



**AN INTERNATIONALLY  
RENOWNED ADDRESS  
CITY OF AVENTURA**

21001 Biscayne Blvd.  
Aventura, FL 33180

[WWW.TWO10AVENTURA.COM](http://WWW.TWO10AVENTURA.COM)

ARTIST RENDERING





## AN INTERNATIONALLY RENOWNED ADDRESS CITY OF AVENTURA

From the developers of the sold out ONE Aventura office-condo, IDG is developing TWO10 Aventura a 100,000 square feet LEED Gold certified office-condo building, located in the heart of Aventura, fronting Biscayne Blvd and next to the Wholefoods Market shopping center.

Steps from international hotels, restaurants, and world-class retail, TWO10 is central to the conveniences required to meet the needs of today's discerning business owner.

TWO10 offers that rare opportunity to own a part of something special. Think of it as an attractive investment at a world-class address where work styles and lifestyles become one.

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# LOCATION NEIGHBORHOOD

Owning in Two10 Aventura is to invest in the City of Aventura, South Florida's most prosperous new metropolis. With a thriving economy and tremendous development in the private and public sectors, more and more people are choosing Aventura as their home and place of business.

Aventura's desirable location on the Intra-coastal Waterway in northeast Miami-Dade County is one of the city's major attractions. Situated among sparkling bays and just over the bridge from sandy beaches, Aventura is conveniently located between South Florida's two most vibrant metropolitan areas; the many cultural and industrial features of Miami and Fort Lauderdale are readily accessible, yet their stresses and strains easily avoided. Fabulous amenities abound in the city of Aventura, such as the posh Turnberry Resort and Golf Club and the world-renowned Aventura Mall. First-rate parks, theatres and schools enhance this popular city's appeal while its full-service municipality and diverse demographic base, recognized internationally, is a premier location to live, work and play.

## ADDRESS

21001 Biscayne Blvd.  
Aventura, FL 33180





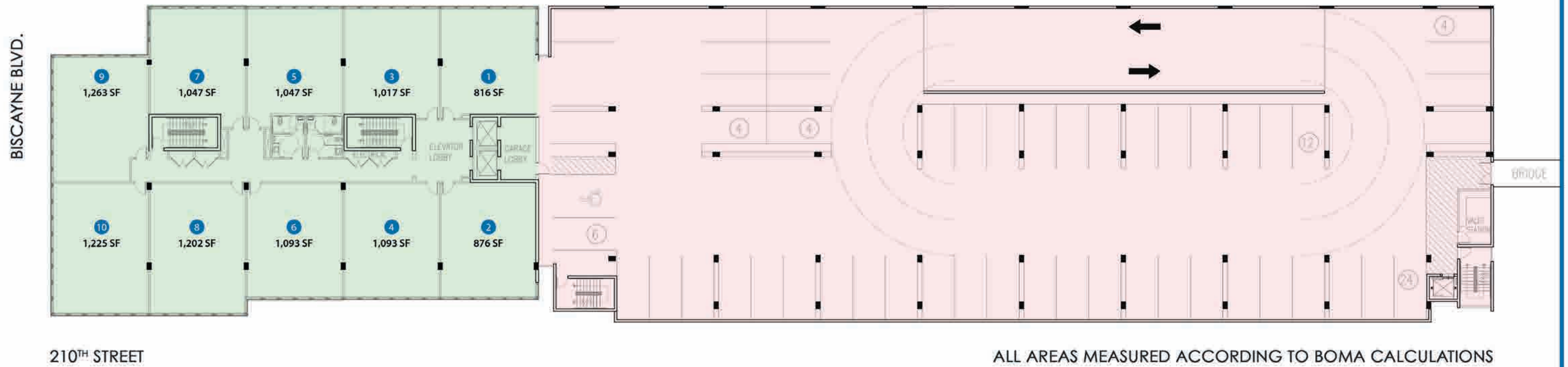
## THE BUILDING

- 100,000 RSF Class "A" condominium
- Contemporary lobby, elegantly designed with 17-foot ceilings, granite, wood, steel and glass
- Panoramic views of the Atlantic Ocean, Turnberry Golf course, Gulfstream Park and surrounding tropical landscaping
- "The Plaza", a grand two-story covered atrium, was designed with landscaping, benches to provide a pleasant outdoor space. It is an impressive architectural feature that the Florida weather and this Class "A" building deserves
- On-site coffee shop
- Covered parking at a ratio of 4 spaces per 1,000 square feet (see your salesperson for parking assignment details)
- Drop-off and pick-up area
- Accessible rooftop terrace
- 2,000 RSF retail at ground floor
- Wi-Fi connected common areas
- Bike racks and showers for daily commuters
- Electric vehicle charging stations
- Exercise Room
- **LEED Gold Certified.**





# TYPICAL OFFICE & PARKING GARAGE FLOOR PLAN (2ND-5TH)

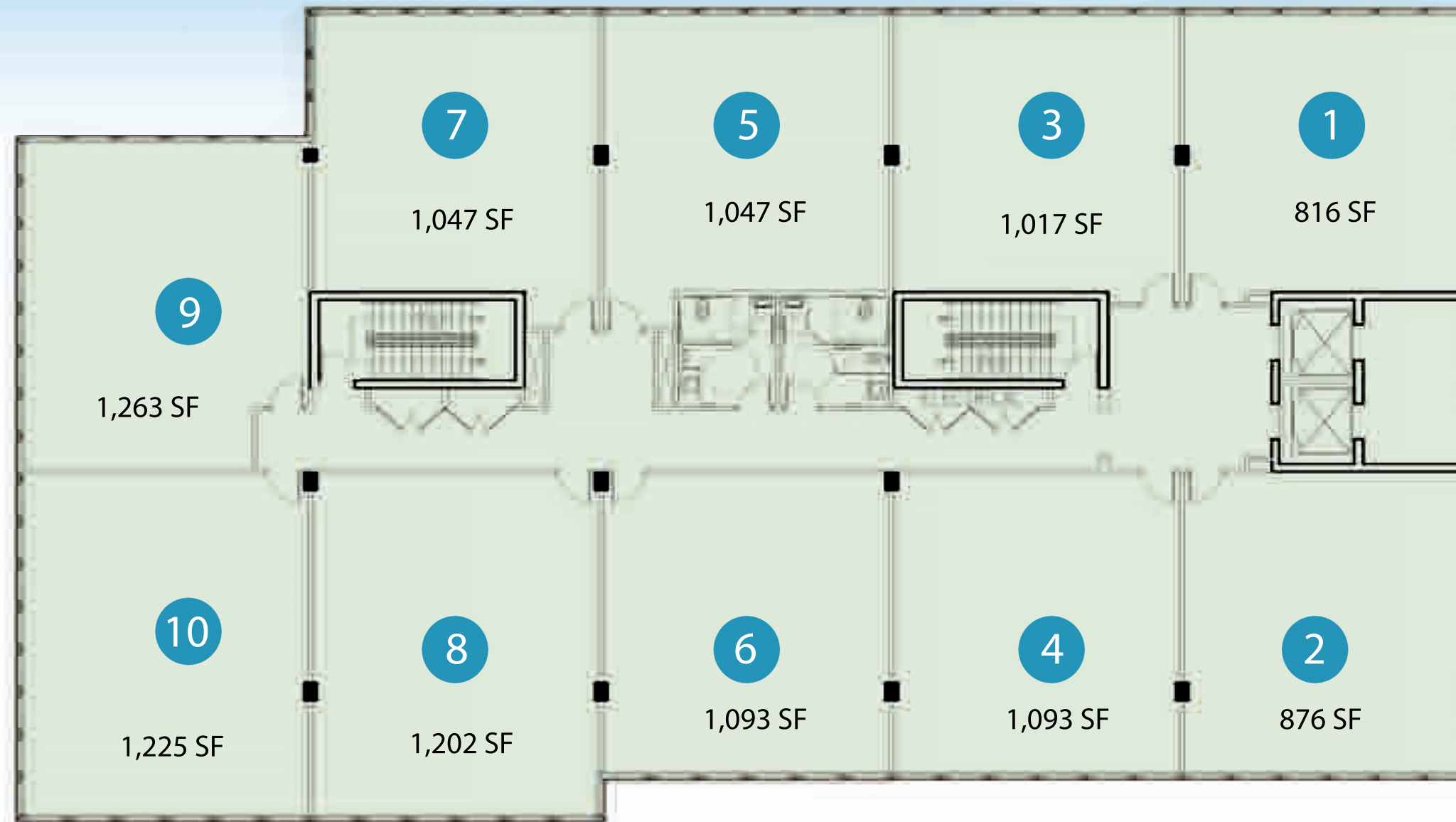


ALL AREAS MEASURED ACCORDING TO BOMA CALCULATIONS



2ND FLOOR  
Total Gross SF 10,679  
\$5,356,000.00

BISCAYNE BLVD.

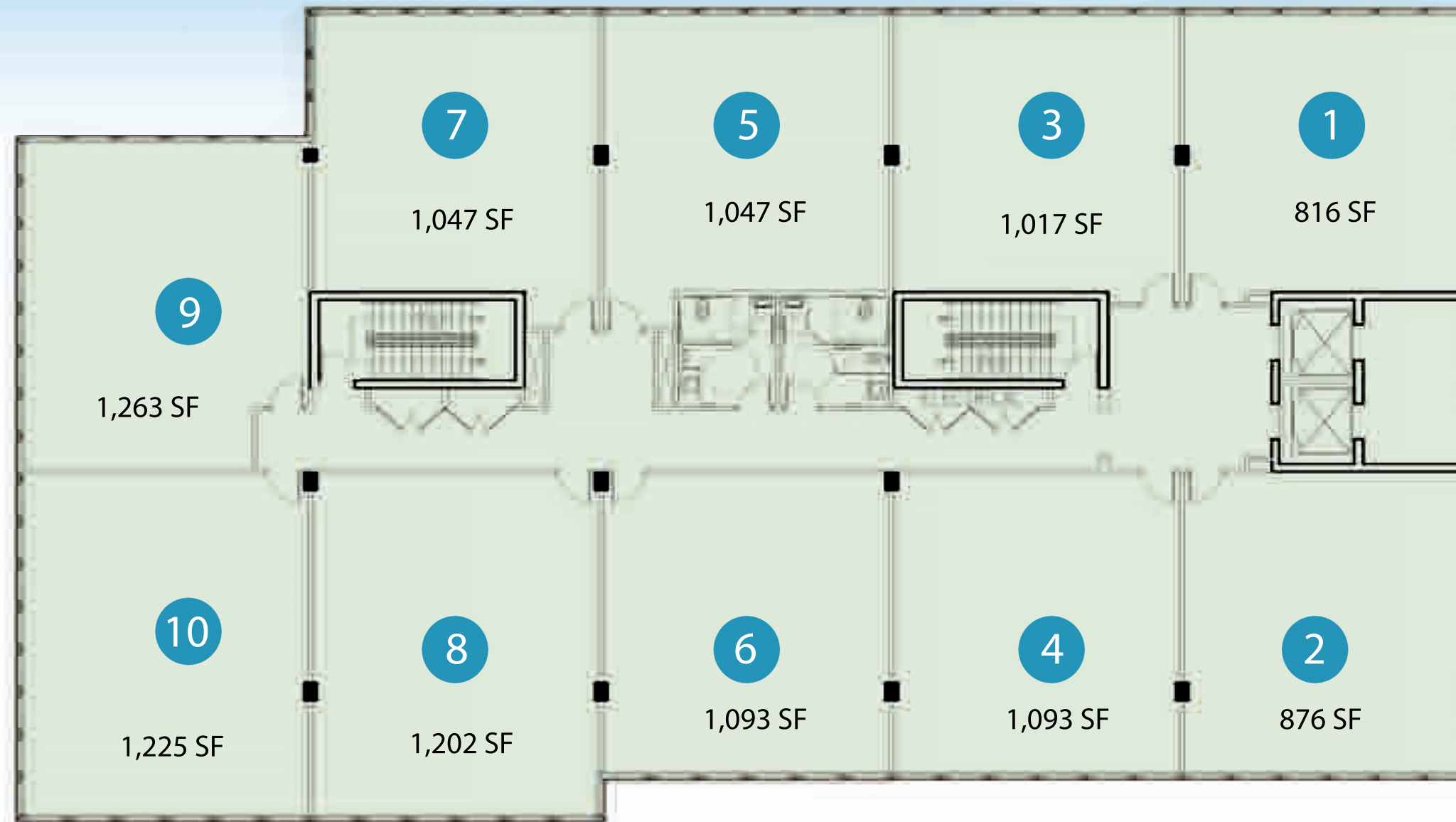


210<sup>TH</sup> STREET



3RD FLOOR  
Total Gross SF 10,679  
\$5,486,000.00

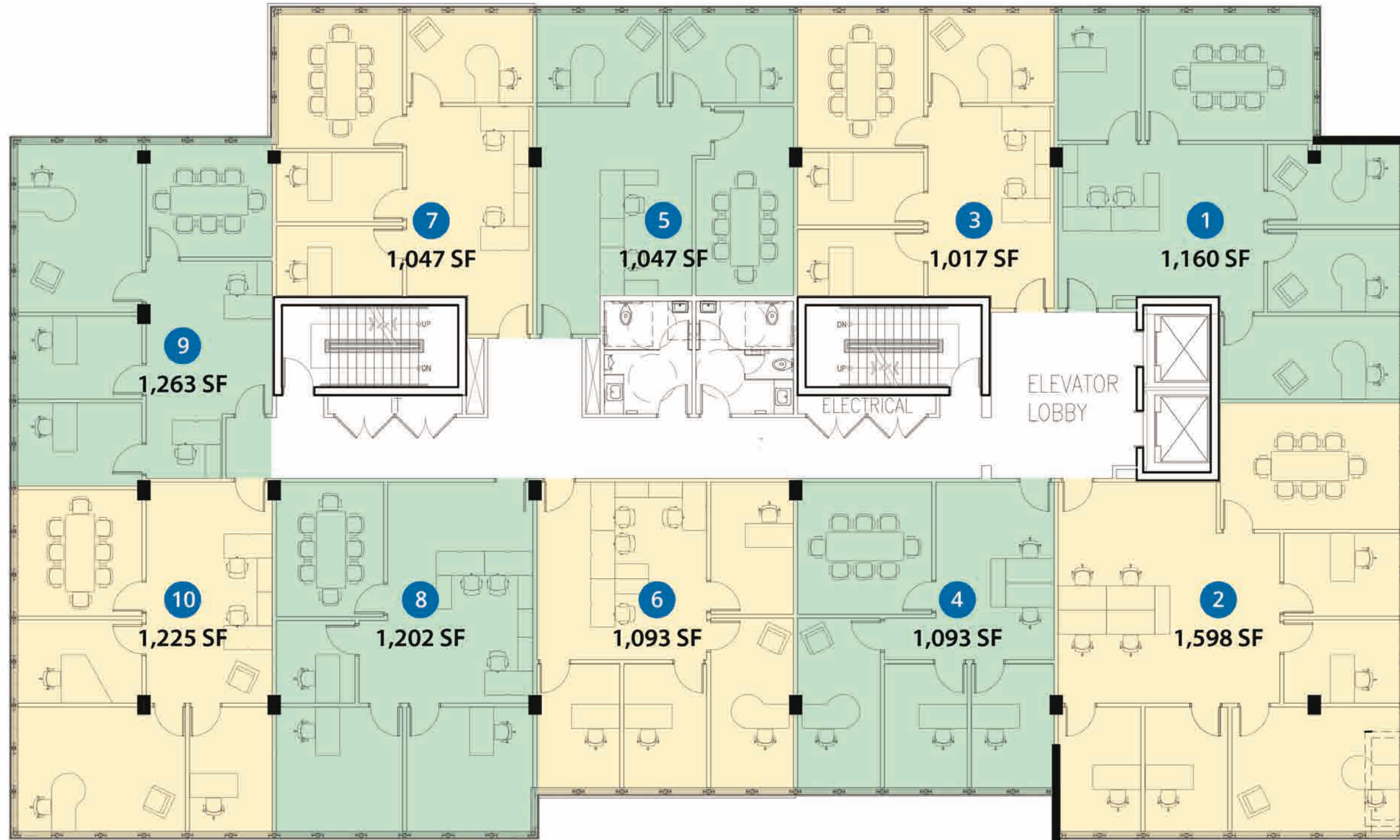
BISCAYNE BLVD.



210<sup>TH</sup> STREET



8TH FLOOR PENTHOUSE  
TOTAL GROSS SF 11,745  
\$ 7,147,000.00

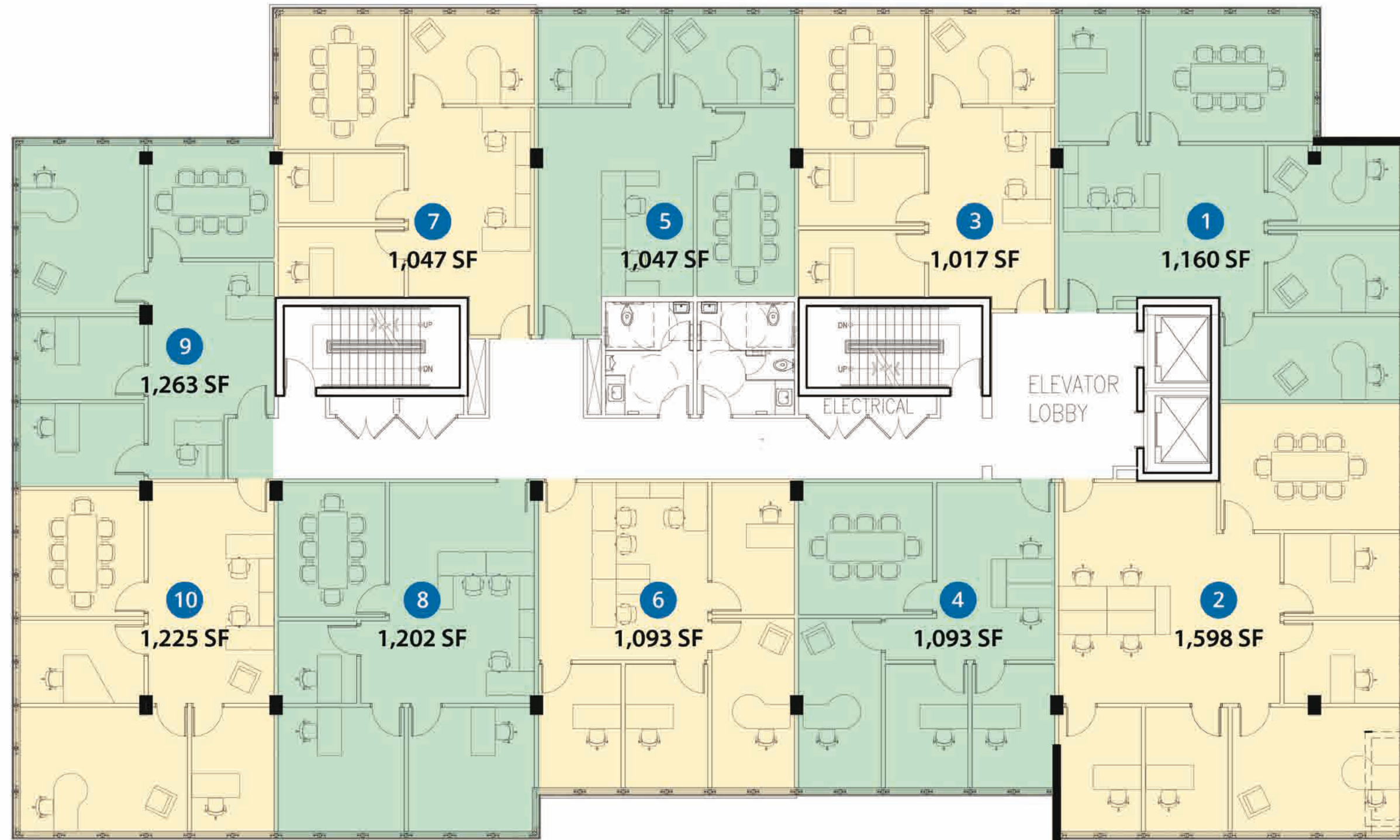


210<sup>TH</sup> STREET

ALL AREAS MEASURED ACCORDING TO BOMA CALCULATIONS



9TH FLOOR PENTHOUSE  
TOTAL GROSS SF 11,745  
\$ 7,147,000.00



210<sup>TH</sup> STREET

ALL AREAS MEASURED ACCORDING TO BOMA CALCULATIONS





## CLASS "A" OFFICE BUILDING

Let your business shine with ownership in the Class "A" office building, TWO10 Aventura. Inspire your associates by providing a working environment where the atmosphere is comfortable, the building is safe and the technology is cutting-edge. Impress your clients with flowing, modern architecture, an airy courtyard, and an office that exudes professionalism and success.

- Well-designed floor plans offer a highly efficient core area with column spacing for efficient and flexible layouts.
- Customize your office from 1,020 to 10,500 square feet.
- Suites are purchased as demised spaces with open floor plan for owners to complete their tenant improvements and construct their own desired floor plan layout.
- Each unit is separately metered to provide full control over suite air conditioning hours and energy usage.
- 12'0" ceiling height in offices
- Two high-speed elevators
- Floor to Ceiling Hurricane-proof windows



# BENEFITS OF OWNERSHIP

## SIGNIFICANT SAVINGS

The annual cost of office condominium ownership is historically less than the cost of leasing. Current market lease rates far exceed the annual office condominium carrying costs, including common charges, real estate taxes and if applicable, mortgage payments.

## ATTRACTIVE FINANCING COSTS

There are a variety of financing options that make owning an office condominium more affordable for businesses and non-profit organizations. Interest rates remain very low, and borrowers can often find loans as high as 90% loan-to-value, including build-out costs.

## REAL ESTATE & SALE TAXES

Many non-profit and government organizations are exempt from paying real estate taxes when they own and occupy an office condominium. Tenants leasing office space are required to pay sales tax regardless of their status.

## PERMANENT UPGRADES

From office furniture to glass conference rooms, designing and building an office space involves significant capital. When a business cannot renew their lease, they lose their investment and have to expend further capital to move and improve elsewhere. By owning office space, a business can justify a higher-end build-out that increases their competitive edge and improves the value of their real estate.

## STABILIZED OCCUPANCY COSTS

Office condominium owners are insulated from the escalating and unpredictable costs of leasing office space. An office condominium owner's occupancy costs remain stable and predictable, allowing for precise operating expense projections and easy budgeting, whereas tenants leasing office space are subject to the fluctuations of the leasing market and whims of landlords who may have conflicting objectives.

## INVESTORS

With the wild fluctuations in the financial market, many investors are looking for a safe place to put their money. Stable, predictable investment vehicles are increasingly hard to find. One of the best investment vehicles is an income-producing office condominium unit.



## OWNERS

The demand from buyers far outweighs the supply of available office condominiums. Typical buyers include non-profits, doctors, jewelers, small businesses, foreign companies and investors. Buyers will pay a significantly higher price to purchase an office condominium than what the building would sell for as a whole.



# LOCATION

**TW10**  
AVENTURA



■ WORK
 ■ LIVE
 ■ PLAY



# TWO 10 AVENTURA



Oral Representations can not be relied upon as correctly stating the representations of the developer, for correct representations, make reference to the purchase agreement and the documents required by section 718.503 Florida statutes, to be furnished by the developer to a buyer or lessee, not an offering prohibited by law.

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**TWO10**  
AVENTURA



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# ABOUT US

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Innovation Development Group (IDG) is a privately held real estate development, property management, real estate brokerage and construction company headquartered in Aventura, Florida.

IDG seeks out high-quality markets to create value-added residential and commercial real estate development opportunities. Additionally, as a result of advantages that arise from distressed or underperforming assets, IDG emphasizes investment strategies in property acquisition, management, and disposition of both commercial and residential property.

IDG controls the entire development process in house from the very preliminary stages of economic feasibility to design process, pre-construction, value engineering, through construction completion and management. Our vertically integrated team is streamlined with few management layers improving efficiency and expediting the decision-making process.

IDG's investment strategies are customized to each project's specific demand. IDG structures the deal as either joint venture, partnership and in occasions as consultants. The firm's equity contribution to its projects is discretionary and is funded from individual or institutional funds, all of which are managed by IDG.

The group offers a vast amount of knowledge after decades of experience and academic achievements, having developed and constructed more than 5 million square feet of commercial and residential projects over the last 30 years in South Florida and Buenos Aires, Argentina. IDG's thoughtful analysis, superior execution and a deep understanding of the development process along with a very well-established local reputation ensure a successful project and financial success to our investors.



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The Real Estate Club