



OUR VISION

Aventura a growing city with vibrant professionals who have been leasing, now have an opportunity to own in the heart of the Health District. Equally important 1212 Aventura is a product for those wishing to own a piece of commercial office space in an active leasing market.

1212 addresses a void in the market. Destined to provide a location where a strong credible base of tenants and owners can call home.

- Bernardo Rieber, CEO of Rieber Developments

AVENTURA OFFICE MARKET

- Triple net rents average from \$45 to \$55 per SF per year
- Office rents average annual gain of 4.2% over the past 3 years
- Occupancy rate above 91%

A premier destination for WELLNESS, CULINARY and CULTURE in which to WORK, EAT, and SHOP.

AVENTURA HOSPITAL

The fully accredited 467-bed acute care facility provides award-winning inpatient and outpatient diagnostic, medical, surgical and cancer services. Designated Trauma II Center.



WELLNESS



AVENTURA MALL

Aventura Mall ranks #4 in the largest malls in the USA, with more than 40 restaurants to dine-in with friends and family.



CULINARY



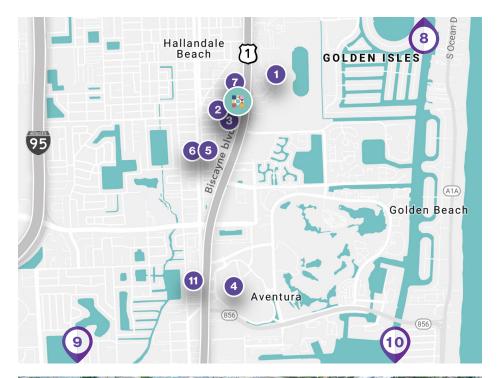
GULFSTREAM PARK

Home to a racetrack and a casino, 18 world-class restaurants and 19 fashion, home and beauty shops.



CUITURE



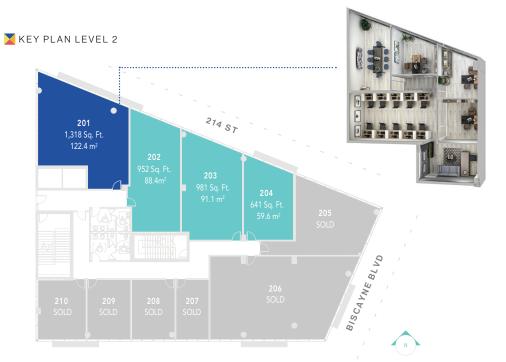




LOCATED ON BISCAYNE BLVD

In the heart of Aventura Health District, the centrally located development offers a unique mix of professional office condos, luxury independent senior living, and ground-level retail complete with a market-style gourmet food hall.

- 1. Gulfstream Park (across the street)
- 2. Tapestry by Hilton Hotel (next door, connected via bridge)
- 3. Ivory 214 Offices (next door, connected via bridge)
- 4. Aventura Mall (1 mile)
- 5. Aventura Hospital (2 blocks)
- Aventura Health District
- 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)
- 11. Virgin Trains USA station (1 mile)



PROFESSIONAL OFFICES

- 31 office condominiums
- Offices sizes range from 440 1,550 SF
- 1 assigned parking space per office located in the office level
- Steven G interior design of the common areas
- 4-story building
- Rooftop garden oasis with Wi-Fi
- 14-feet floor-to-ceiling glass windows in all offices
- Move-in ready options available upon request
- Pre-leasing services offered prior to closing



LEED Gold Certified by U.S. Green Building Council

Architecture by Arquitectonica and interior design by Steven G, 12|12 Aventura will be a contemporary mixed-use complex with a vibrant atmosphere.

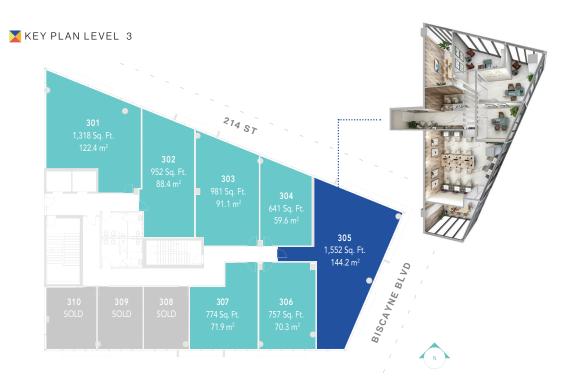
- Bernardo Rieber, CEO of Rieber Developments

A VIBRANT, GROWING MARKET

- 12|12 Aventura will be located on the corner of Biscayne Blvd and 214 St
- Aventura is a 3.2 square miles city located on the Intracoastal Waterway
- Virgin Trains USA station will be located on 19700 West Dixie Highway
- Minutes from Aventura Mall and Gulfstream Park
- Close to Turnberry Isle Miami's 18-hole championship golf courses - The Soffer and Miller Courses
- Hallandale Beach is 2 miles away

When you are in an established area next to a medical district, it draws the attention of solid tenants seeking leases of 5 years or more.

- Bernardo Rieber, CEO of Rieber Developments



LOCATED IN THE



X KEY PLAN LEVEL 4





12|12 AVENTURA MARKETPLACE

1212 Marketplace will be located on the ground-level of 12|12 Aventura with 26,000 SF of entertainment, restaurants, bars, cafes, Italian and international artisan food, cooking classes and live music events.

THERE ARE VARIOUS METHODS FOR CALCULATING THE SQUARE FOOTAGES OF THE UNITS AS SHOWN IN THIS BROCHURE HAVE BEEN CALCULATED FROM THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS TO THE CENTERLINE OF INTERIOR DEMISING WALLS, INCLUDED SQUARE FOOTAGE OF A UNIT MAY VARY. THE SQUARE FOOTAGES OF THE UNITS AS SHOWN IN THIS BROCHURE HAVE BEEN CALCULATED FROM THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS TO THE CENTERLINE OF INTERIOR DEMISING WALLS, INCLUDED STRUCTURAL COMPONENTS OF THE BUILDING, AND HAVE GENERALLY BEEN TAKEN AT THE GREATEST POINTS OF EACH GIVEN ROOM WITHOUT REGARD FOR ANY CUTOUTS. THE AREA OF THE ACTUAL UNIT WILL TYPICALLY BE SMALLES THAN INDICATED. THE SQUARE FOOTAGES INCLUDED IN THIS BROCHURE ARE GREATER THAN THE SQUARE FOOTAGES THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION OF CONDOMINIUM. ALL FLOOR PLANS, UNIT PLANS AND PRICES ARE SUBJECT TO CHANGE AT ANY TIME WITHOUT NOTICE. CHECK WITH THE SALES CENTER FOR THE MOST CURRENT PRICING. THE FURNISHINGS AND DÉCOR ILLUSTRATED, IF ANY, ARE NOT INCLUDED WITH THE PURCHASE OF THE UNIT. CONSULT THE DECLARATION OF CONDOMINIUM FOR INFORMATION REGARDING WHAT IS OFFERED WITH THE UNIT AND THE CALCULATION OF THE ACTUAL UNIT SQUARE FOOTAGE AND DIMENSIONS. THE DRAWINGS AND DEPICTIONS IN THIS BROCHURE ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE. ALL DIMENSIONS ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. NO GUARANTEE IS MADE THAT THE FEATURES, AMENITIES OR FACILITIES DEPICTED WILL BE BUILT ON. IF BUILT, WILL BE OF THE SAME TYPE. SIZE OR NATURE AS DEPICTED.



DEVELOPMENT TEAM

• Developer: Rieber Developments

• Architect: Arquitectonica

• General Contractor: Winmar/Coastal

• Interior Design: Steven G

• Branding: IDDI Design

CONSTRUCTION PROGRESS WATCH LIVE





SALES CENTER

2890 NE 214 St., Aventura, FL 33180



