

ONE AVENTURA

20900 NE 30th Ave,
Aventura, FL



W

Wolf Co.
REAL ESTATE



PROPERTY SUMMARY

OFFICE CONDO FOR SALE

SUITE 710
1,626 SF

The 3 units have 1 reserved parking space on the 3rd floor A.
The monthly maintenance cost for the 3 units is \$1,195.91

Welcome to One Aventura, where sophistication meets convenience in the heart of Aventura. This beautifully built-out and furnished office condo offers a seamless blend of modern design and functionality, situated within the ultra-modern and sleek 110,000 square foot office building.

Convenience is paramount with attached covered garage parking, boasting over 4/1000 parking space ratio, ensuring hassle-free access for you and your clients. Enjoy the luxury of on-site amenities including a café and bank, enhancing productivity and convenience throughout your workday.

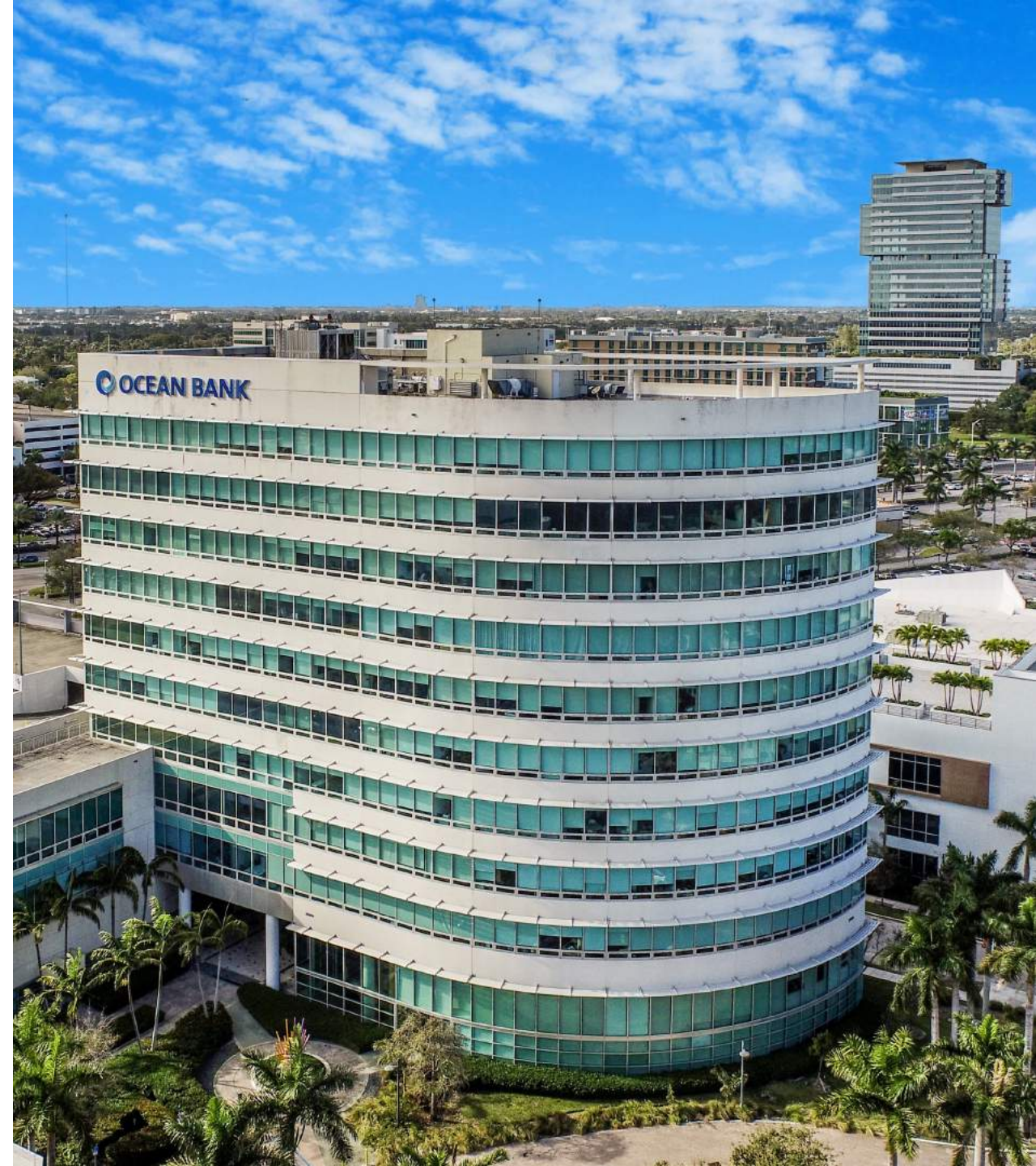


PROPERTY SUMMARY

Nestled within walking distance of Aventura Park Square, you'll find yourself amidst a vibrant community hub featuring renowned establishments such as Pura Vida, Mister O1, Barry's Bootcamp, Ruth's Chris, Graziano's, and Starbucks. Additionally, convenience is at your doorstep with Whole Foods and Target just a short distance away.

With Aventura Mall a mere three minutes away and Aventura Hospital just a minute's drive, this location offers unparalleled accessibility and convenience. Plus, indulge in serene water views towards the ocean, elevating your workspace ambiance and providing a tranquil environment conducive to productivity.

This is more than just an office space; it's a gateway to success in the heart of Aventura. Don't miss the opportunity to secure your spot in the best-located Class A office condo building in the area. Act now, as this prime space with its breathtaking views and unbeatable location will not last long.



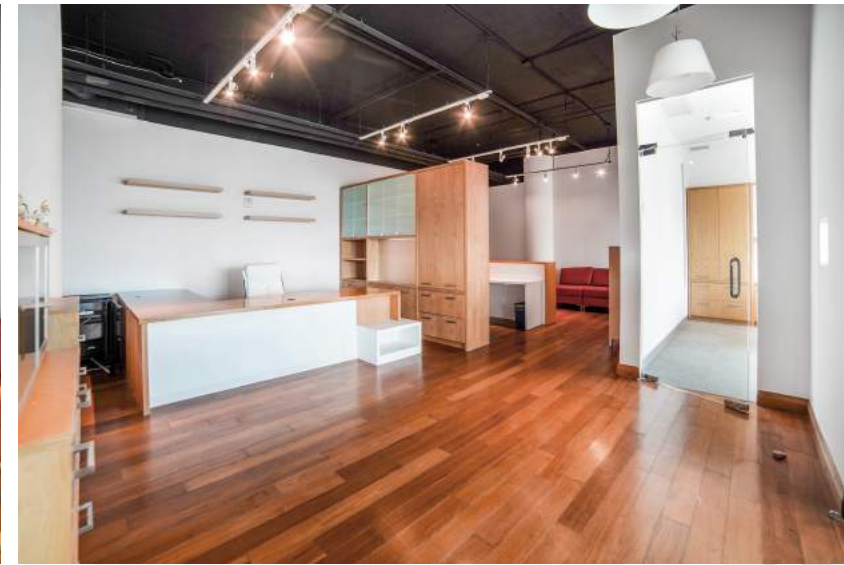
**PROPERTY
PHOTOS**



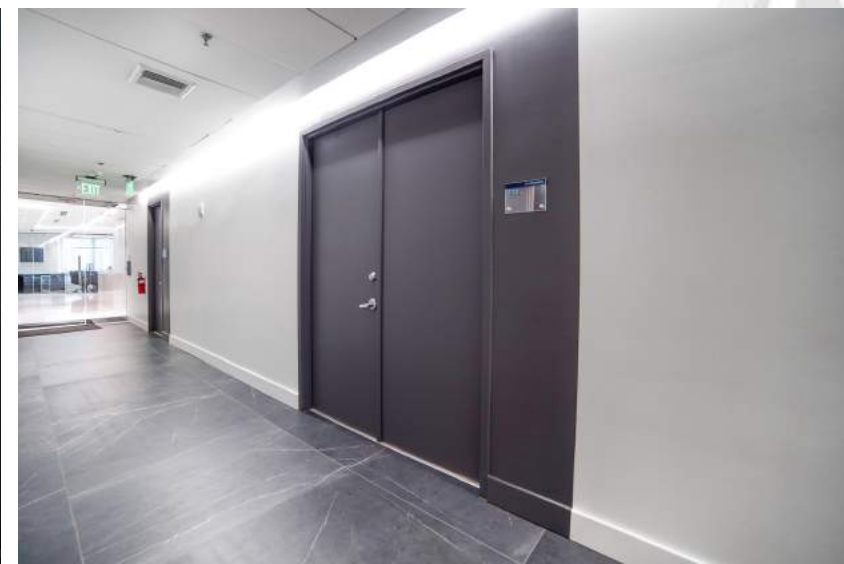
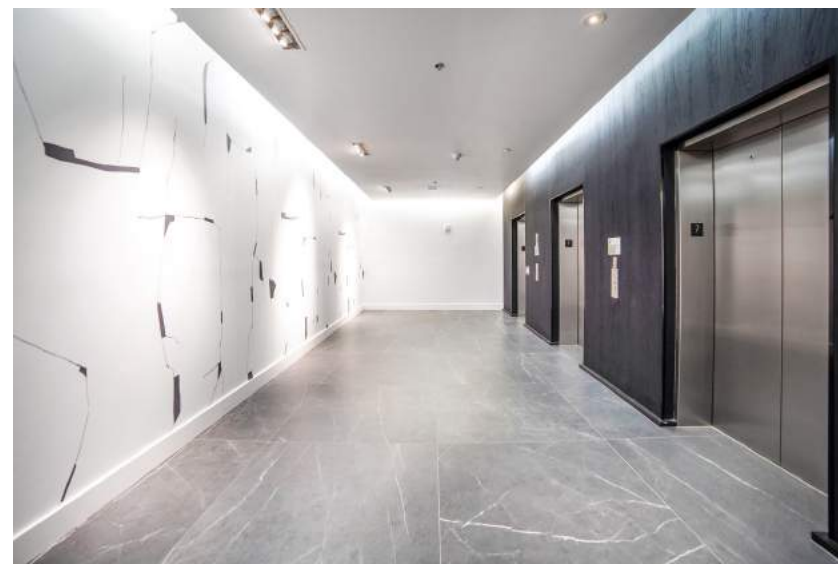
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PROPERTY PHOTOS



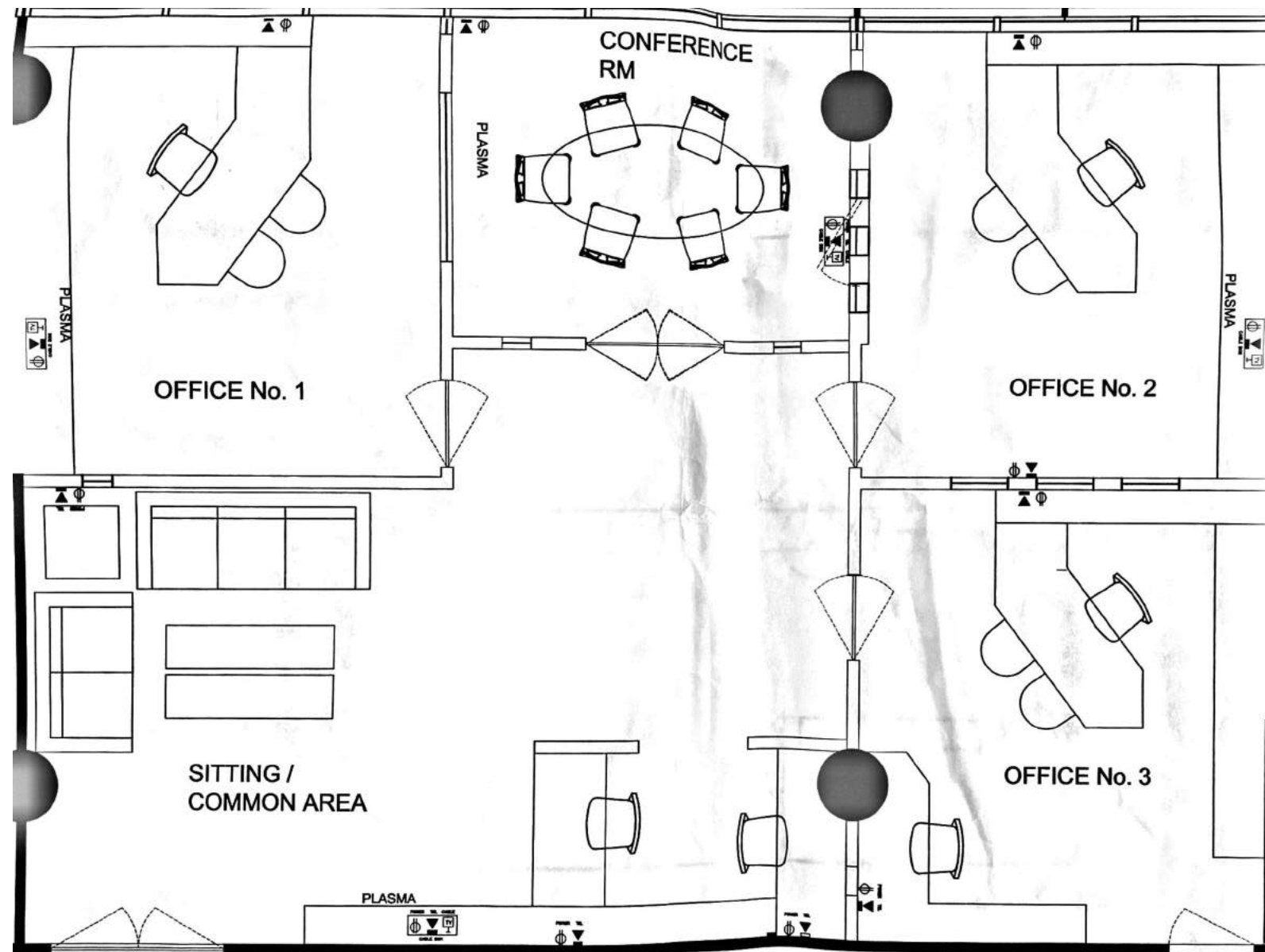
PROPERTY PHOTOS



SUITE 710
1,626 SF



FLOOR PLANS



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



Demographics Summary	2024
Population	188,175
Population 18+	154,875
Households	76,690

- » 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.

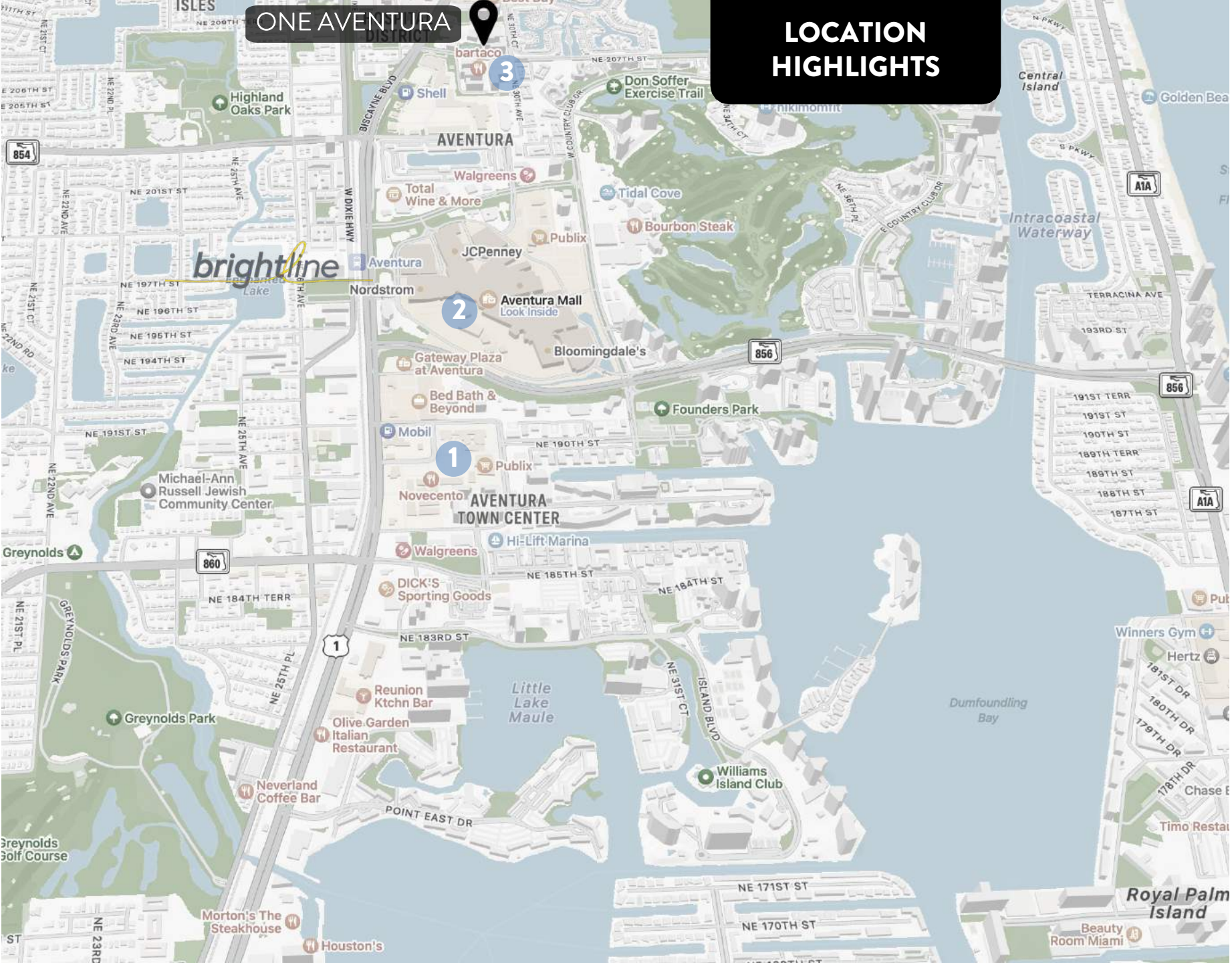
* Drive Time: 10-minute radius



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LOCATION HIGHLIGHTS



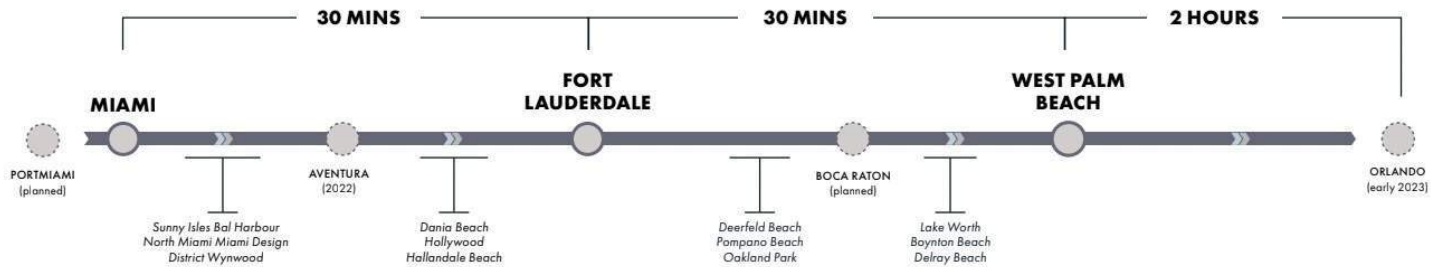
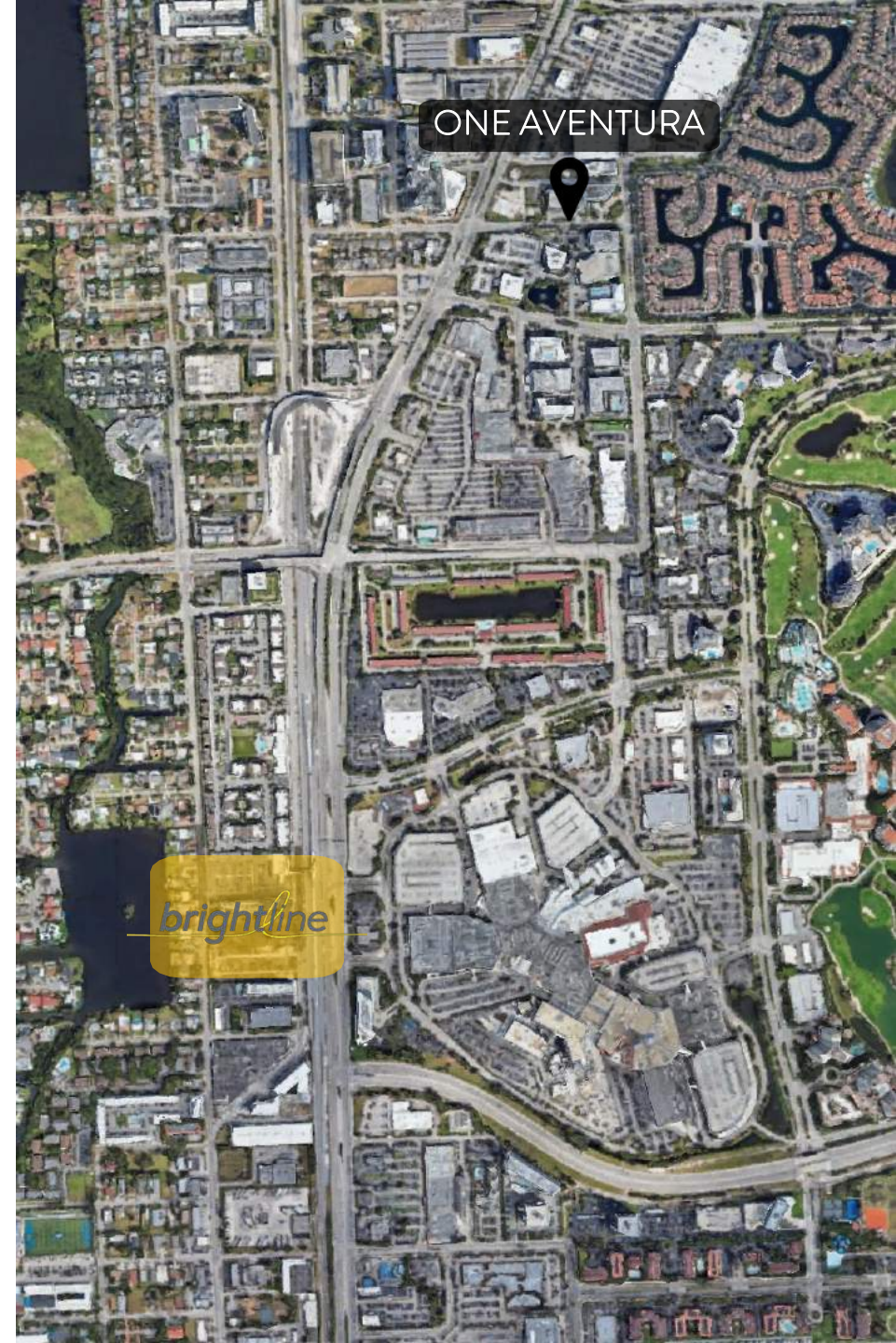
- 1** Town Center Aventura
 - Bolay
 - Chipotle
 - Just Salad
- 2** Aventura Mall
 - Tap 42
 - Ceviche 105
 - Serafina
 - Divieto
- 3** Aventura Parksquare
 - Pura Vida
 - Casa D'Angelo
 - Ruth's Chris Steak House



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LOCATION HIGHLIGHTS

brightline



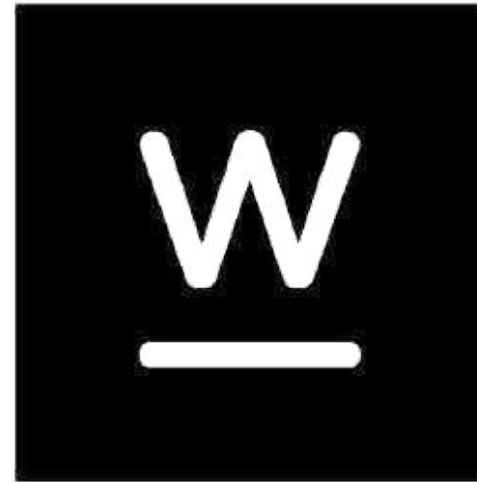
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