 Gross Leasable Square Feet
- Located directly next to Hilton Aventura Miami and across from Aventura Mall, Turnberry Isles Resort and Williams Island
- Neighbors with World-Class Retailers, Fine Dining, Recreation and Hospitality
- 24 Hour Security Access

- Full Service Banking with ATMs
- Restroom Commons per Floor
- Complimentary Parking; 6 story Garage Parking
- Adjacent to the new Hilton Aventura Miami
- Valet Parking
- Select Concierge Services
- Fitness Center
- On-site Restaurants and Bar



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MAIN LOBBY



RECEPTION | TOUCH SCREEN DIRECTORY



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UPPER FLOORS
ELEVATOR LOBBY



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AREA OVERVIEW

Aventura is a planned, suburban city located in northeastern Miami-Dade County, Florida, that began its development during the early 1970s and was initially referred to as Turnberry. Aventura became an incorporated city in 1995.

While commercial retail centers are the most evident commercial use in Aventura and have been developed to support its growing and affluent residential population; hotel construction has not kept pace leaving viable hotel space at a premium.

Aventura Mall

Located across the street from the Site, Aventura Mall is one of the 10 top-grossing centers in the nation with nearly 2.0 million SF and a 650,000 SF entertainment wing with a 24-screen movie complex. Major anchors Nordstrom, Macy's, Sears, Bloomingdale's and J.C. Penney Co. Aventura Mall has become the centerpiece of an emerging retail hub for northeastern Miami-Dade and southeastern Broward County.

Hilton Aventura Miami

The new Hilton Aventura Miami is a full service hotel offering the services and amenities expected by Aventura/Turnberry guests. Located next to the Turnberry Plaza, the hotel offers Turnberry office clients select concierge services, on-site restaurant, bar, fitness and garage parking.

Aventura Commons

This \$35 million “power” center along the east side of Biscayne Boulevard between N.E. 207th Street and the county line includes an 117,000 square foot Target, plus outlets occupied by PetSmart, Whole Foods Market and Best Buy. Another large complex in the immediate area is anchored by Bed, Bath & Beyond, Old Navy and DSW, and has a 162-room Courtyard by Marriott hotel to the rear.

Turnberry Isles

In the center of the heart of Aventura is The Turnberry Golf Course encapsulated by Aventura's Country Club Drive Circle, a multimillion dollar horticultural three-mile walking/jogging paved promenade which overlooks lakes, opulent residential highrises, yachts and the Atlantic Ocean.

Gulfstream Park

Just north of Aventura is Gulfstream Park, a 225-acre thoroughbred horse racing facility and a major tourist attraction hosting year-round concerts, festivals and a full slate of horse-racing. January 2006 marked the completion of an enlarged main track, expanded turf course and expanded 300,000 square foot air conditioned clubhouse. Additionally, Phase I of the \$1.2 billion Hallandale Beach complex includes 410,000 square feet of retail space, 90,000 square of office space and 310,000 square feet of clubhouse space.



THE SITE

Turnberry Plaza is located within the affluent City of Aventura in northeastern Miami-Dade County. The subject is situated south of the intersection of Biscayne and Ives Dairy along N.E. 191st Street, just east of Biscayne Boulevard. Biscayne Boulevard (U.S. Highway 1) is the Miami-Dade County segment of a primary north/south commercial artery through waterfront communities of South Florida. Interstate 95 and Biscayne Boulevard connect the submarket to Miami to the south and Hollywood and Fort Lauderdale to the north.

The William Lehman Causeway is a limited access expressway to the barrier islands and Atlantic Ocean beaches to the east of the Intracoastal Waterway, and travels east from Biscayne Boulevard at N.E. 192nd Street to State Road A1A.

Major Corporations and Employers

- City of Aventura
 - Miami Dade County
 - State Farm
 - Turnberry Golf and Country Club
 - Whole Foods Markets
 - Aventura Mall
- Nordstroms
 - Sony Electronics
 - Puma North America
 - Apple
 - Aventura Hospital and Medical Center
 - Best Buy
- Bloomingdales
 - Macy's
 - Ultracast
 - Wackenhut
 - Target
 - Williams Island

Office Comp Set				
OFFICE	LOCATION	Date Opened	SF	STORIES
One Turnberry Place, Aventura	Aventura, FL	1989	135,500	9
Aventura View	Aventura, FL	1988	106,500	10
Country Club Center	Aventura, FL	2004	68,825	10
Aventura Corporate Center III	Aventura, FL	2008	96,000	6

Demographics			
Current Population	37,780	Median Household Income	\$63,131
Adjusted Total Pop (Carrier Route)	29,143	Total Households	\$18,718
Total Daytime Pop	35,240	Median Home Value	\$347,200
Workplace Pop	20,007	Total Consumer Spending/Capita (Weekly)	\$329
Average Household Income	\$108,491		

Tourism and Hospitality

Aventura's international shopping destinations, beaches, warm weather and unique culture make the area a top international tourist destination. As the worldwide economy continues to evolve, Aventura will benefit from further growth in domestic, European and Latin American travel & immigration.

In the fiscal year ending 2018, had set a new record providing an increase in visitation of nearly 7% from the previous 12-month period. More than 23 million tourists visited Miami-Dade County, a record-breaking volume that contributed nearly \$18 billion to the local economy.

Observers say the area is also gaining stature internationally because of the growth of arts and culture, as well as its ability to attract business from places including Russia and Asia in addition to Latin America.

Sources: City of Aventura Business Directory, LoopNet, US Census.gov, City-Data.co, Point2homes.com/US/Neighborhood/FL/Aventura-Demographics.html, Bizjournals.com, MiamiDade.gov, and Florida STR Report.

Disclaimer: Even though obtained from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information herein, and it is subject to errors, omissions or other changes in the data due to economic, social or other unforeseen conditions.



BUSINESS ADVANTAGES

- A stable, business-friendly local government, strong base of existing businesses, a well-educated labor force, diverse housing options, and excellent quality of life
- Numerous tax advantages -- no state or local personal income tax, no county or city sales tax, no state ad valorem, franchise or inventory tax, no gift tax
- Numerous economic development opportunities, business assistance and incentive programs
- Advanced global communications network.
- One of the fastest growing markets for global trade, with more than 40 percent of local businesses engaged in or supporting some type of international commerce
- A central location to multiple municipalities, city and county government centers, federal and county courthouses, school district offices, a state regional complex, legal services and professional offices
- More than 900 miles of waterways, marinas and marine manufacturing and repair facilities make Greater Fort Lauderdale a world-class port of call for the yachting industry



TRANSPORTATION

Public Transportation

Public transportation in Miami is operated by Miami-Dade Transit and SFRTA, and includes commuter rail (Tri-Rail), heavy-rail rapid transit (Metrorail), an elevated people mover (Metromover), and buses (Metrobus). Miami has Florida’s highest transit ridership as about 17% of Miamians use transit on a daily basis.

Miami’s heavy-rail rapid transit system, Metrorail, is an elevated system comprising two lines and 23 stations on a 24.4-mile (39.3 km)-long line. Metrorail connects the urban western suburbs of Hialeah, Medley, and inner-city Miami with suburban The Roads, Coconut Grove, Coral Gables, South Miami and urban Kendall via the central business districts of Miami International Airport, the Civic Center, and Downtown.

Brightline train station coming to Aventura

Miami-Dade is spending \$76 million on the new station at the 19700 block of West Dixie Highway, which includes a pedestrian bridge over the highway to connect to the Aventura Mall and Turnberry Plaza.

The deal projects an opening date for the three-acre Aventura station and park-and-ride commuter lot in October 2020.

The company agreed to run trains every 30 minutes during what it defines as rush hour — 6 a.m. to 8 a.m. and 5 p.m. to 7 p.m. — and reserve 20 percent of a train’s seats for the discounted Aventura rates until 48 hours before departure time.

After that, the seats would be available to any passenger, including those paying the discounted rate to Aventura and those paying the highest rate for the full Brightline route to West Palm Beach.

The trip is expected to take about 15 minutes from Miami, with trains pausing for less than two minutes in Aventura before rolling on to the next stop.



Roadways

The William Lehman Causeway connects Aventura with it’s beaches, Sunny Isles, Miami Beach and South Beach while A1A, Federal Highway, Dixie Highway/US 1, I-95 and the Florida Turnpike acting as the main north/south corridors.

Other major corridors include SR 112 (Airport Expressway), 826 (Palmetto Expressway), SR 836 (Dolphin Expressway), SR 874 (Don Shula Expressway), 826/Bird Road to Homestead Extension of Florida’s Turnpike/Kendall, SR 878 (Snapper Creek Expressway), SR 874/Kendall to U.S. Route 1/Pinecrest & South Miami and SR 924 (Gratigny Parkway) Miami Lakes to Opa-locka.

Miami International Airport

Miami International Airport serves as the primary international airport of the Greater Miami Area. One of the busiest international airports in the world, catering to over 35 million passengers a year. Miami International is the busiest airport in Florida, and is the United States’ second-largest international port of entry for foreign air passengers, and the seventh-largest such gateway in the world. The airport’s extensive international route network includes non-stop flights to over seventy international cities in North and South America, Europe, Asia, and the Middle East.



Fort Lauderdale-Hollywood International Airport

Alternatively, nearby Fort Lauderdale-Hollywood International Airport also serves commercial traffic in the Miami area is undergoing a massive 2.3 billion expasnsion to handle the substantial growth in air traffic into south Florida. The expansion includes a long-haul international terminal with increased international traffic and increased gate capacity from 66 to 97 gates.



PortMiami

Miami is home to one of the largest ports in the United States and is often called the “Cruise Capital of the World” and the “Cargo Gateway of the Americas.” It is the number one cruise/passenger port in the world and is one of the nation’s busiest cargo ports, importing more than 7.8 million tons of cargo annually.

Port Everglades

A short distance north of Aventura is Ft. Lauderdale’s Port Everglades which generates is home to the world’s two largest cruise ships, Royal Caribbean International’s Oasis of the Seas and Allure of the Seas.

Port Everglades is a top container port in Florida, handling more than 5.9 million tons of cargo annually and generating more than \$31.3 million in revenue.

PortMiami Expansion

PortMiami’s Deep Dredge, along with port facility improvements such as the addition of two new large gantry cranes, made PortMiami capable of berthing even the next largest container vessels in the world, the Maersk Triple E Class, which has a draught of 48 feet (15 m) and is nearly 200 feet (61 m) wide, and was completed in 2015. The Deep Dredge makes PortMiami the only U.S. port south of Norfolk, Virginia, that can accommodate the new, mega cargo vessels that will pass through the expanded Panama Canal.

The deepening of Miami’s channel has created 33,000 new jobs, double cargo throughput, and increase PortMiami’s annual economic impact to more than \$34 billion. Located in the heart of downtown Miami, PortMiami contributes nearly \$27 billion annually to the local and state economies and supports 207,000 jobs, both directly and indirectly, in the State of Florida.



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