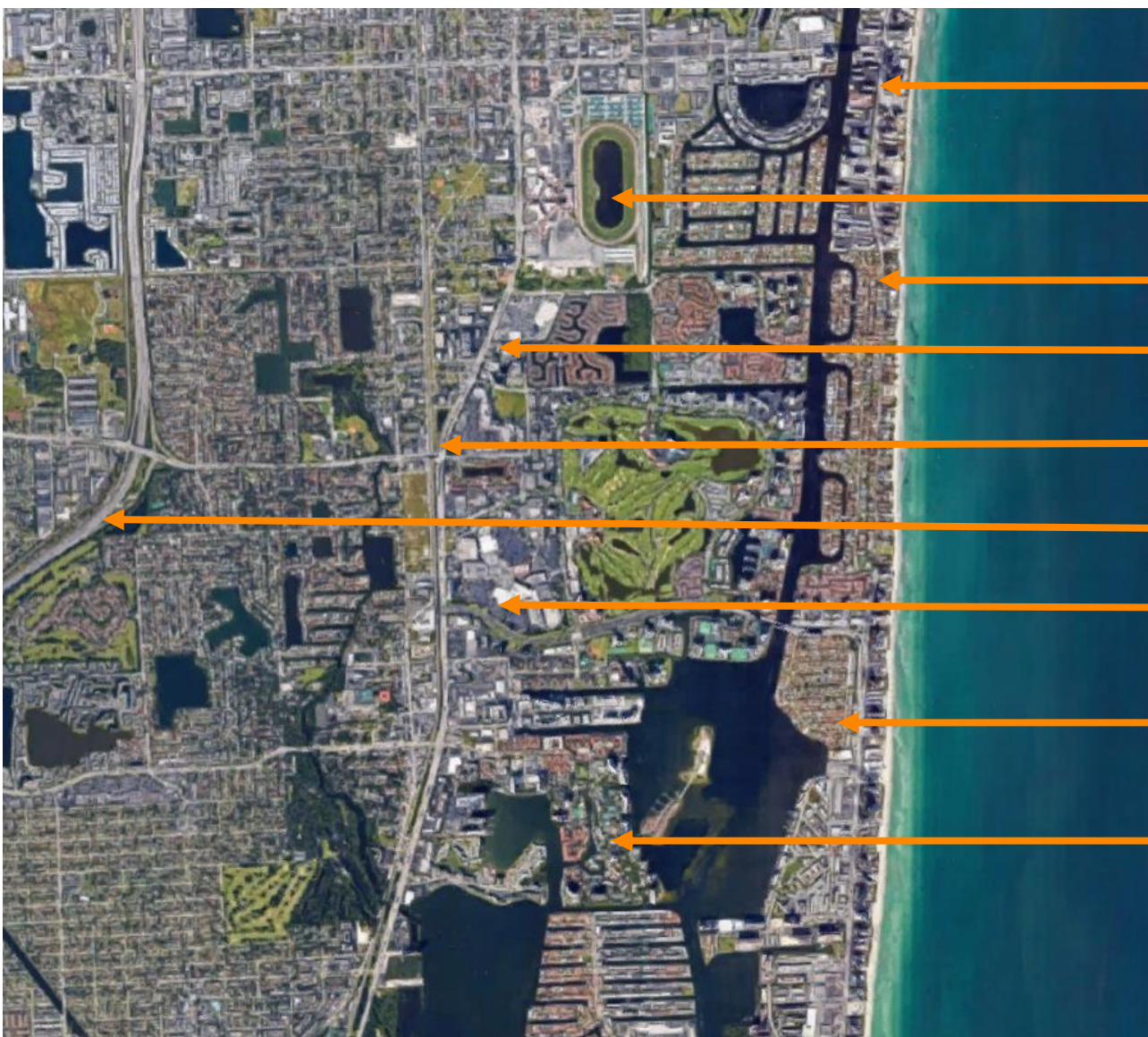






HOLLYWOOD BEACH

GULFSTREAM PARK

GOLDEN BEACH

CENTRAL AVENTURA

BISCAYNE BLVD

I-95 EXPRESS

AVENTURA MALL

SUNNY ISLES BEACH

WILLIAMS ISLAND



SITE LOCATION



GOLDEN BEACH

SUNNY ISLES BEACH

**GULFSTREAM PARK RACING
AND CASINO**

WILLIAMS-SONOMA
TEXAS DE BRAZIL
CRATE AND BARREL
THE CONTAINER STORE



**JW MARRIOTT MIAMI
TURNBERRY RESORT & SPA**

**AC HOTEL BY MARRIOTT
MIAMI**

**ALOFT MIAMI
AVENTURA**

**COURTYARD BY MARRIOTT
MIAMI AVENTURA MALL**

BED BATH & BEYOND

AVENTURA COMMONS

TARGET
BEST BUY
WHOLE FOODS MARKET

PROMENADO SHOPS

MICHAELS
MARSHALLS & HOMEGOODS

**AVENTURA HOSPITAL
& MEDIAL CENTER**

AVENTURA MALL

NORDSTROM
APPLE
BLOOMINGDALE'S
MACY'S
JCPENNEY



CURRENT SITE VIEW



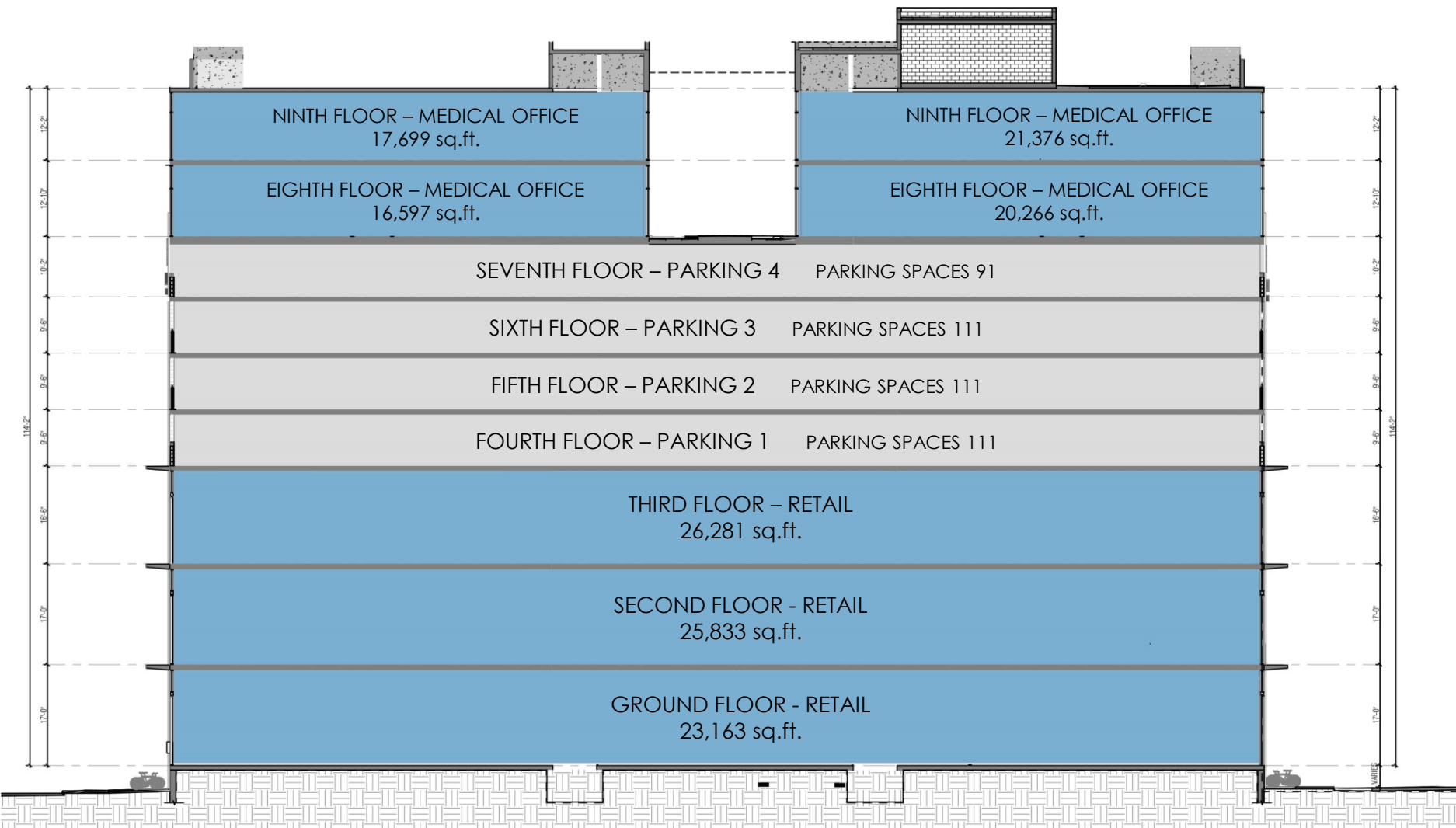
CURRENT SITE VIEW



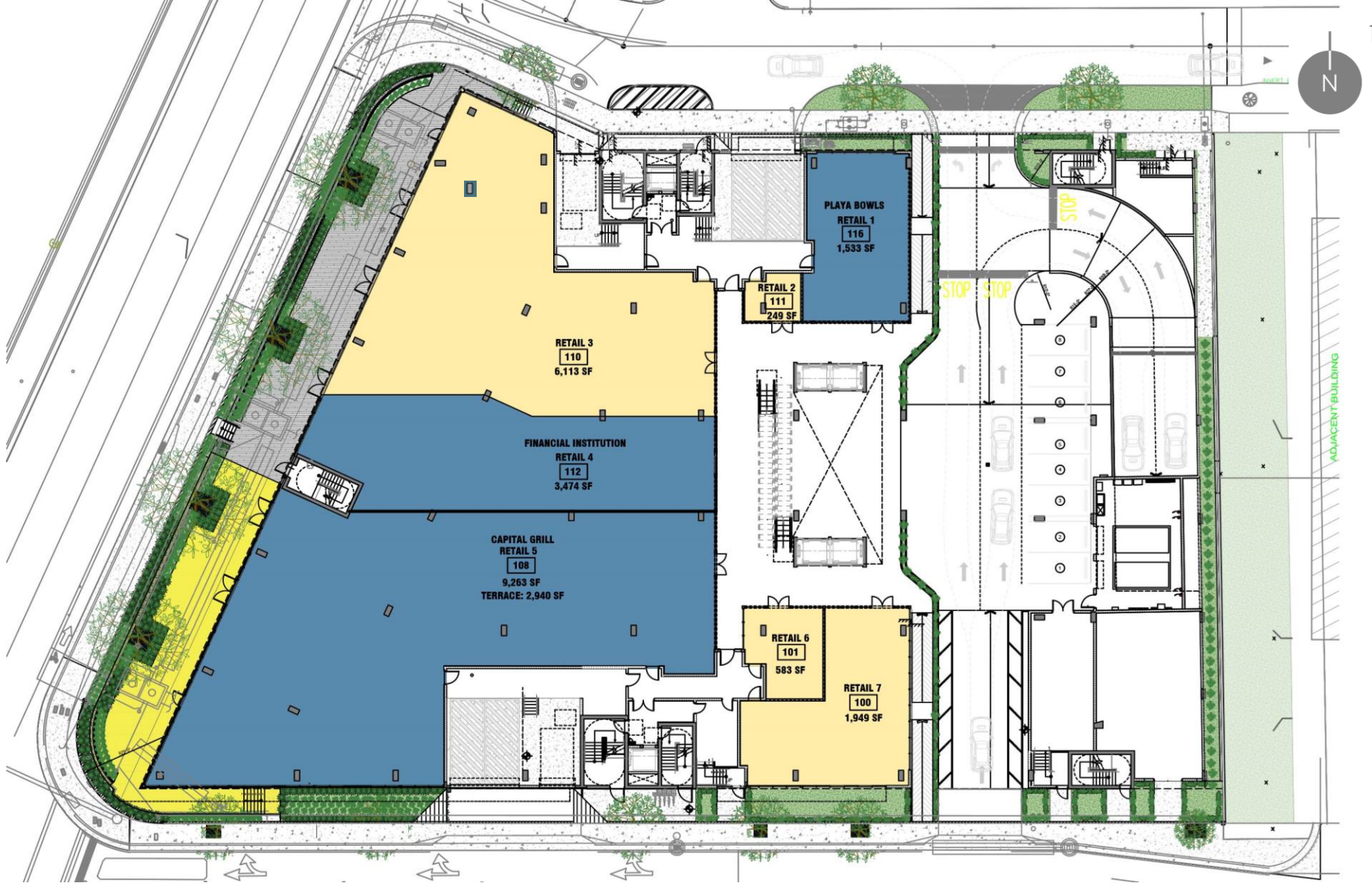


CURRENT SITE VIEW





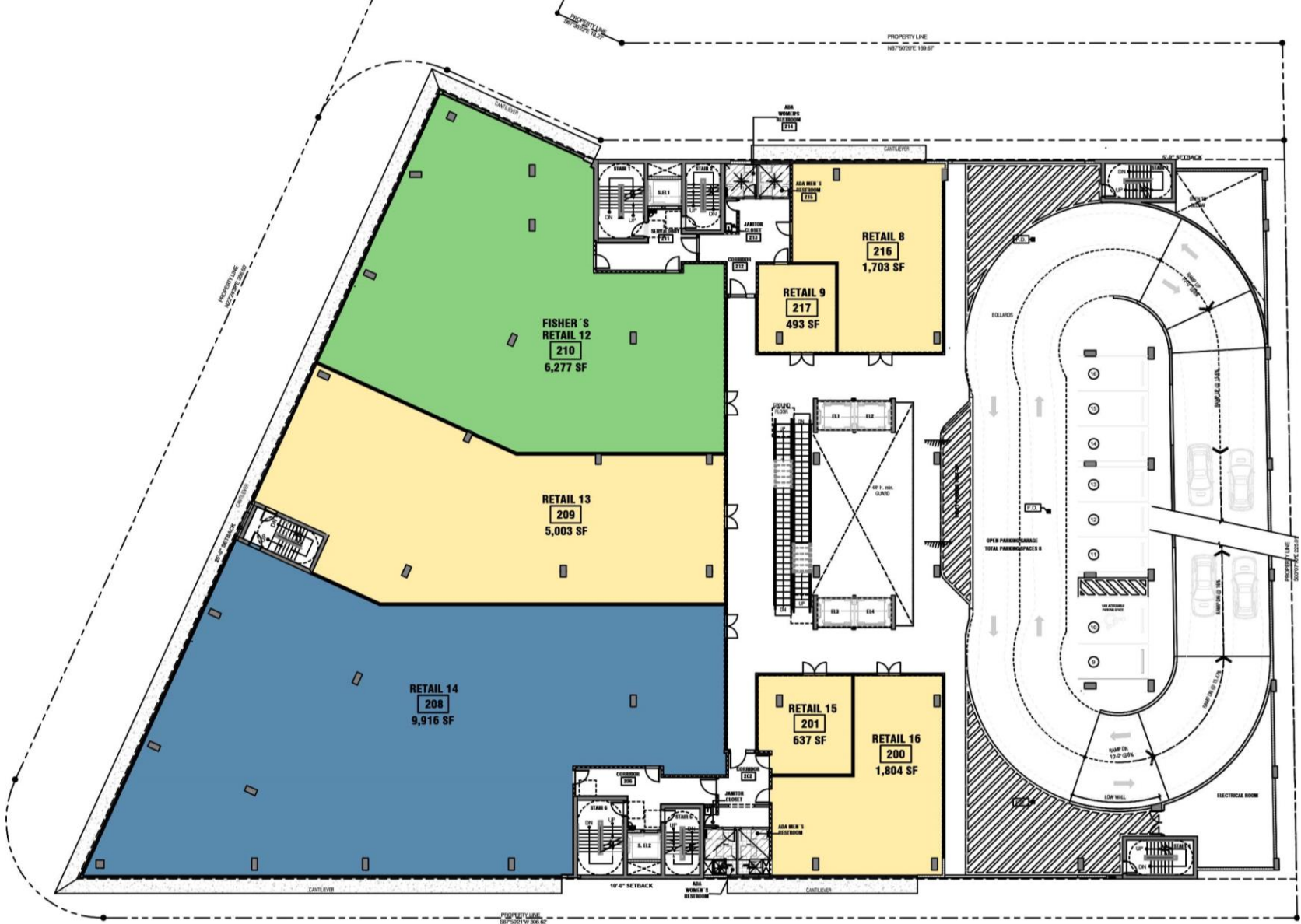
SCHEMATIC SECTION



GROUND FLOOR – RETAIL
 RETAIL 23,163 sq.ft.



- Available
- LOI- Lease negotiations
- Leased



- Available
- LOI- Lease negotiations
- Leased



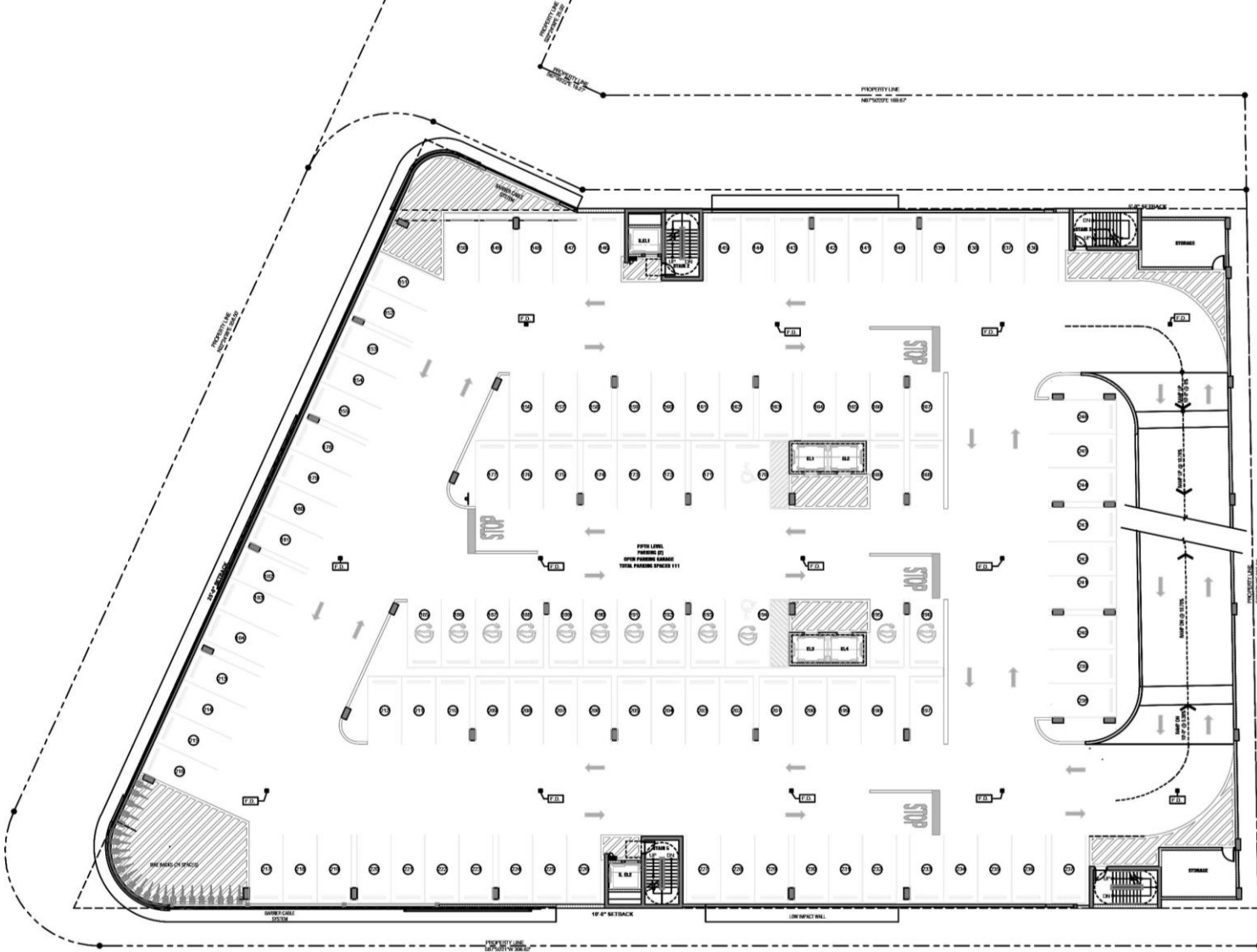
SECOND FLOOR – RETAIL
RETAIL 25,833 sq.ft.



- Available
- LOI- Lease negotiations
- Leased



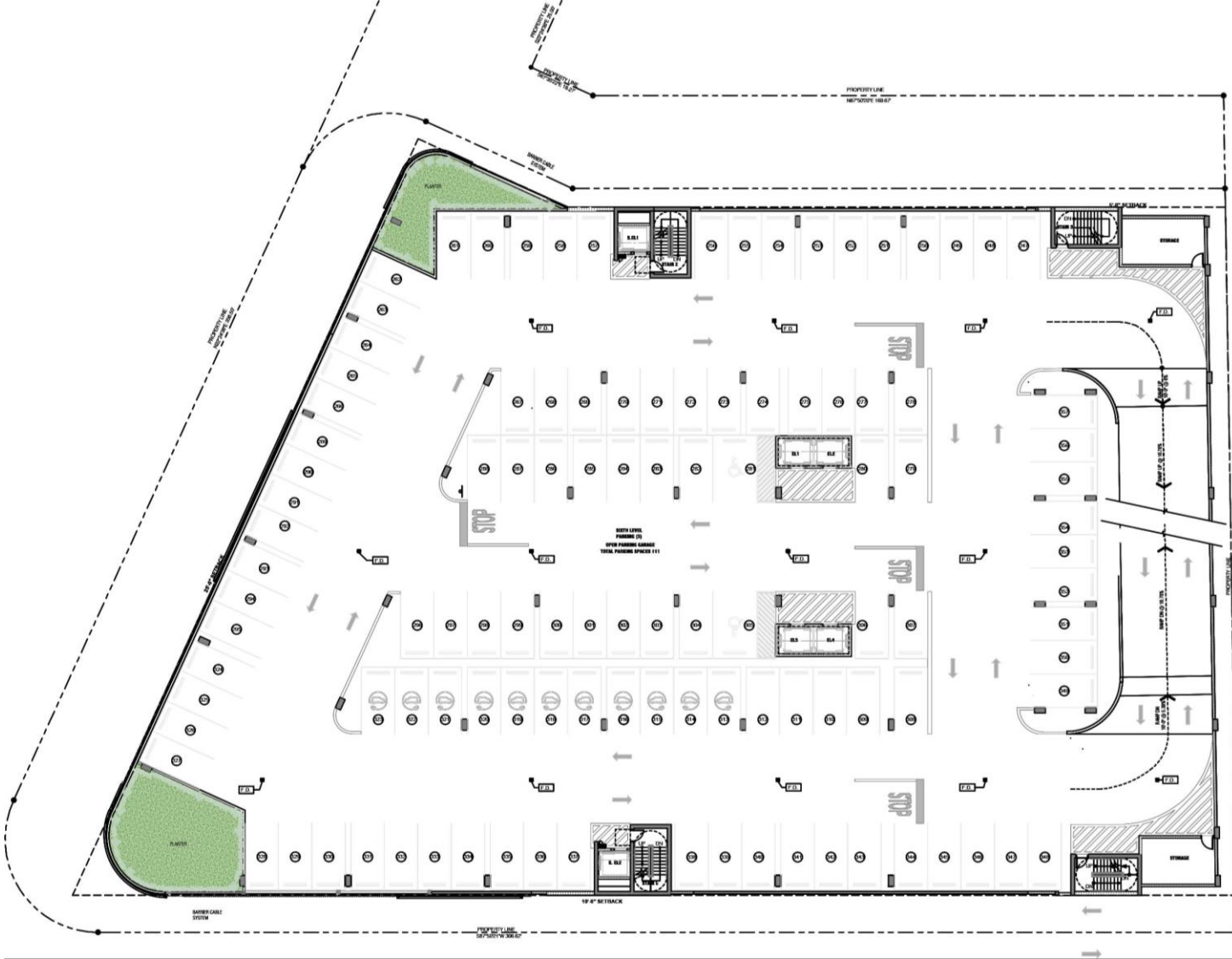
111 PARKING SPACES



FIFTH FLOOR – PARKING 2

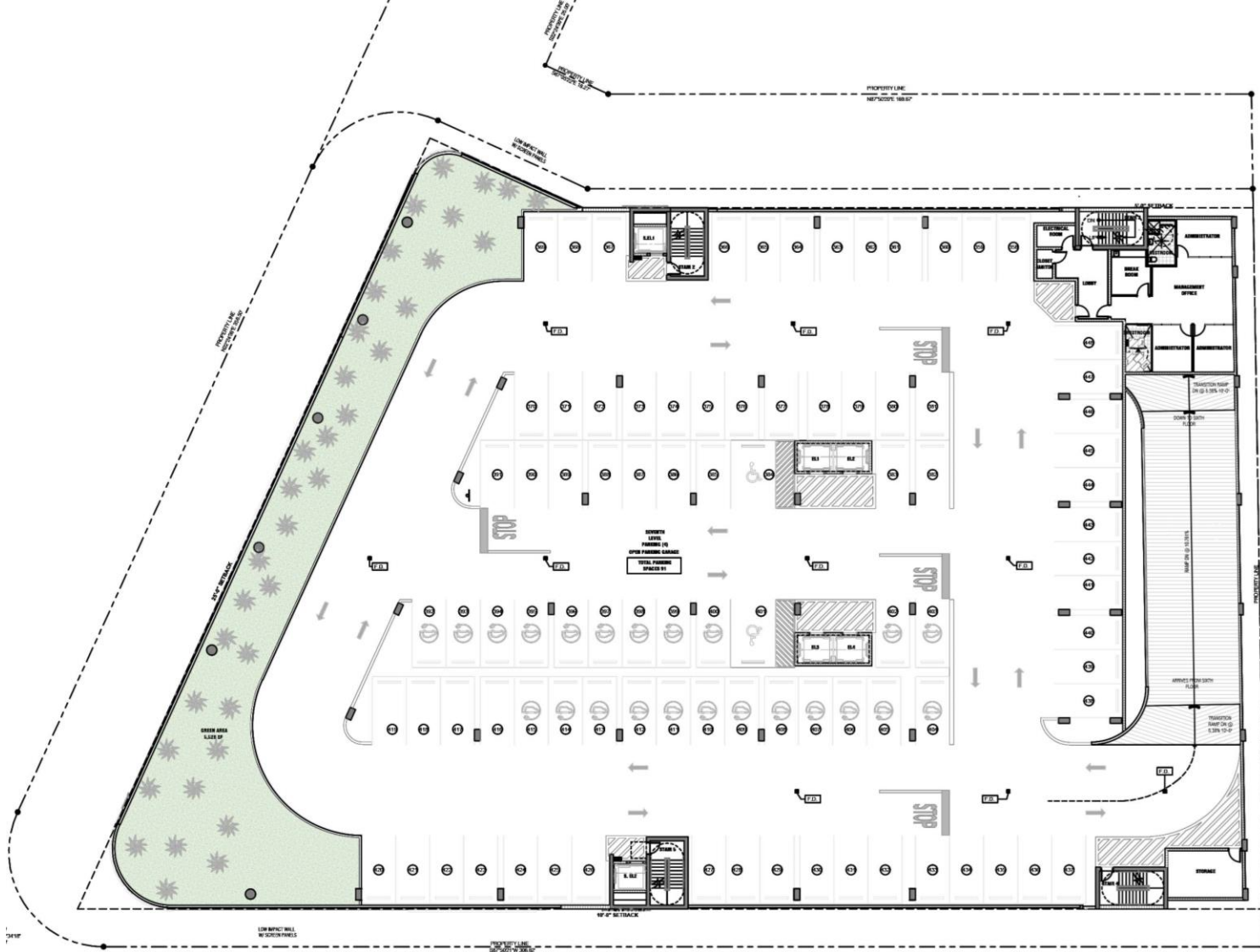
111 PARKING SPACES





SIXTH FLOOR- PARKING 3

111 PARKING SPACES

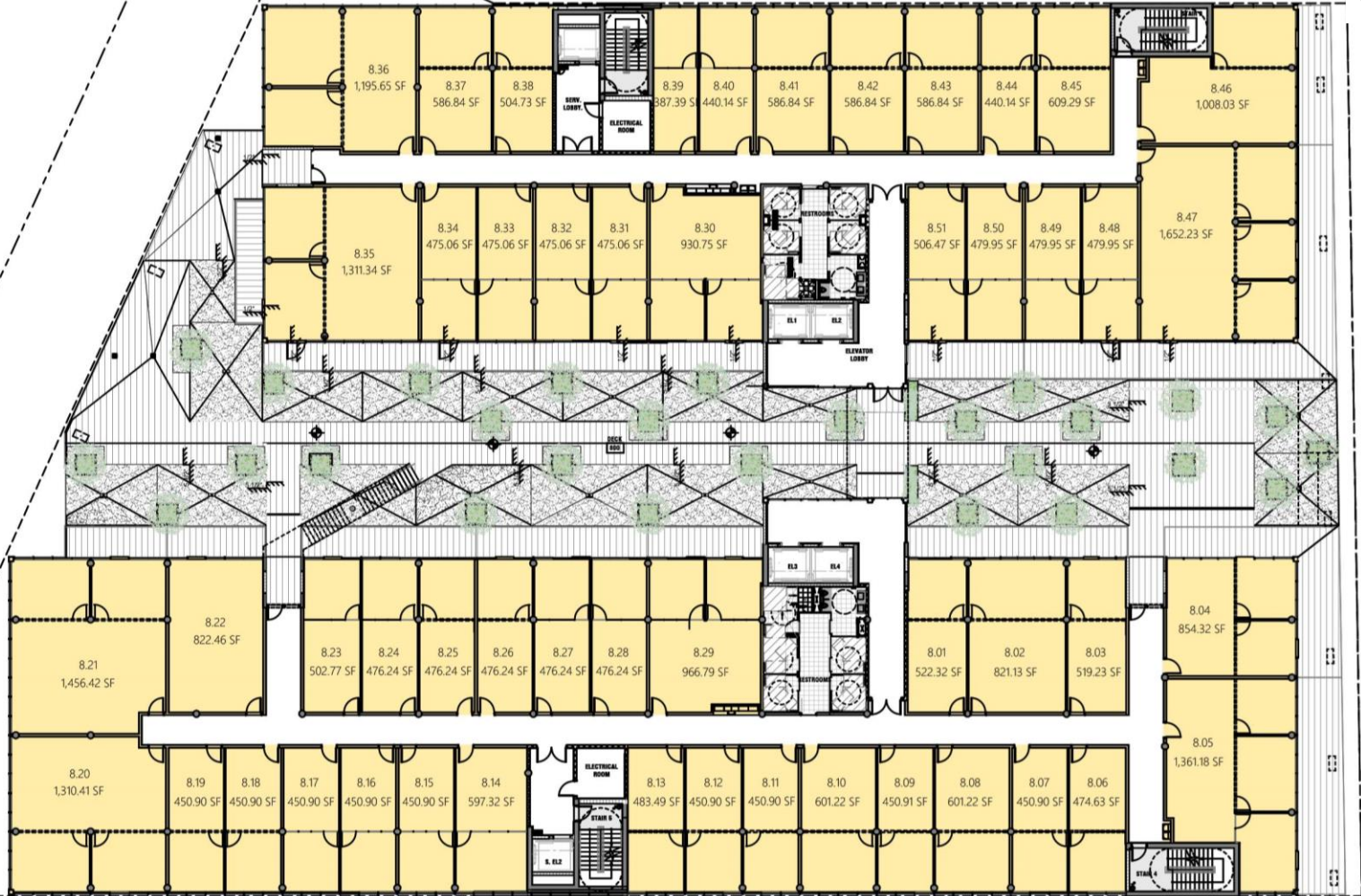


SEVENTH FLOOR - PARKING 4

91 PARKING SPACES



North Tower Medical Office



South Tower Medical Office

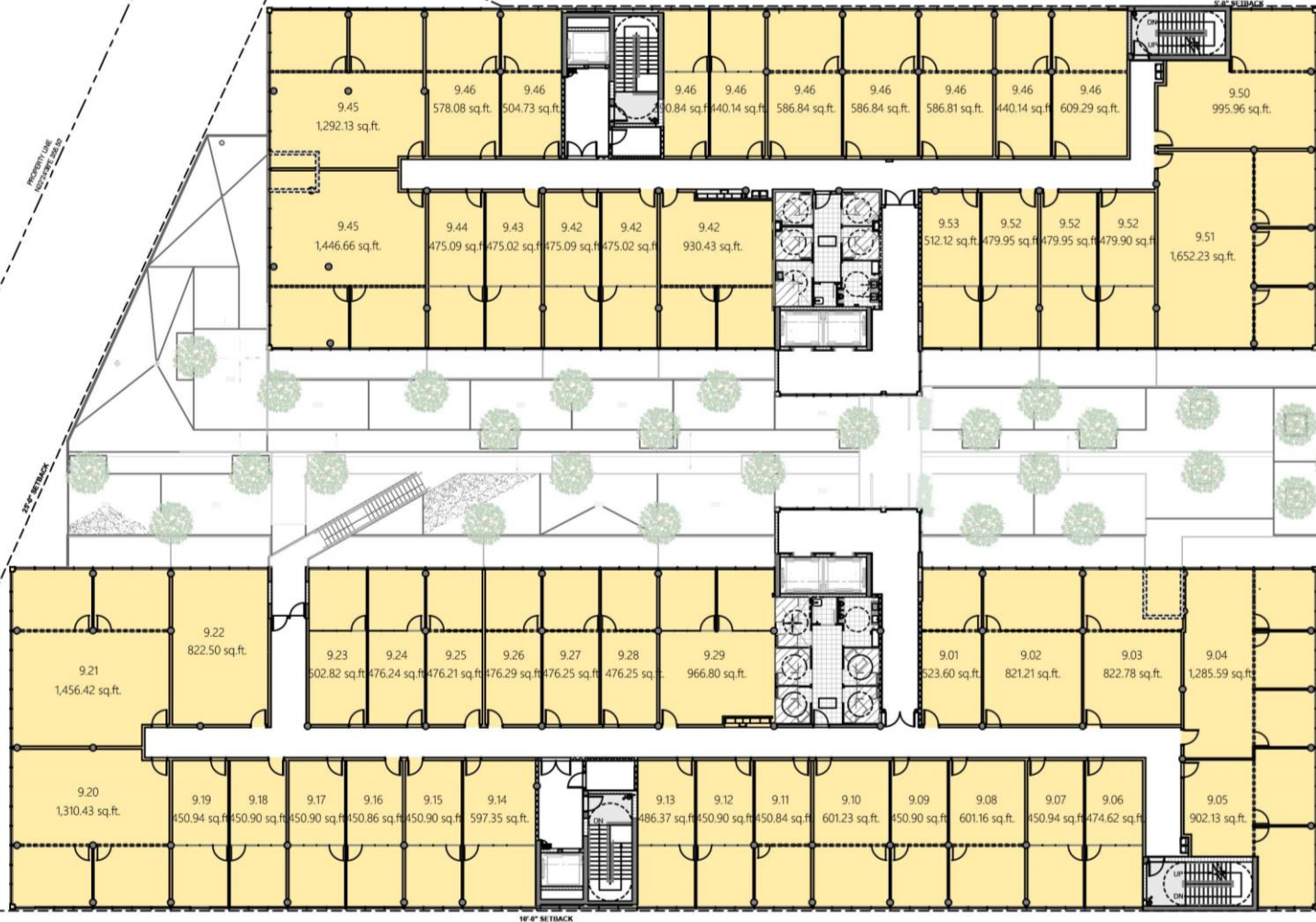
- Available
- LOI- Lease negotiations
- Leased



EIGHTH FLOOR – MEDICAL OFFICES



North Tower Medical Office



South Tower Medical Office

-  Available
-  LOI- Lease negotiations
-  Leased



NINTH FLOOR – MEDICAL OFFICES



RENDER



RENDER



RENDER





RENDER



RENDER



RENDER









RENDER



RENDER





RENDER



RENDER



RENDER



RENDER



RENDER

CENTRAL AVENTURA

RETAIL

GROUND FLOOR

CODE		SQFT	
GF-1	RETAIL 1	1,533	PLAYA BOWLS
GF-2	RETAIL 2	249	
GF-3	RETAIL 3	6,113	
GF-5	RETAIL 4	3,474	FINANCIAL INSTITUTION
GF-6	RETAIL 5	9,263	CAPITAL GRILL
GF-6	RETAIL 6	583	
GF-7	RETAIL 7	1,949	

SECOND FLOOR

CODE		SQFT	
SF-1	RETAIL 8	1,703	
SF-2	RETAIL 9	493	
SF-3	RETAIL 12	6,277	FISHER'S
SF-4	RETAIL 13	5,003	
SF-5	RETAIL 14	9,916	
SF-6	RETAIL 15	637	
SF-7	RETAIL 16	1,804	

THIRD FLOOR

CODE		SQFT	
TF-1	RETAIL 17	951	
TF-2	RETAIL 10-11	9,318	PEDIATRIC ASSOCIATES
TF-3	RETAIL 18	3,055	
TF-4	RETAIL 19	8,576	LEGACY
TF-5	RETAIL 20	2,781	
TF-6	RETAIL 21	1,600	DENTIST DR D

TOTAL	23,164
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TOTAL	25,833
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TOTAL	26,281
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TOTAL RETAIL	75,278	SQFT
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OFFICES

EIGHTH FLOOR

	SQFT
MEDICAL OFFICE	33,007.81

NINTH FLOOR

	SQFT
MEDICAL OFFICE	33,507.51

TOTAL USABLE	54,520.75	SQFT
TOTAL RENTABLE BOMA	66,515.32	SQFT



SUMMARY OF AREAS