

# 10X CENTRE

A Premier Class A Office Building in Aventura  
18851 NE 29th Ave



**Wolf Co.**  
REAL ESTATE



## PROPERTY SUMMARY



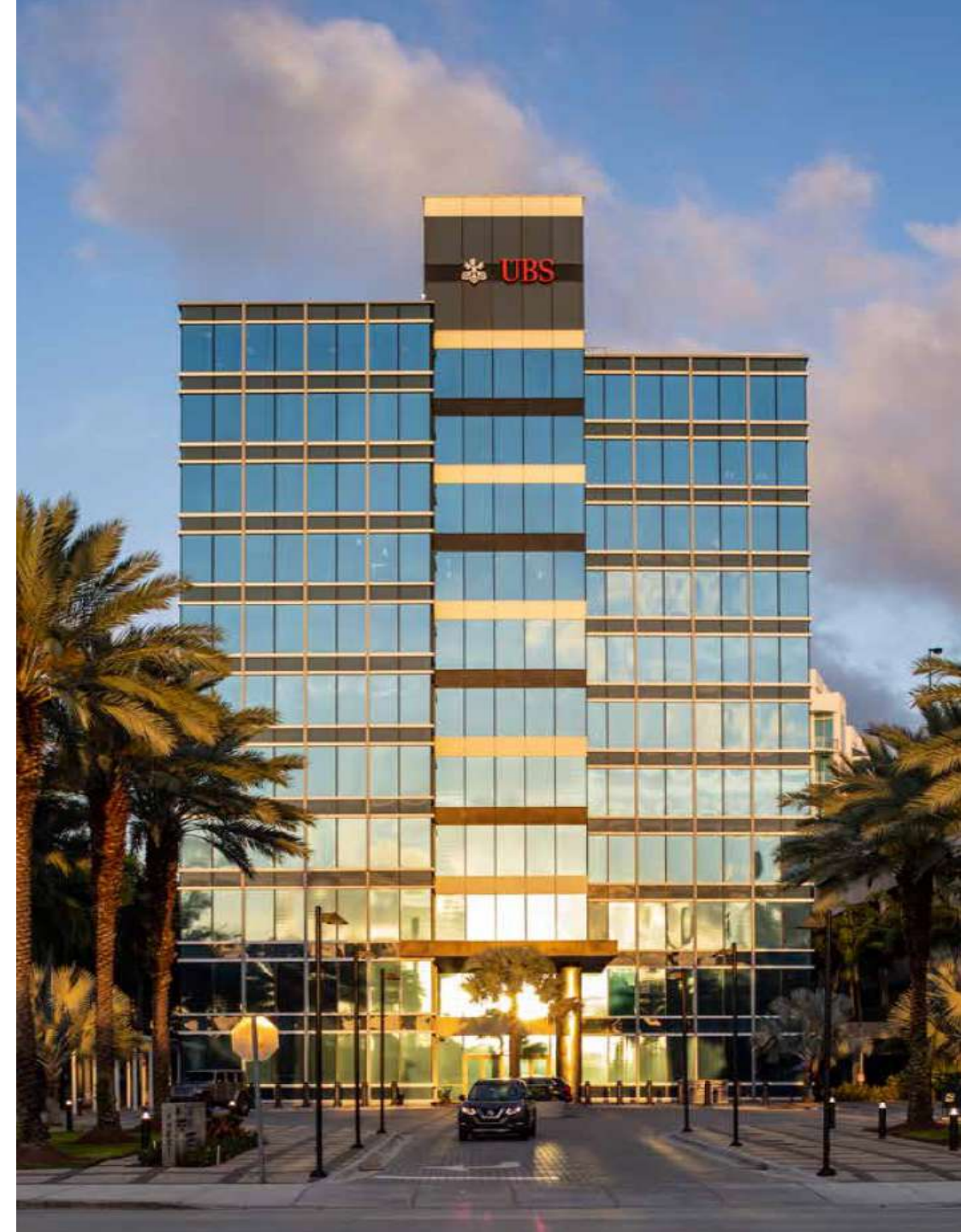
Address	18851 NE 29th Avenue
Total Size (SF)	219,244
Stories	11
Built/Renovated	2003/2020
Parking Ratio	4.0/1,000 SF
Type	Surface/ Structured
Owner	Cardone Capital





## PROPERTY HIGHLIGHTS

1. **Spacious Floorplates:** Each floor at the 10-X Centre offers a generous 20,000 square feet of flexible space.
2. **Structured Parking:** Our state-of-the-art parking structure ensures secure and well-organized parking spaces for you and your visitors.
3. **Ample Parking Ratio:** 10-X Centre offers an exceptional 4:1000 parking ratio.
4. **Valet Parking:** 10-X Centre offers valet parking services. Impress your clients and guests with a seamless arrival experience.
5. **Prime Location:** Aventura is ideally situated between Fort Lauderdale and Miami, offering easy access to both major cities. What sets Aventura apart is its distinction as the only Brightline stop between the two cities.
6. **Exquisite Design and Modern Amenities:** Designed by the acclaimed architectural firm Arquitectonica, the 10-X Centre exudes elegance and sophistication. 11-foot ceiling heights with floor to ceiling glass.
7. **Other amenities:**
  - On site Café.
  - On site Property Manager and Building Engineer.
  - Ownership on site.
  - Walking distance to over 20 restaurants.
  - Ocean and intercostal views.





**PROPERTY  
PHOTOS**





# PROPERTY PHOTOS



# CITY OF AVENTURA

## AFFLUENT DEMOGRAPHICS

- » The Aventura Office Market which includes Aventura, Sunny Isles and Golden Beach is one of the most prestigious areas in the country.
- » The market boasts \$60,000 average household income
  - 24% greater than the South Florida average.
- » 13% of Aventura's residents earn \$200,000 per year or more, which is nearly two times the rate in South Florida and the U.S.
- » Aventura's average home value is \$532,207, which is 38% higher than the average value in South Florida.

### BOOMING LUXURY RESIDENTIAL MARKET



- » The Aventura Office Market services multiple exclusive municipalities and is well-known as an enclave for the rich and several ultra high net worth families.
- » Luxury waterfront residences range in price from \$1.5 million to \$38.0 million.

Demographics Summary	2023
Population	186,175
Population 18+	151,875
Households	76,690

\* Drive Time: 10-minute radius



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# LOCATION HIGHLIGHTS



- 1 Town Center Aventura
  - Bolay
  - Chipotle
  - Just Salad
- 2 Aventura Mall
  - Tap 42
  - Ceviche 105
  - Serafina
  - Divieto
- 3 Aventura Parksquare
  - Pura Vida
  - Casa D'Angelo
  - Ruth's Chris Steak House



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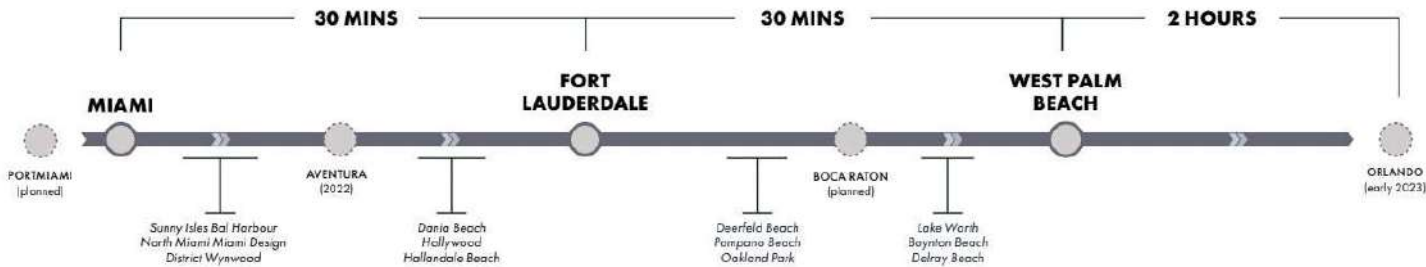


LOCATION HIGHLIGHTS

# brightline



10X CENTRE





## OWNERSHIP



Cardone Capital acquires and manages real estate properties with a focus on both near-term income generation and long-term value creation. Grant Cardone, Founder and CEO, created Cardone Capital to provide everyday investors access to the institutional-grade real estate deals that are normally reserved for only the largest investors. Grant Cardone has been investing in real estate for over 35 years and has never lost money on a multifamily real estate investment. Since 2016, Cardone Capital has raised over \$1 billion across 22 funds from over 13,000 accredited and non-accredited investors. Cardone Capital's real estate portfolio consists of 11,903 apartment units across 36 multifamily properties along with over 500,000 square feet of commercial office space.





**CONTACT**



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CO-FOUNDER & CEO

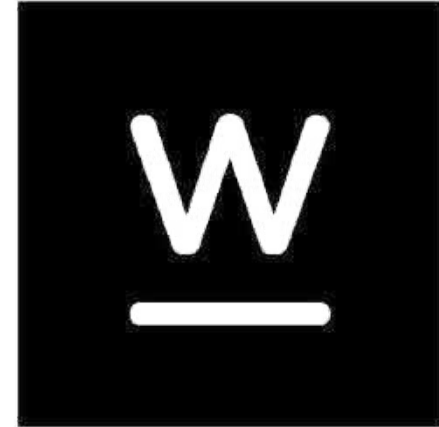


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VICE PRESIDENT OF OFFICE LEASING



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