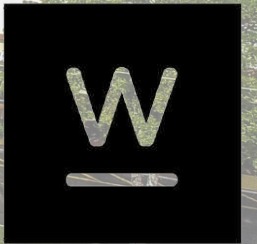


3363 NE 163rd St

Aventura, FL



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REAL ESTATE

BUILDING DESCRIPTION



Nestled along a serene waterway canal, this distinguished property boasts an impressive ensemble of features ideal for discerning professionals seeking prime office space. With its contemporary design, this Class A building offers an expansive facade adorned with a multitude of windows, inviting ample natural light to grace its interior spaces. High ceilings add an air of grandeur, complementing the panoramic views of Sunny Isles and the picturesque Oleta Park.

Spanning across three floors, a secure covered parking garage stands ready to accommodate over 200 vehicles, ensuring effortless access and convenience for occupants and guests. The suite itself, encompassing 2,996 square feet, seamlessly combines sophistication with functionality, catering perfectly to the diverse needs of various professional and medical users.

Convenience reigns supreme, as this property enjoys unfettered access to major thoroughfares such as US1, A1A, and I95, simplifying commuting and connectivity. Within a mere 2 to 15 minutes, residents and visitors alike can indulge in the nearby attractions: the sun-kissed shores of Sunny Isles Beach, upscale shopping at Bal Harbour, Aventura Mall's retail splendor, and the academic vibrancy of FIU.

Moreover, the strategic location offers quick access to major landmarks, including Miami Beach, Port Miami, Miami International Airport, Downtown Miami, and Fort Lauderdale International Airport, all within a 15-minute radius. This unparalleled accessibility positions this property as an unparalleled hub at the intersection of convenience and sophistication, promising an unrivaled professional environment amidst breathtaking surroundings.

PROPERTY HIGHLIGHTS

- Large number of windows, high ceilings, and pre-assigned parking spaces provide a comfortable and convenient environment.
- The property's location by a waterway canal offers stunning and unobstructed views of Sunny Isles and Oleta Park.
- The availability of three floors of covered parking garage space accommodating more than 200 cars is a significant advantage.
- The professional office space in a Class A building, totaling 5,875 square feet, \$48.00 Gross.
- Convenient access to major routes like US1, A1A, and I95, allowing for easy transportation.
- Proximity to key locations such as Sunny Isles Beach, Bal Harbour Shops, Aventura Mall, FIU, Miami Beach, Port Miami, Miami International Airport, Downtown Miami, and Fort Lauderdale International Airport within 2 to 15 minutes.



PROPERTY PHOTOS



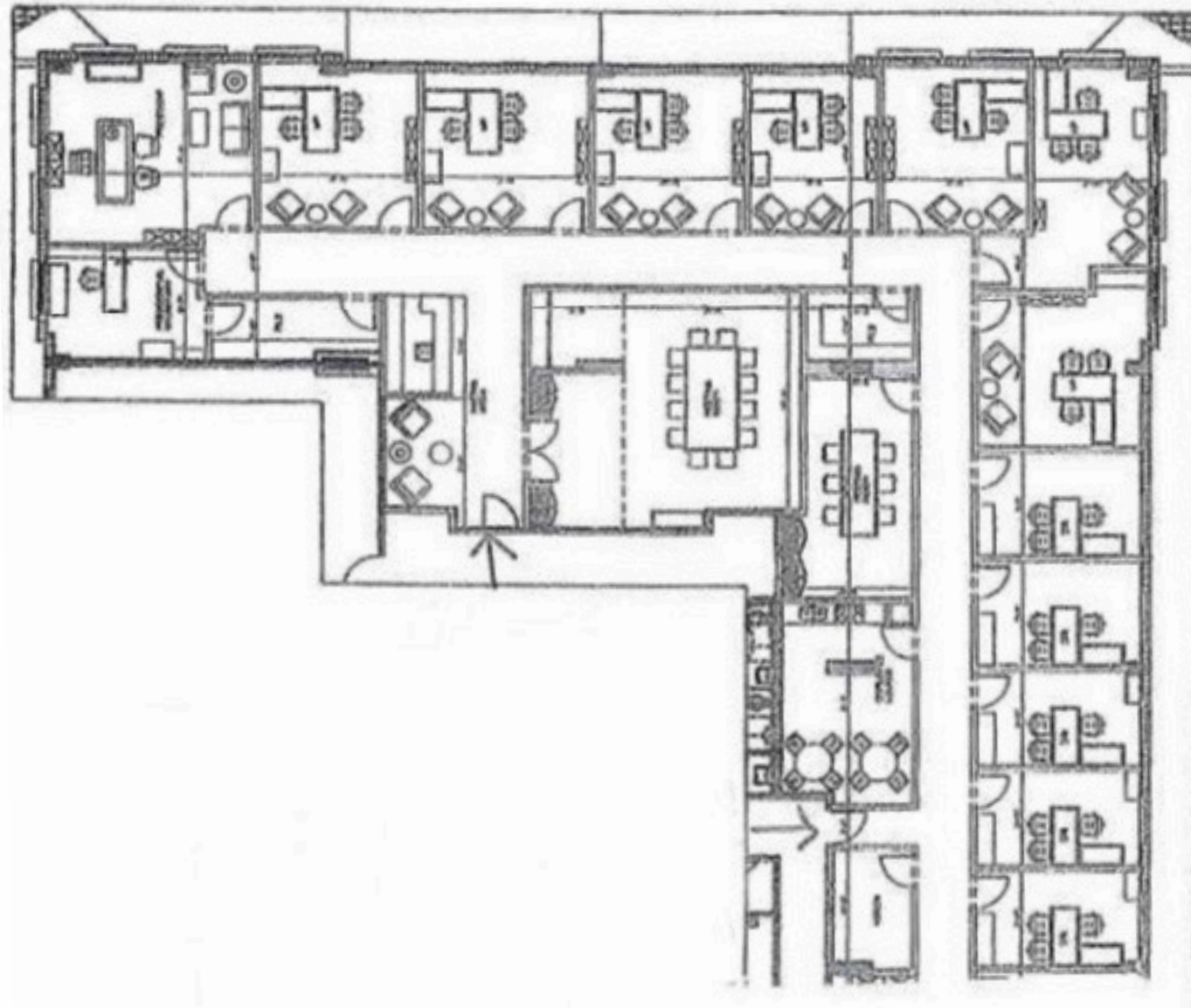
PROPERTY PHOTOS



PROPERTY PHOTOS



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



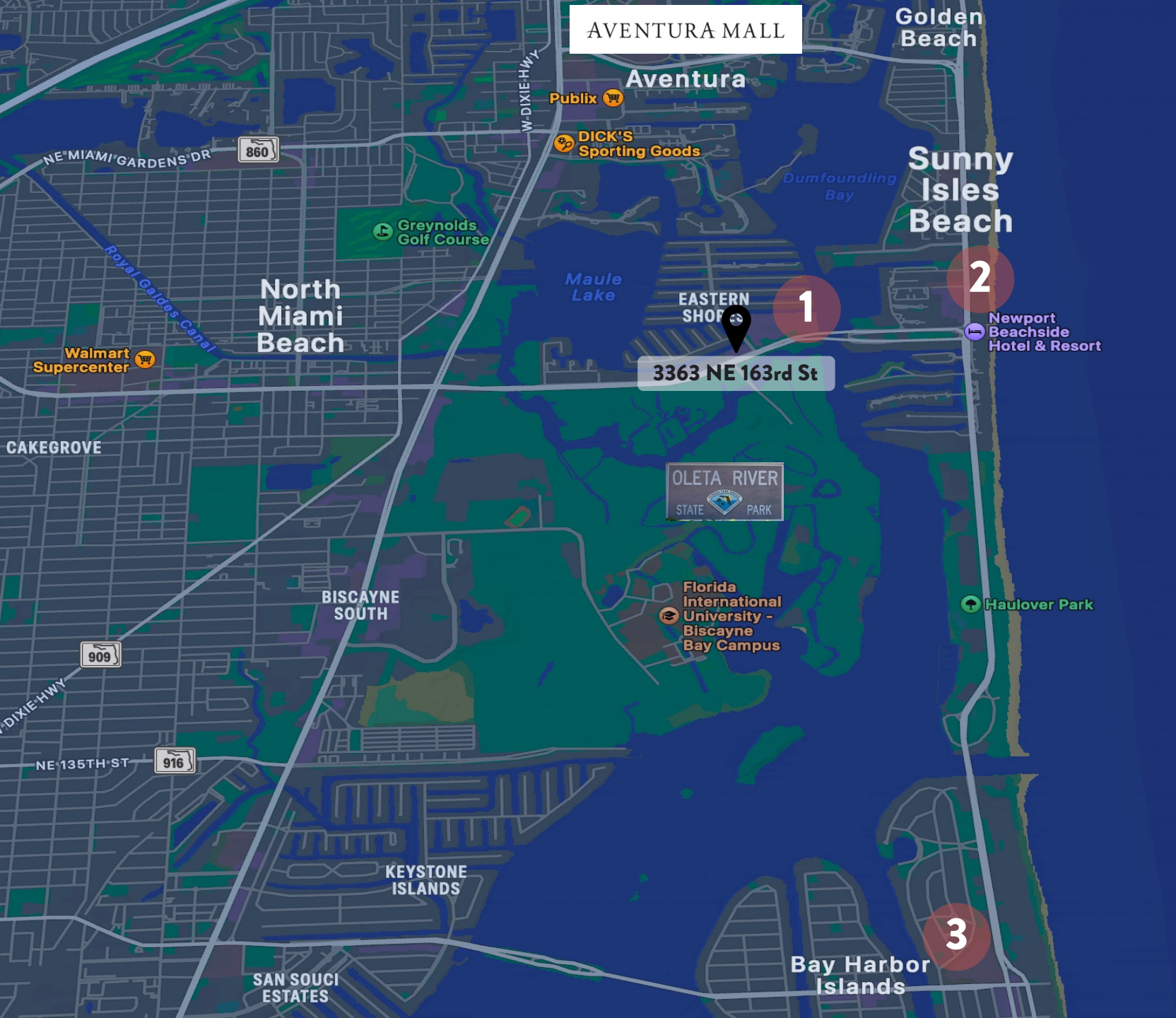
Demographics Summary	2023
Population	186,175
Population 18+	151,875
Households	76,690

- » 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 Intracoastal Mall
 - Winn-Dixie
 - T.J. Maxx & HomeGoods
 - IPIC Theaters
 - Duffy's Sports Grill
- 2 Sunny Isles
 - Mykonos Kitchen and Bar
 - La Cabrera
 - Joe & the Juice
 - Publix
 - RK Centers
- 3 Bal Harbor Shops
 - Fine Dining
 - Luxury Retail



CONTACT



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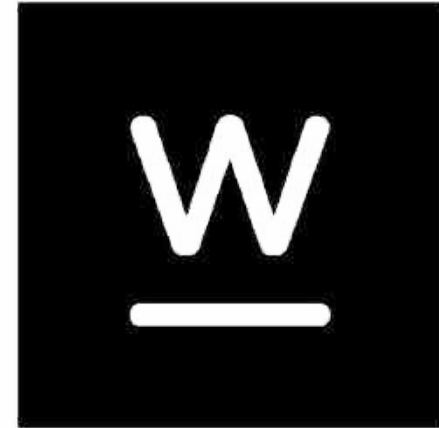
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