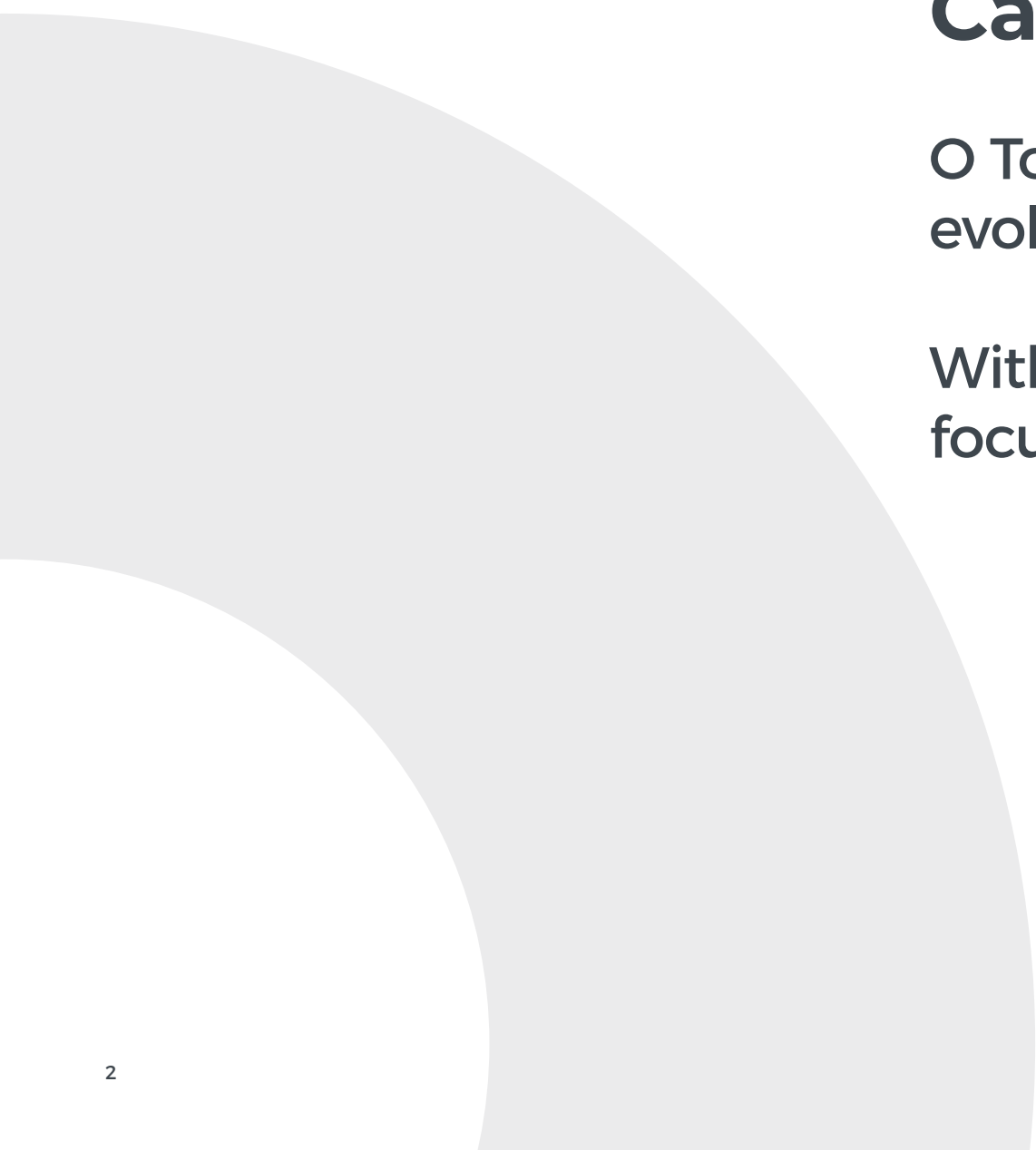


O TOWERS



THE ART
OF WORK



The Postmodern Campus of Tomorrow

O Towers is the future of work, built for the evolving needs of modern professionals.

With landmark architecture and long-term focus, our approach is anything but ordinary.

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OVERVIEW

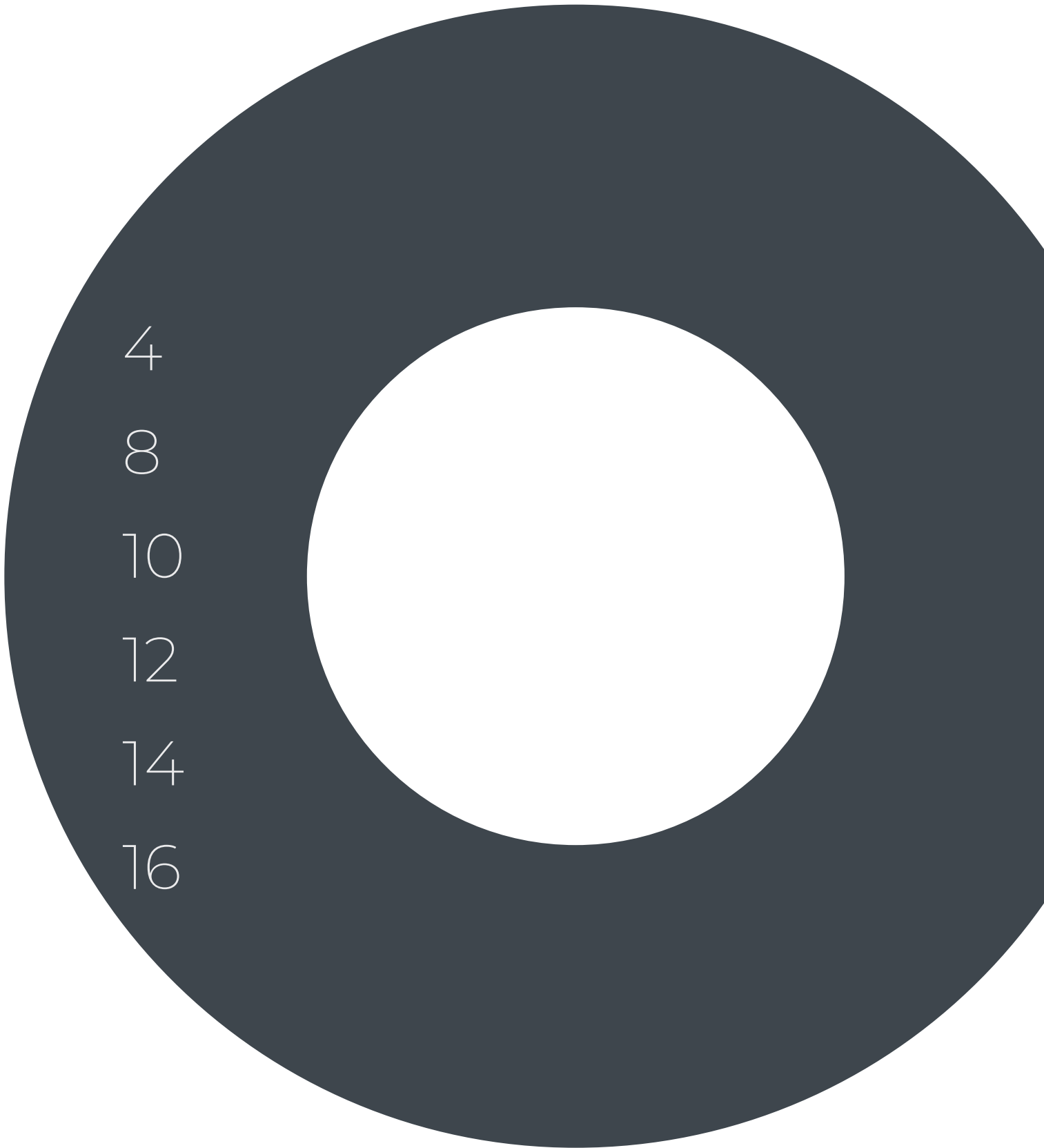
LOCATION

CONNECTIVITY

ONYX TOWER

WHITE TOWER

RED TOWER



THE ONYX TOWER

21550 Biscayne Blvd.
28 Stories 285,377 SF

THE WHITE TOWER

21550 Biscayne Blvd.
9 Stories 84,399 SF

THE RED TOWER

21550 Biscayne Blvd.
4 Stories 29,621 SF

Built for the evolving needs of modern professionals, with landmark architecture, unrivaled amenities and long-term focus, our approach is anything but ordinary.

Key Campus Features:

- Three Class A office towers in one fully integrated campus
- Approximately 400,000 square feet of top-quality office space
- Floorplates ranging from 7,454 SF to 15,200 SF
- Ample parking, including valet service
- 24/7 security and controlled access
- On-site ownership and property management





O Towers is a destination office campus designed to meet the unique needs of driven business leaders. The result is an iconic, postmodern workplace. We elevate office life beyond the ordinary with exceptional design, wellness amenities, green space, smart tech and more.

Premier Amenities:

- Over 1 acre of collaborative green spaces
- Wi-Fi connected indoor and outdoor common areas
- State-of-the-art fitness center
- Jogging trail
- Rooftop lap pool
- Tenant multi-purpose/conference room
- Full building backup generator for business continuity (Onyx Tower)
- On-site signature restaurant and café

Unmatched Sustainability:

- LEED platinum certified
- Solar panels
- Electric car chargers
- Rainwater recycling system

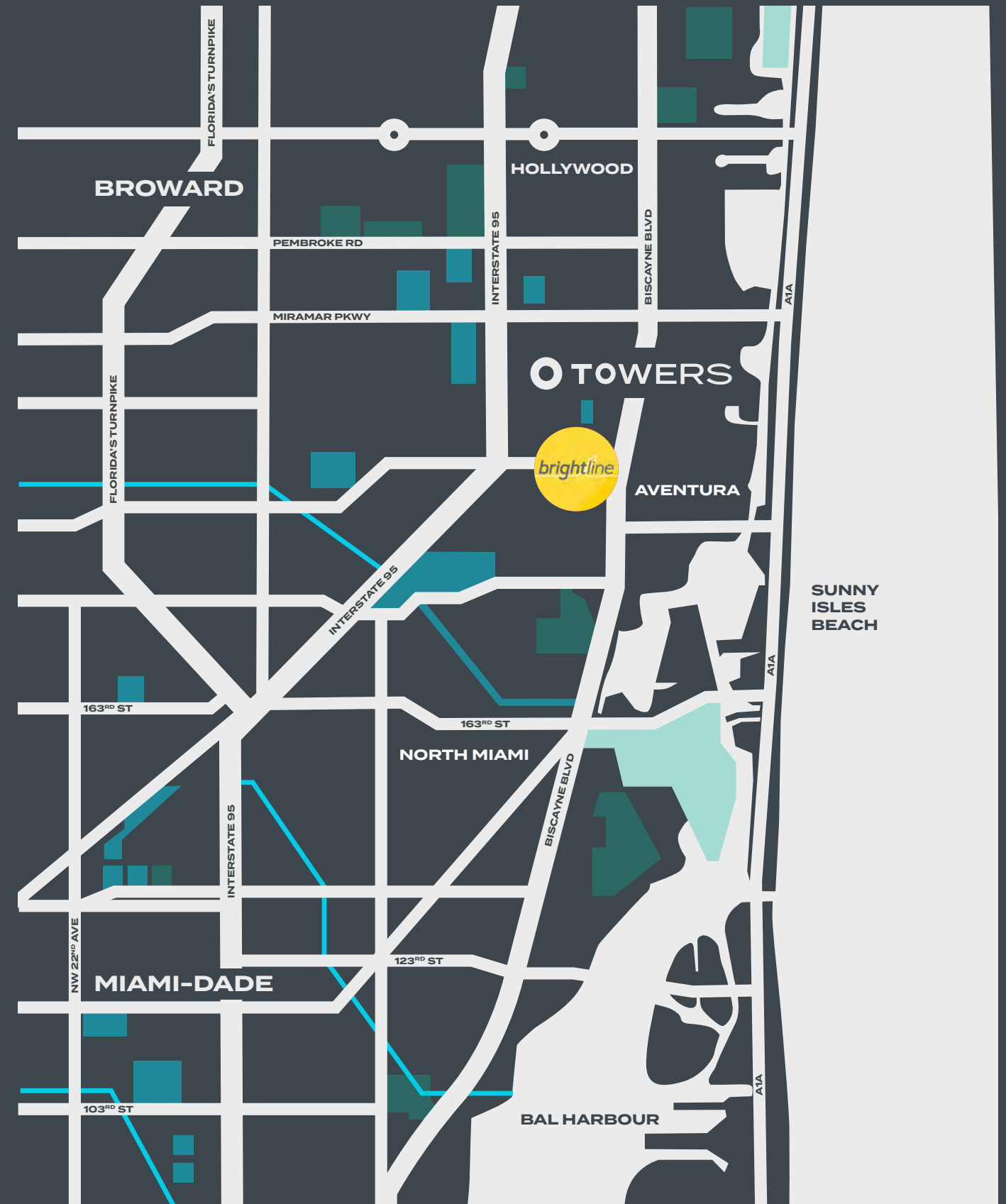
Perfectly Positioned

With convenient access to both Miami-Dade and Broward counties, O Towers offers a strategic business location with close proximity to Brightline's Aventura Station.

One Complex Two Counties

Convenient access to:

- Four airports including Ft. Lauderdale-Hollywood Airport, and Miami International Airport
- Major highways including I-95 and US-1
- Passenger rail service via new Aventura Brightline Station connecting to Downtown Miami, Downtown Ft. Lauderdale, Boca Raton and Downtown West Palm Beach
- Shopping, dining and entertainment venues directly adjacent to the complex at Gulfstream Park and directly south of O Towers at 1212 Aventura
- Over 300 retailers and restaurants at Aventura Mall & Esplanade located just minutes away
- Varied housing options, banking, hotels, parks, golf courses, marinas and the beach
- Aventura Shuttle stop offering free shuttle service to key Aventura locations and attractions.



Connected Office Campus

Designed to create an innovative work environment that integrates the lifestyle of the modern professional with our unique South Florida culture.

ONYX TOWER
21550 Biscayne Blvd.
28 Stories 285,377 SF

PROPOSED 28 STORY OFFICE
TOWER (360'-6" HIGH)
(20 STORIES OF OFFICE, 8
STORIES OF PARKING, & 1
BASEMENT PARKING LVL)

PROPOSED LANDSCAPED AREA
ON 9TH FLOOR

EXISTING AVENTURA
OPTIMA PLAZA

RED TOWER
21550 Biscayne Blvd.
4 Stories 29,621 SF

WHITE TOWER
21550 Biscayne Blvd.
9 Stories 84,399 SF



THE ONYX TOWER

THE ONYX TOWER

A new Class A office masterpiece of innovative design and sustainability.

Address: 21500 Biscayne Blvd., Aventura
Year Built: 2022
Stories: 28
SF: 285,377 SF
Floor Plates: 15,200 SF
Certification: Designed for LEED Platinum
Parking Ratio: 3 spaces per 1,000 square feet

Top tier finishes that also include energy efficient items:

- Double skin facade
- Solar panels
- Hurricane rated windows
- Balcony doors with glass glazing
- Panoramic views from 20 floors of office space with balconies and views of the ocean atop an 8-story parking garage
- Efficient floor plate design of approximately 15,200 SF
- Full building backup generator for business continuity

The Onyx Tower is located in an Opportunity Zone.

Art, design and wellness that feels like home.





THE WHITE TOWER

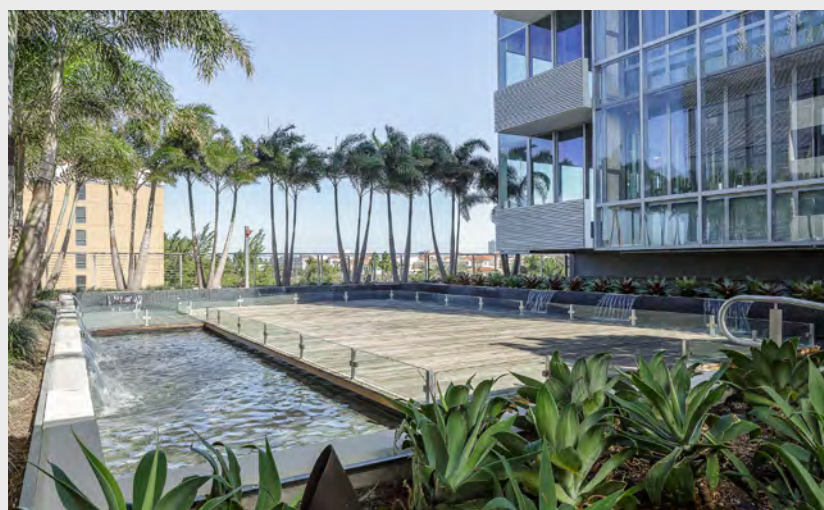
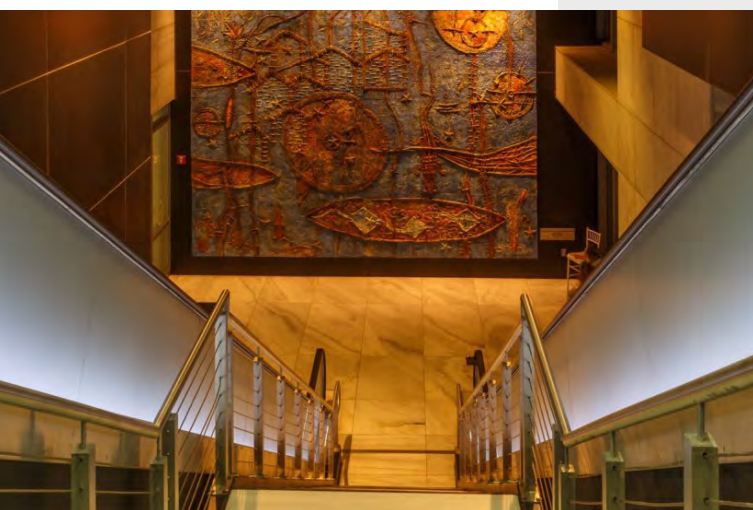


First LEED Platinum Certified office building in South Florida.

Address: 21500 Biscayne Blvd., Aventura
Year Built: 2013
Stories: 9
SF: 84,399 SF
Floor Plates: 11,401 SF
Certification: Leed Platinum 2014
Parking Ratio: 3 spaces per 1,000 square feet

Top tier finishes that also include energy efficient items:

- Double skin facade
- Solar panels
- Hurricane rated windows
- Balcony doors with glass glazing



Creating a world-class office experience.

THE WHITE TOWER



THE RED TOWER

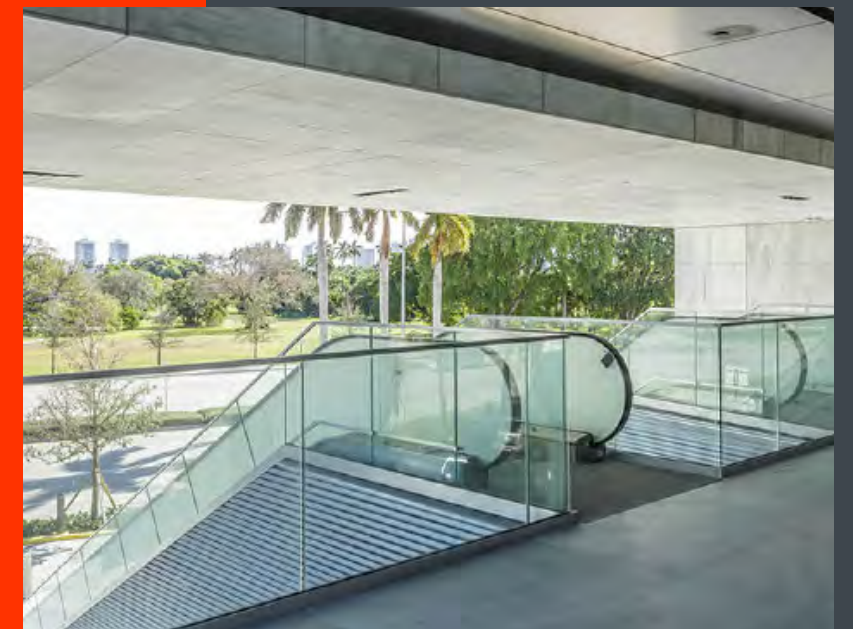
Innovative glass floor system and atrium throughout common areas.

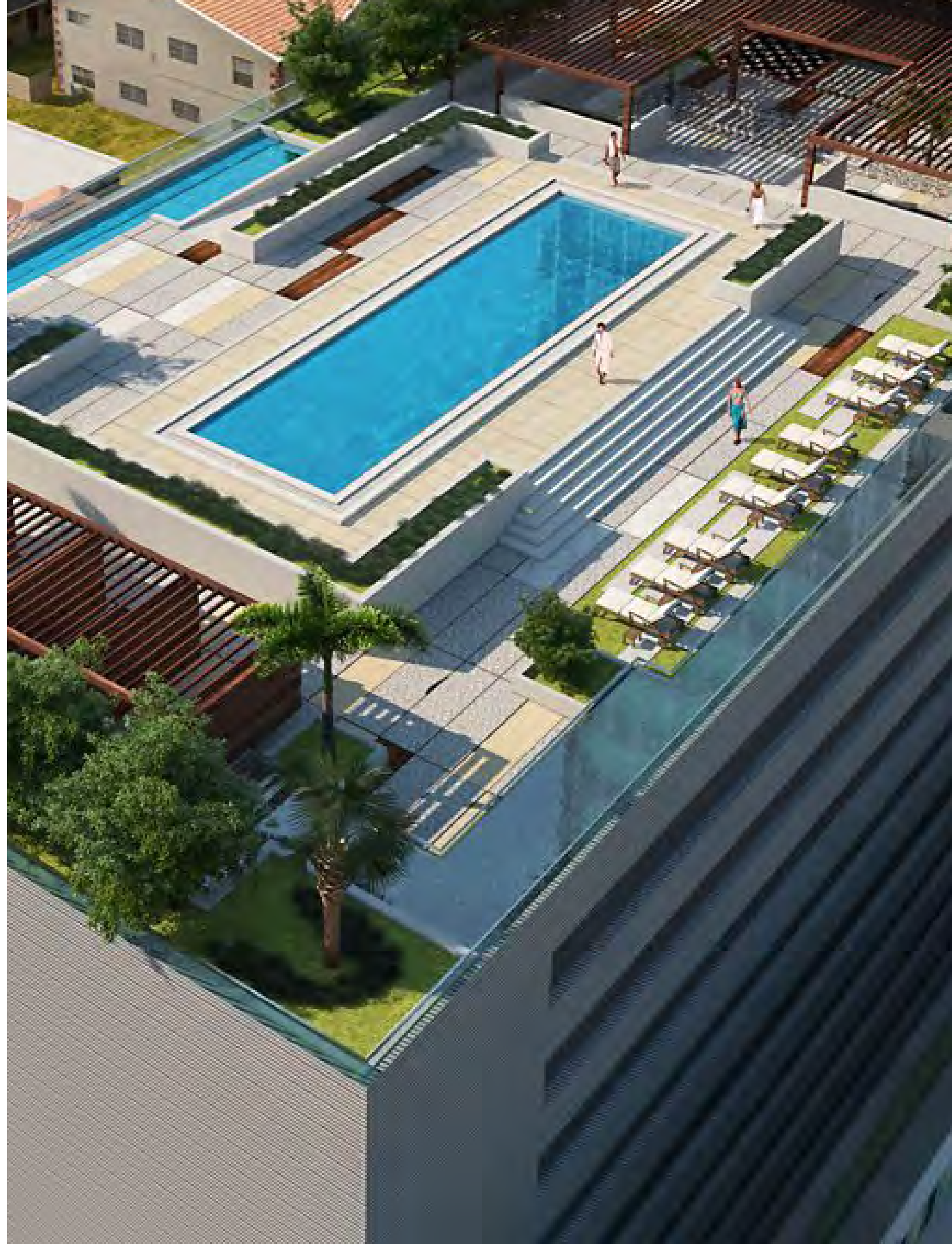
Address: 21500 Biscayne Blvd., Aventura
Year Built: 2013
Stories: 4
SF: 29,621 SF
Floor Plates: 7,454 SF
Certification: LEED Platinum 2014
Parking Ratio: 3 spaces per 1,000 square feet

Top tier finishes that also include energy efficient items:

- Double skin facade
- Solar panels
- Hurricane rated windows

Ideal for office or medical use.





For office leasing opportunities

Juan Ruiz
305.577.0251
juan.ruiz@blancacre.com

Jack Davidson
786.706.6205
jack.davidson@blancacre.com

Tere Blanca
305.577.8851
tere.blanca@blancacre.com



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SCREENING
MOTOR