

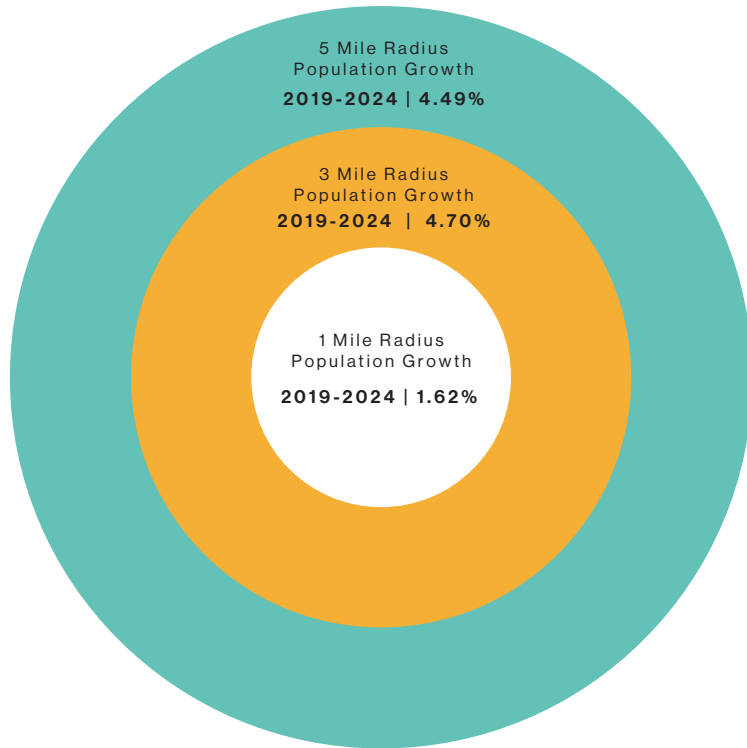
# 12 | 12 AVENTURA™

A Mixed-Use Complex With a Vibrant Atmosphere  
Office Condominiums • Senior Luxury Living • Ground-Floor Restaurants & Shops

**30 PROFESSIONAL OFFICES FOR SALE**



CONSTRUCTION BEGINS NOV. 2019



	1 Mile	3 Miles	5 Miles
<b>👤 Population</b> U.S. CENSUS 2017			
2019	19,084	194,268	398,727
2024	19,394	203,404	416,647
Growth 2019-2024	1.62%	4.70%	4.49%
Average Age	44.10	43.50	41.20
<b>🏠 Households</b>			
2019	8,383	87,089	163,607
Growth 2019-2024	1.25%	4.35%	4.22%
Household Size	2.20	2.20	2.40
2019 Average Vehicles/HH	1.00	1.00	1.00
<b>💰 Housing Value</b>			
Median Home Value	\$325,195	\$318,971	\$270,345
Median Year Built	1978	1976	1974

### 1212 Aventura Project - Traffic Report

Collection Street	Cross Street	Traffic Vol	Distance From Project in Miles
Biscayne Blvd	NE 213th St S	55,582	0.09
Biscayne Blvd	NE 210th St SW	60,937	0.16
S Federal Hwy	SE 8th St N	59,684	0.24
E Dixie Hwy	NE 214th St N	6,286	0.34
NE 27th Ave	NE 213th St N	6,789	0.37

**Vacancy Rate 8.8%**



## AVENTURA

1212 Aventura is designed to appeal to Aventura's growing market of professionals and visitors of all ages.

### WHY BUY IN AVENTURA

- Aventura Mall ranks #3 in the U.S.A.
- Easy access
- Extremely safe
- Vibrant growth market

### DOING BUSINESS WITH THE CITY OF AVENTURA IS EASY

- They understand the economic benefit of having your business there
- Count on quick, hospitable service
- They are cultivating a dynamic business environment

### FAST FACTS

- 3.2 square miles
- Over 37,000+ year-round residents
- Another 10,000 more residents during in-season





**A VIBRANT ATMOSPHERE** 1212 Aventura will offer dynamic ground-floor retail spaces with a range of enticing gourmet restaurants, wellness options, art, entertainment, and shops.

### PROPERTY OVERVIEW

- Gold Leed certified, mixed-used complex
- 140 luxury senior living residences
- 30,000 sq. ft. ground-floor retail space
- Ample parking spaces
- Rooftop gardens with micro-parks
- Relax areas with tables & benches

### PROFESSIONAL OFFICES

- 30 office condominiums
- Smart building
- Size range: 415-1,610 Sq. Ft. | 38.55-149.57 m<sup>2</sup>
- 14' high ceilings
- Direct access from the garage
- 1 assigned parking space per office

### DEVELOPMENT PARTNERS

- Developer: Rieber Developments
- Architect: Arquitectonica
- General Contractor: Winmar/Coastal
- Interior Designer: IDDI Design

### EB-5 PARTNERS

- Administration of Funds and Trust: NES Financial
- Economists: Baker Tilly Capital, LLC
- Legal Adviser: Saul Ewing Arnstein & Lehr LLP
- EB-5 Regional Center: Florida EB-5 Investments, LLC



ARQUITECTONICA



Coastal



GERSON PRESTON  
KLEIN LIPS EISENBERG GELBER

NES Financial

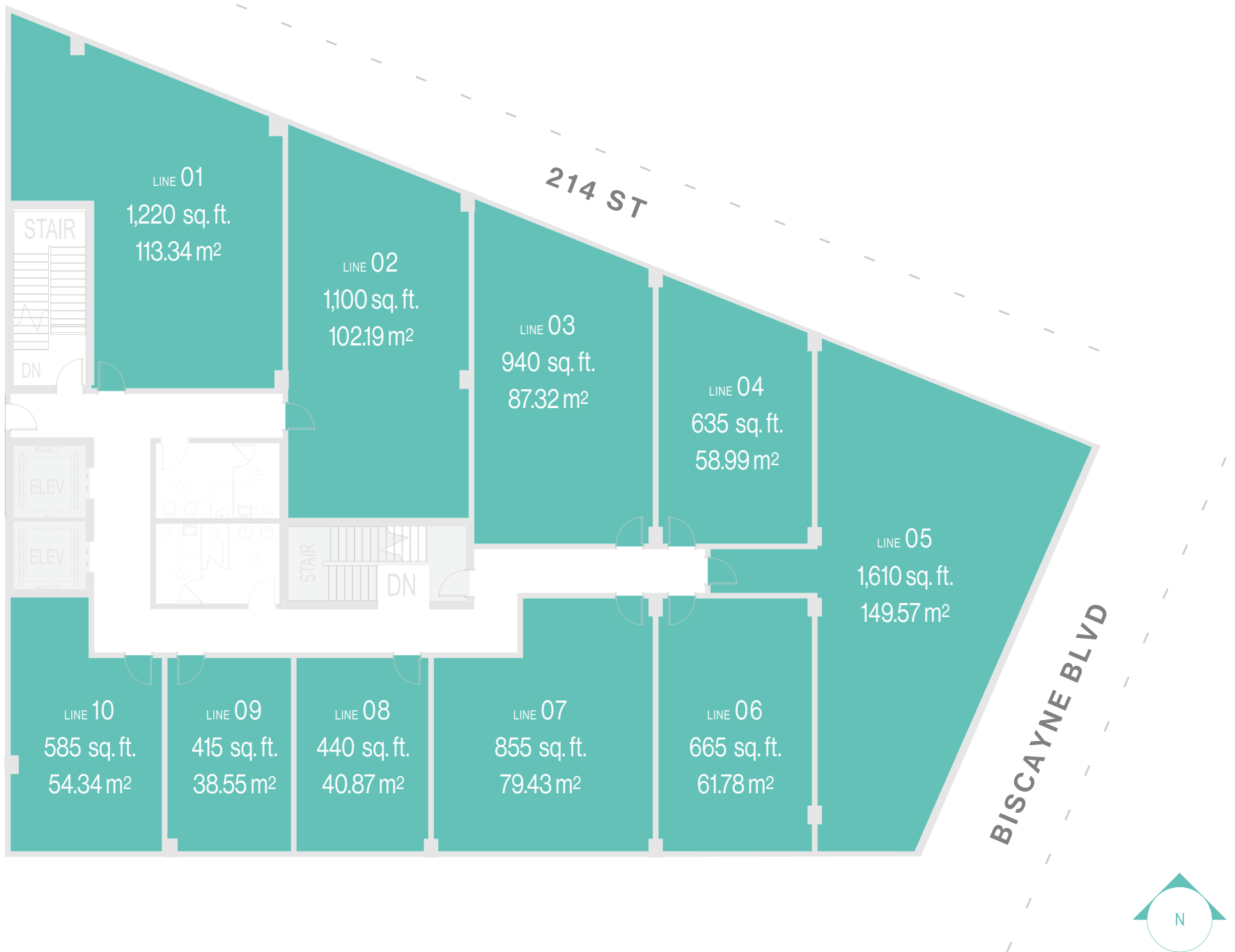


NIVS  
Delivering Solutions  
Improving Lives

Senior Living



 KEY FLOORPLAN



# FEATURES

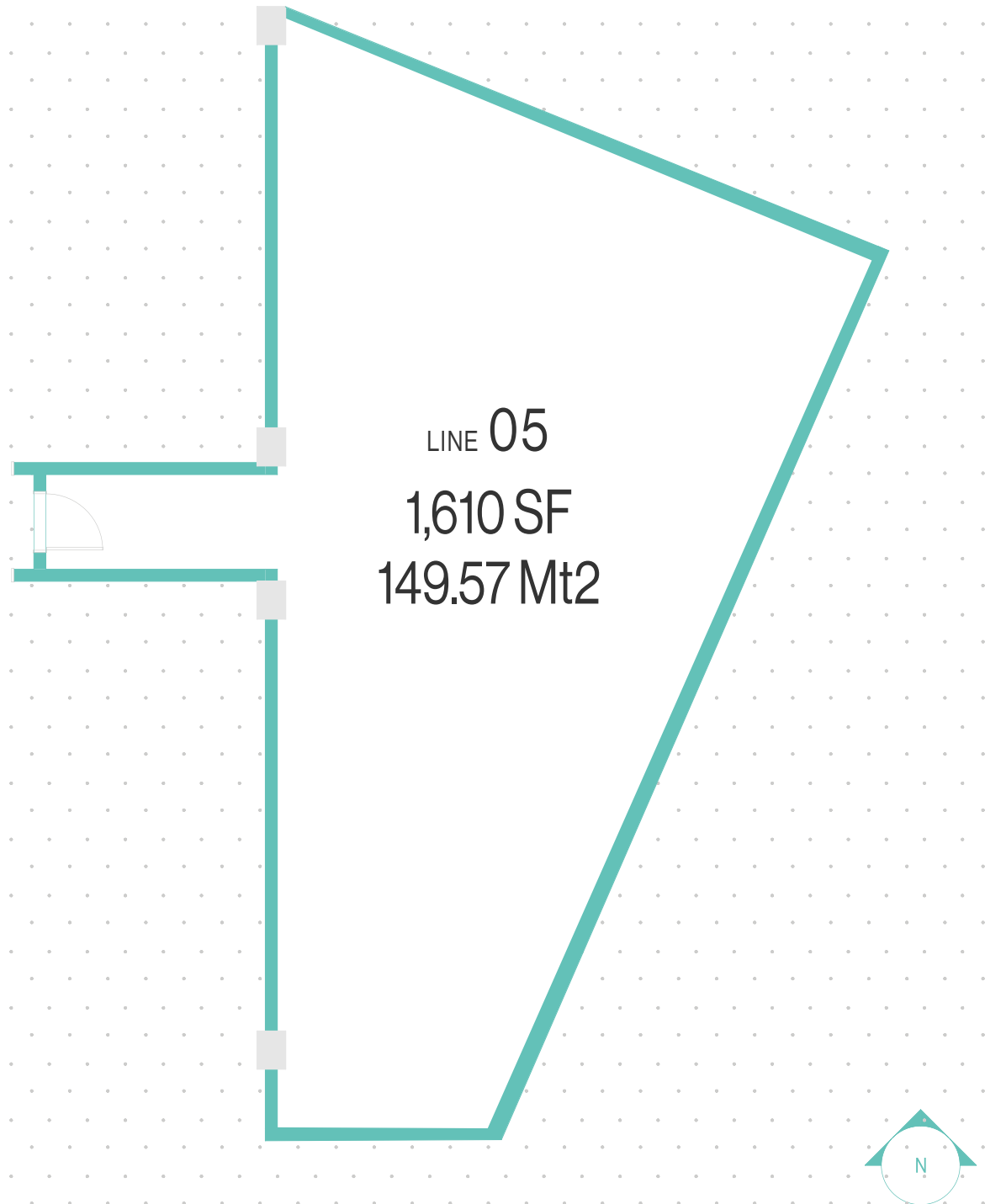


The restaurants and shops on the ground floor, will be located along the newly constructed 214th Street.

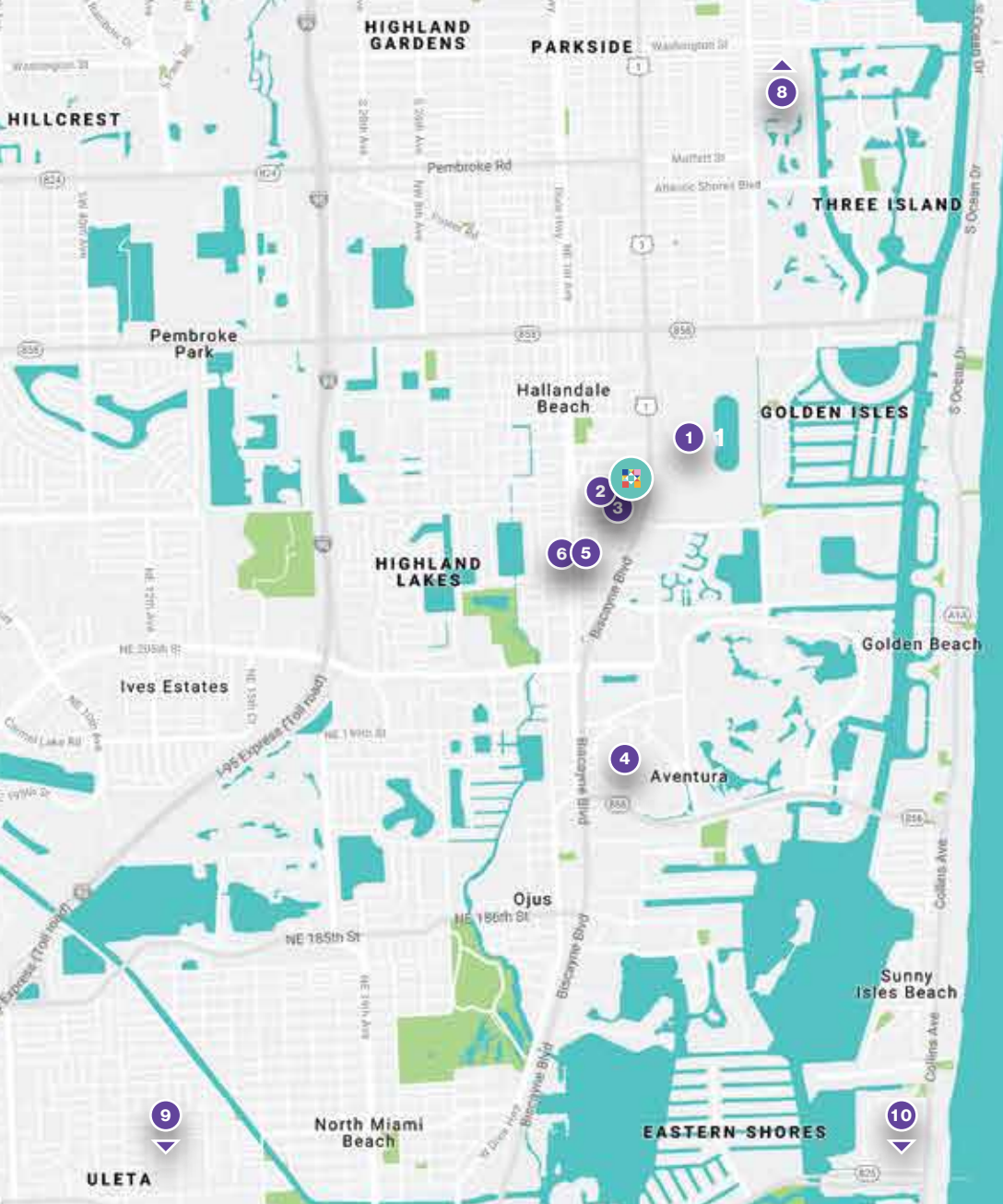
Set to be among the first of its kind in South Florida, the visionary project, along with its sister development, the under-construction Ivory 214, a medical and professional office building with an accompanying Tapestry Collection by Hilton™ hotel, will serve as the epicenter of the 'Aventura Medical District.' 12|12 Aventura is situated in a prime location at 21290 Biscayne Blvd, Aventura, FL 33180, less than one mile from Aventura Mall, and directly adjacent to Aventura Hospital.

The centrally located development will serve as a destination for dining and shopping for guests and locals alike while offering a unique mix of medical and professional office condos, a luxury senior community and ground-level retail complete with a market-style gourmet food hall.

Designed by Arquitectonica, 12|12 Aventura will be a 10-story complex consisting of 30,000 SF of commercial retail space, 25,000 SF of offices, a 140 luxury senior living residences and a parking garage. ID & Design International is outfitting the interiors of the common areas throughout the project.







**CENTRALLY LOCATED**

- 1 Gulfstream Park (1 mile)
- 2 Hotel Hilton (next door, connected via bridge)
- 3 Ivory 214 Offices (next door, connected via bridge)
- 4 Aventura Mall (1 mile)
- 5 Aventura Hospital (2 blocks)
- 6 Aventura Medical District
- 7 Construction of a new street that will connect the intersection of Biscayne Boulevard with 214 Street and U.S. 1
- 8 Fort Lauderdale Airport (8 miles)
- 9 Miami International Airport (19 miles)
- 10 South Beach (13 miles)



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