



EMERALD  
— AVENTURA —

WORLD CLASS OFFICE SPACE



DESIGNED BY CHAD OPPENHEIM





## CLASS A OFFICES

STARTING AT \$295K

Emerald Aventura reflects a modern & functional design with versatile office spaces ranging between:

**600 ft<sup>2</sup> & 12,000 ft<sup>2</sup>**

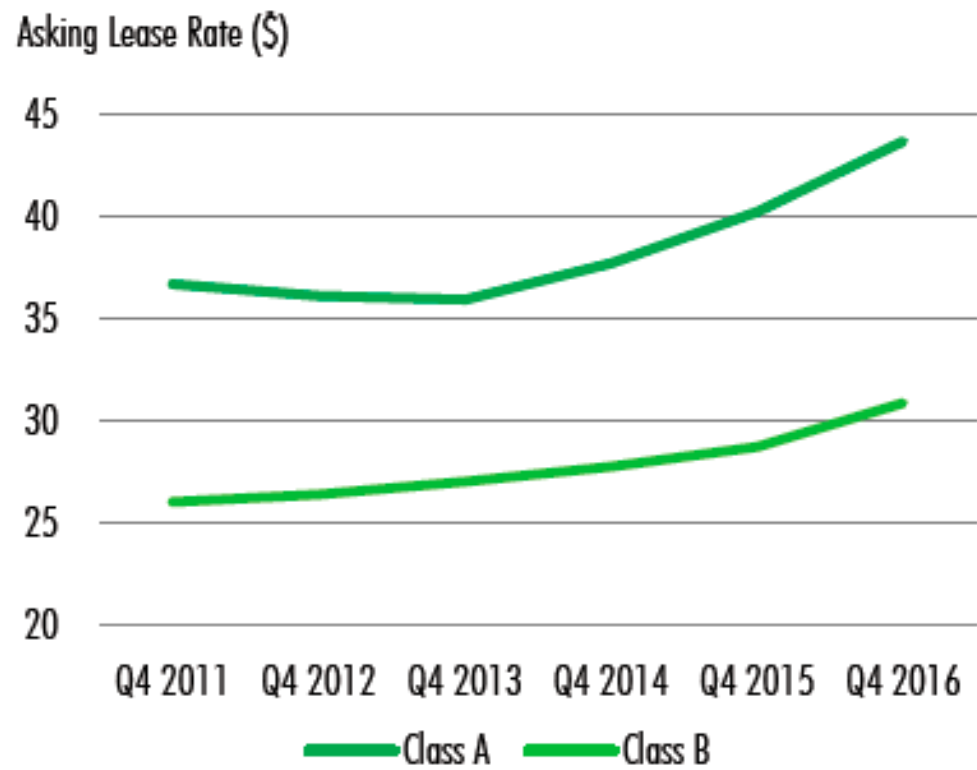
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**A PERFECT FIT FOR YOUR NEEDS**

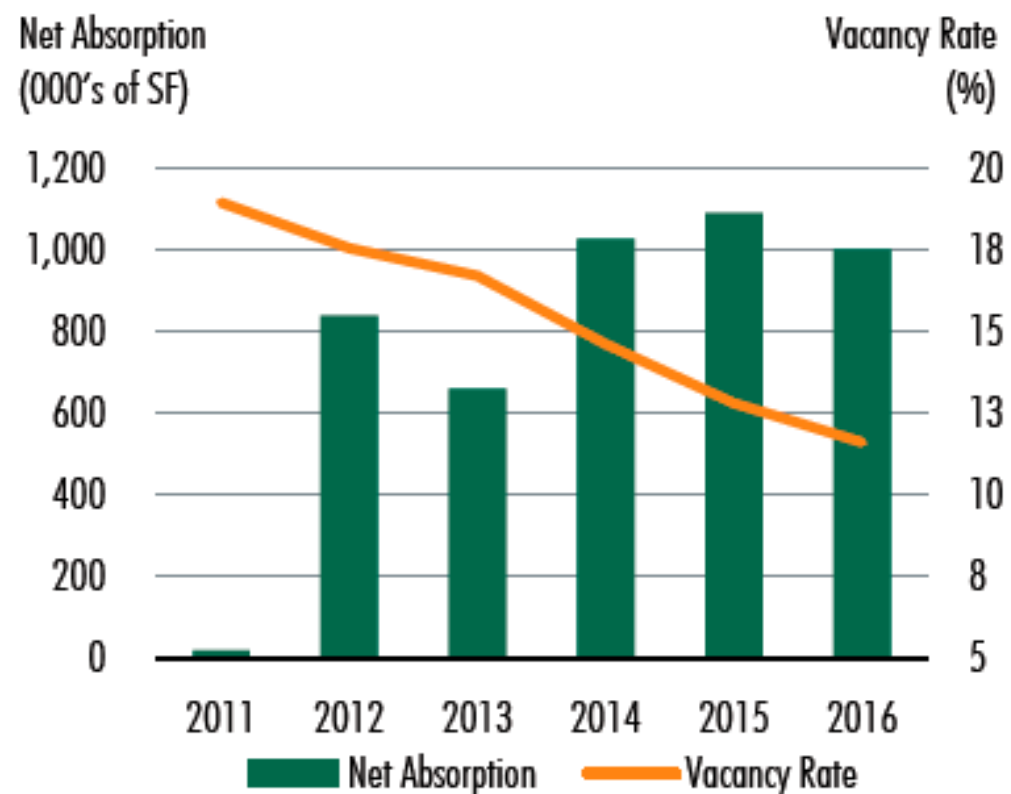
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## COMMERCIAL VS RESIDENTIAL REAL ESTATE PROPERTIES

|                        | COMMERCIAL   | RESIDENTIAL  |
|------------------------|--|--|
| IMPROVEMENTS & REPAIRS | TENANT   | OWNER  |
| MAINTENANCE            | <p>TENANT</p> <p>NNN Lease: On top of Rent and Utilities Pays</p> <ul style="list-style-type: none"> <li>- Property Taxes</li> <li>- Insurance, and Maintenance (CAM)</li> </ul> | <p>OWNER</p> <p>Pays everything except utilities</p> |
| LEASE LENGTH           | 3 - 5 - 7 - 10 YEARS   | 6 - 12 MONTHS  |



Source: CBRE Research, Q4 2016.



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# CBRE

CBRE Group, Inc. is the world's largest commercial real estate services and investment firm, with 2016 revenues of \$13.1 billion and more than 75,000 employees (excluding affiliate offices). CBRE has been included in the Fortune 500 since 2008, ranking #259 in 2016.

CBRE last quarter 2016 reports as Miami's condo market drops, commercial real estate soars.

**CBRE has partnered with Emerald Aventura and selected as the preferred leasing Manager.**



**Aventura Class A Office  
Direct Vacancy  
for Q4 2016 at 6.1%**

**Average Direct Asking  
Lease Rate 47.94 \$/SF**

## MARKETVIEW MIAMI OFFICE

Figure 2: Market Statistics – Class A & B

| Submarket             | Class | Total Inventory (SF) | Direct Vacancy (%) | Total Vacancy (%) | Q4 2016 Absorption (SF) | 2016 Net Absorption (SF) | Under Construction (SF) | Avg. Dir. Asking Lease Rate (\$/SF/FSG/G/MG) |
|-----------------------|-------|----------------------|--------------------|-------------------|-------------------------|--------------------------|-------------------------|--|
| CBD                   |       |                      |                    |                   |                         |                          |                         |  |
| Brickell              | A     | 4,190,374            | 10.2               | 10.2              | 43,684                  | 304,385                  | 0                       | 51.62  |
|                       | B     | 2,085,545            | 12.0               | 13.0              | 24,208                  | 30,920                   | 30,000                  | 38.35  |
| Downtown Miami        | A     | 3,257,916            | 18.3               | 18.3              | 11,440                  | (2,283)                  | 280,000                 | 51.61  |
|                       | B     | 2,311,954            | 20.8               | 20.8              | (15,316)                | (79,868)                 | 0                       | 34.45  |
| <b>CBD Total</b>      |       | <b>11,845,789</b>    | <b>14.8</b>        | <b>15.0</b>       | <b>64,016</b>           | <b>253,154</b>           | <b>310,000</b>          | <b>45.23</b>                                 |
| Suburban              |       |                      |                    |                   |                         |                          |                         |  |
| Airport/Doral         | A     | 4,571,997            | 5.2                | 5.4               | 60,181                  | 107,696                  | 246,085                 | 32.18  |
|                       | B     | 6,022,899            | 11.2               | 11.2              | 28,669                  | 123,790                  | 0                       | 26.75  |
| Aventura              | A     | 1,250,700            | 6.1                | 6.5               | (16,448)                | (17,913)                 | 0                       | 47.94  |
|                       | B     | 166,788              | 38.3               | 38.3              | 5,752                   | 24,681                   | 0                       | 41.67  |
| Biscayne Blvd.        | A     | 668,820              | 20.3               | 20.3              | 52,551                  | 58,051                   | 41,923                  | 41.00  |
|                       | B     | 340,424              | 7.5                | 7.5               | (10,497)                | 9,062                    | 0                       | 32.31  |
| Coconut Grove         | A     | 507,367              | 7.1                | 7.1               | 20,521                  | 17,334                   | 0                       | 36.00  |
|                       | B     | 601,071              | 5.4                | 5.5               | 1,276                   | 10,268                   | 0                       | 34.29  |
| Coral Gables          | A     | 4,116,758            | 11.0               | 11.2              | 25,513                  | (12,037)                 | 181,576                 | 39.31  |
|                       | B     | 2,992,508            | 5.8                | 6.0               | (1,491)                 | 34,663                   | 0                       | 34.27  |
| Kendall               | A     | 1,398,315            | 11.6               | 11.6              | (18,326)                | (39,799)                 | 0                       | 38.24  |
|                       | B     | 2,109,424            | 9.5                | 9.5               | 37,568                  | 80,878                   | 0                       | 25.84  |
| Miami Beach           | A     | 820,097              | 2.0                | 2.2               | 16,180                  | 5,396                    | 0                       | 40.67  |
|                       | B     | 889,535              | 6.2                | 6.2               | 5,342                   | 37,099                   | 0                       | 39.21  |
| Miami Lakes           | A     | 517,331              | 20.1               | 20.1              | 2,093                   | 23,730                   | 0                       | 27.84  |
|                       | B     | 996,735              | 29.4               | 29.4              | (28,758)                | 4,281                    | 0                       | 21.70  |
| North Miami           | A     | 560,752              | 8.5                | 8.6               | 27,795                  | 56,172                   | 184,689                 | 26.34  |
|                       | B     | 314,047              | 12.1               | 12.1              | 5,535                   | (3,290)                  | 0                       | 20.22  |
| South Dade            | A     | 0                    | 0.0                | 0.0               | 0                       | 0                        | 0                       | 0  |
|                       | B     | 467,756              | 22.3               | 22.3              | 1,990                   | (3,640)                  | 0                       | 25.07  |
| <b>Suburban Total</b> |       | <b>29,313,324</b>    | <b>10.0</b>        | <b>10.1</b>       | <b>215,446</b>          | <b>516,422</b>           | <b>654,273</b>          | <b>32.34</b>                                 |
| <b>Overall Total</b>  |       | <b>41,159,113</b>    | <b>11.4</b>        | <b>11.5</b>       | <b>279,462</b>          | <b>769,576</b>           | <b>964,273</b>          | <b>37.49</b>                                 |

Source: CBRE Research, Q4 2016.



Upscale area located in North-East Miami Dade County, FL surrounded by waterways and famous **Turnberry Isle Golf Club**, 5 minutes from the Beach and home of the luxury **Aventura Mall**, 2nd largest Mall in United States, Class “A” living and boater’s paradise.

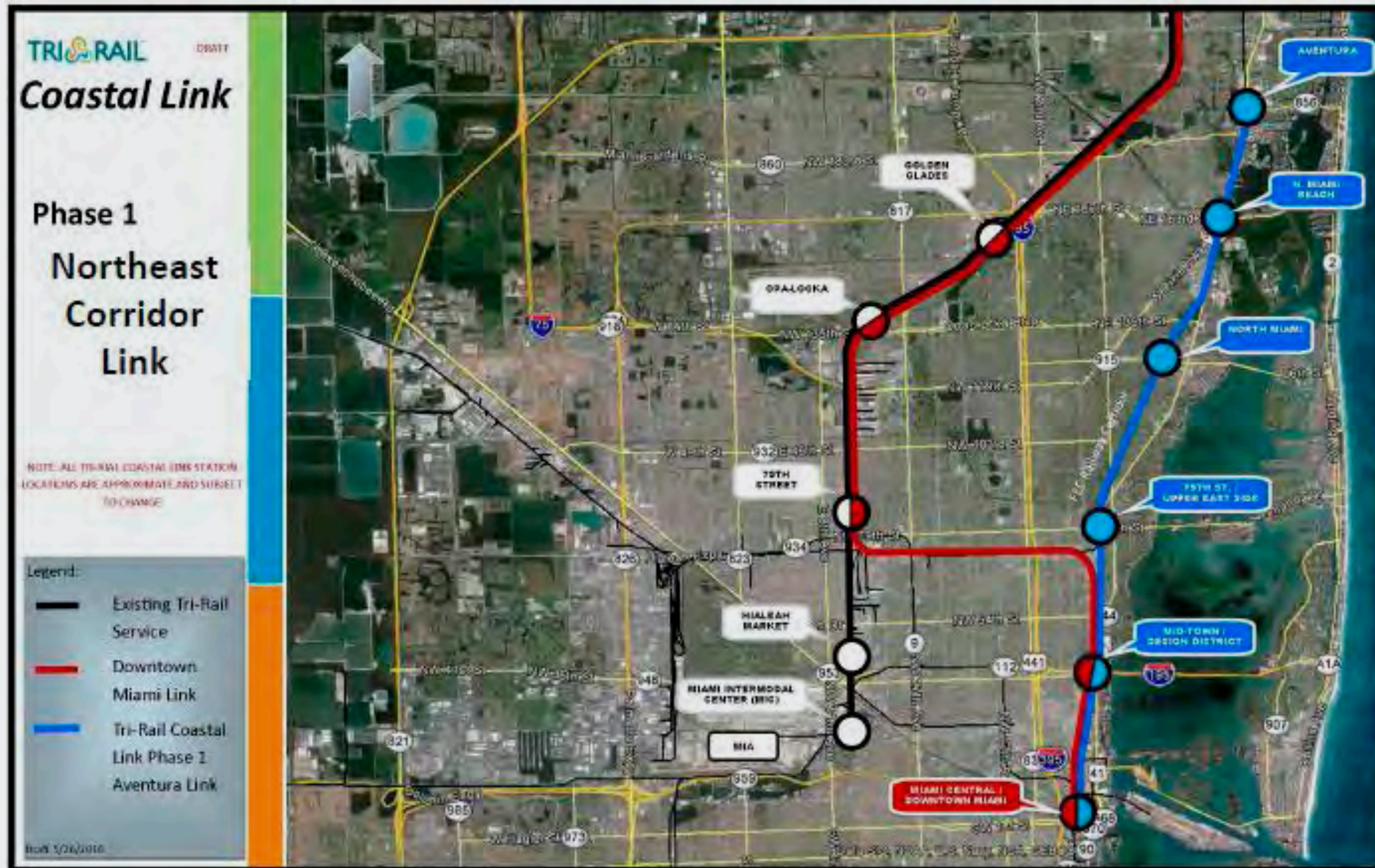
# Tri-Rail Coastal Link



**RED LINE** | Opens end 2017

**BLUE LINE** | Opens from 2020 to 2022

**AVENTURA STATION** | only 800 yards from Emerald





# CITY OF AVENTURA

• Current & Approved Projects •



AC MARRIOTT HOTEL



1

233 Room Hotel

AVENTURA MALL



2

200 MM Expansion

AVENTURA SHOPPING CENTER



3

2-Floors Publix

MODERN PUBLIC LIBRARY



4

\$15 MM Development

AVENTURA HOSPITAL



5

\$ 75 MM Expansion

# CITY OF AVENTURA

• Current & Approved Projects •



AVENTURA MEDICAL TOWER



6

100,000 SF Development


YACHT CLUB MARINA



7

Turnberry Isle Redevelopment


HI LIFT MARINA



8

New Building 240 Dry Slips

AVENTURA HILTON



9

192 Room Hotel

PORT AVENTURA



10

158 Units Residential Condo



**ESPLANADE AT AVENTURA MALL**  
12 Acres Open air Village, 5 buildings, restaurants, Offices, retail & parking

# OPPENHEIM ARCHITECTURE

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Miami-based international architect  
with Offices in New York and  
Switzerland, with projects located  
on 24 countries around the world  
and awarded with more than 70  
international distinctions, including  
33 AIA Awards.

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**CHAD OPPENHEIM**



MARINA + BEACHTOWERS

2,6 MM SF Mixed Use, Multi Family, Hospitality, Commercial, Master Planning, Interior Design

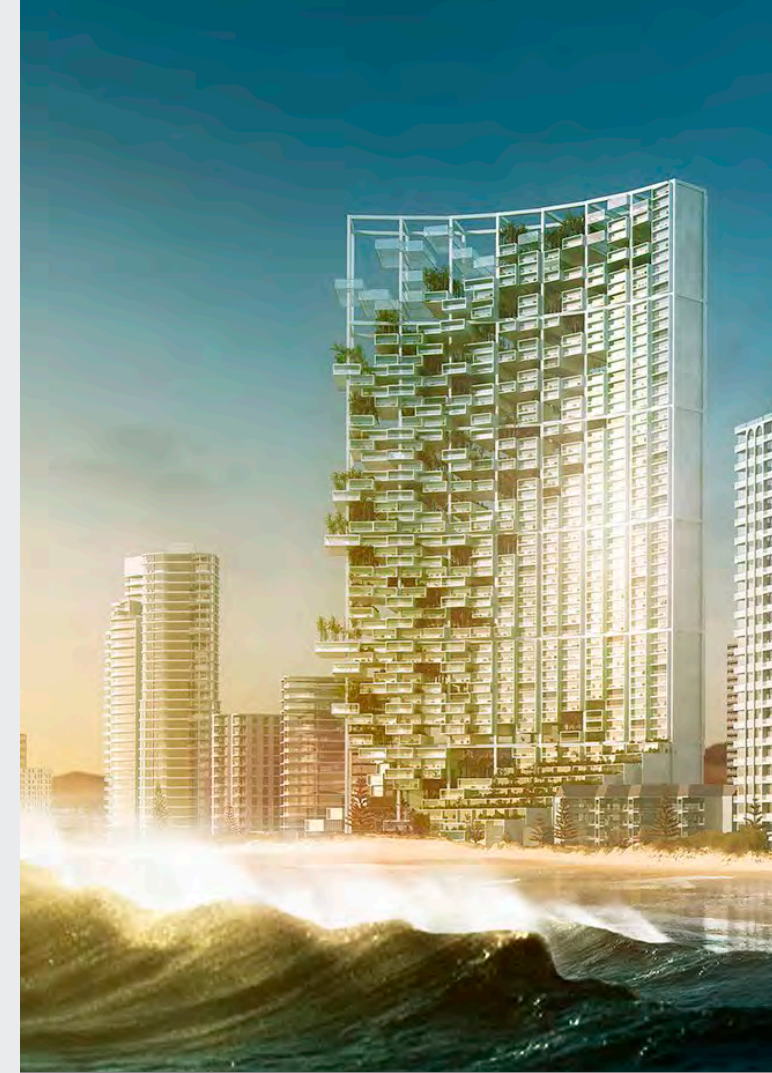
📍 Dubai, UAE



514 ELEVENTH AVE

1,600,000 SF mixed-used development, Sustainability

📍 New York, USA



WHARF ROAD

1,500,000 SF Mixed Use, Multi Family, Hospitality, Commercial, Sustainability

📍 Surfer's Paradise, Australia



NET METROPOLIS

1,550,000 SF Mixed Use, Commercial, Sustainability

📍 Manila, Philippines



ISLA MODA

1,123,000 SF Multifamily,  
Hospitality, Commercial,  
Master planning

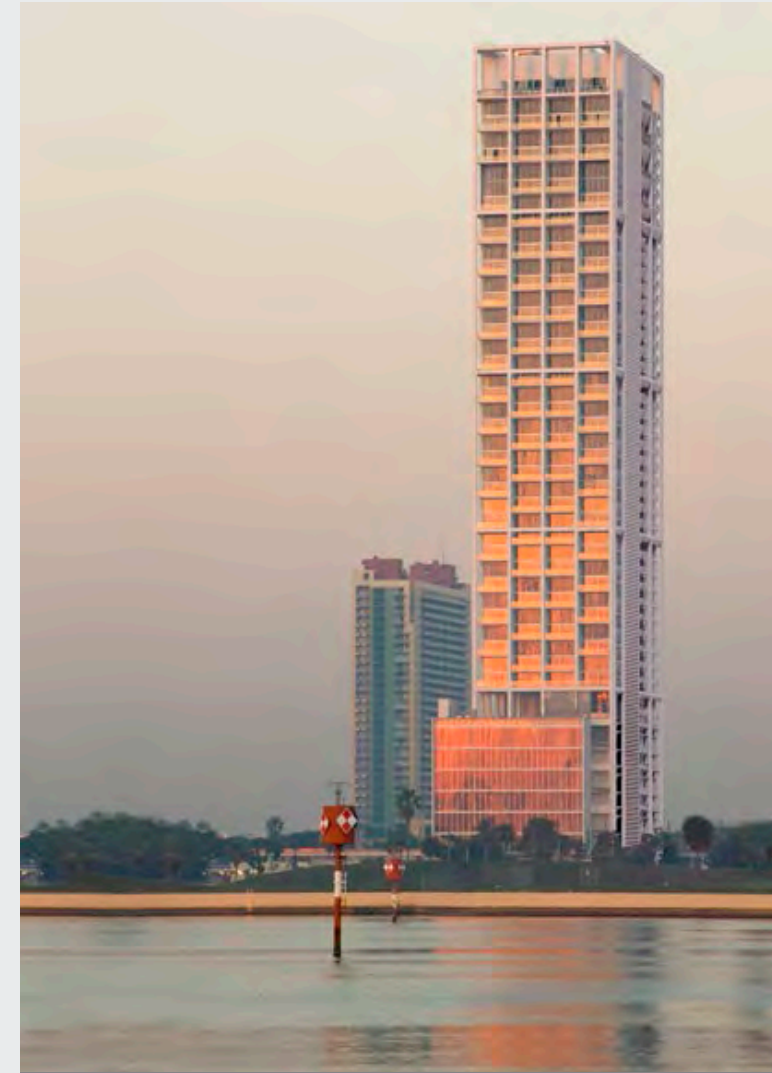
📍 Dubai, UAE



WORLD TRADE CENTER & PORT OF MIAMI

Mixed Use, Commercial,  
Master Planning

📍 Miami, Florida, USA



TEN MUSEUM PARK

600,000 SF Mixed Use,  
Multi Family, Commercial,  
Interior Design

📍 Miami, Florida, USA



METROPICA

65 Acres - \$1 Billion Master  
planning, Residential  
Mixed-use

📍 Sunrise, Florida, USA



# EMERALD

— AVENTURA —

With its state of the art design by **OPPENHEIM ARCHITECTURE + DESIGN** and convenient exposure to Biscayne Boulevard, there is no doubt that EMERALD is certain to become an icon of the Aventura area.



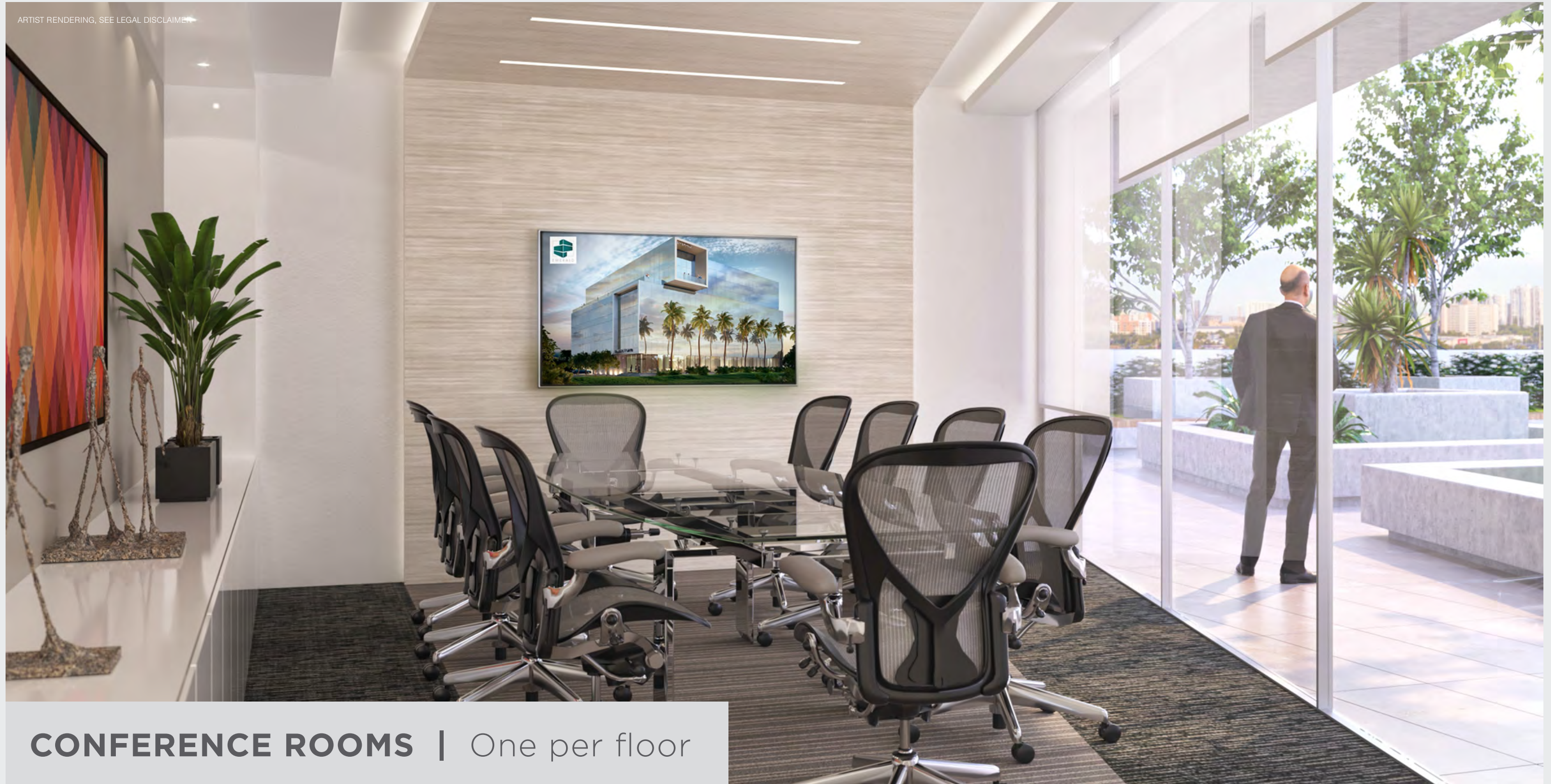


**GREAT LOCATION**

Intersection of Miami Gardens Dr. and US1-Biscayne Boulevard  
2655 NE 186 Terrace Miami FL 33180

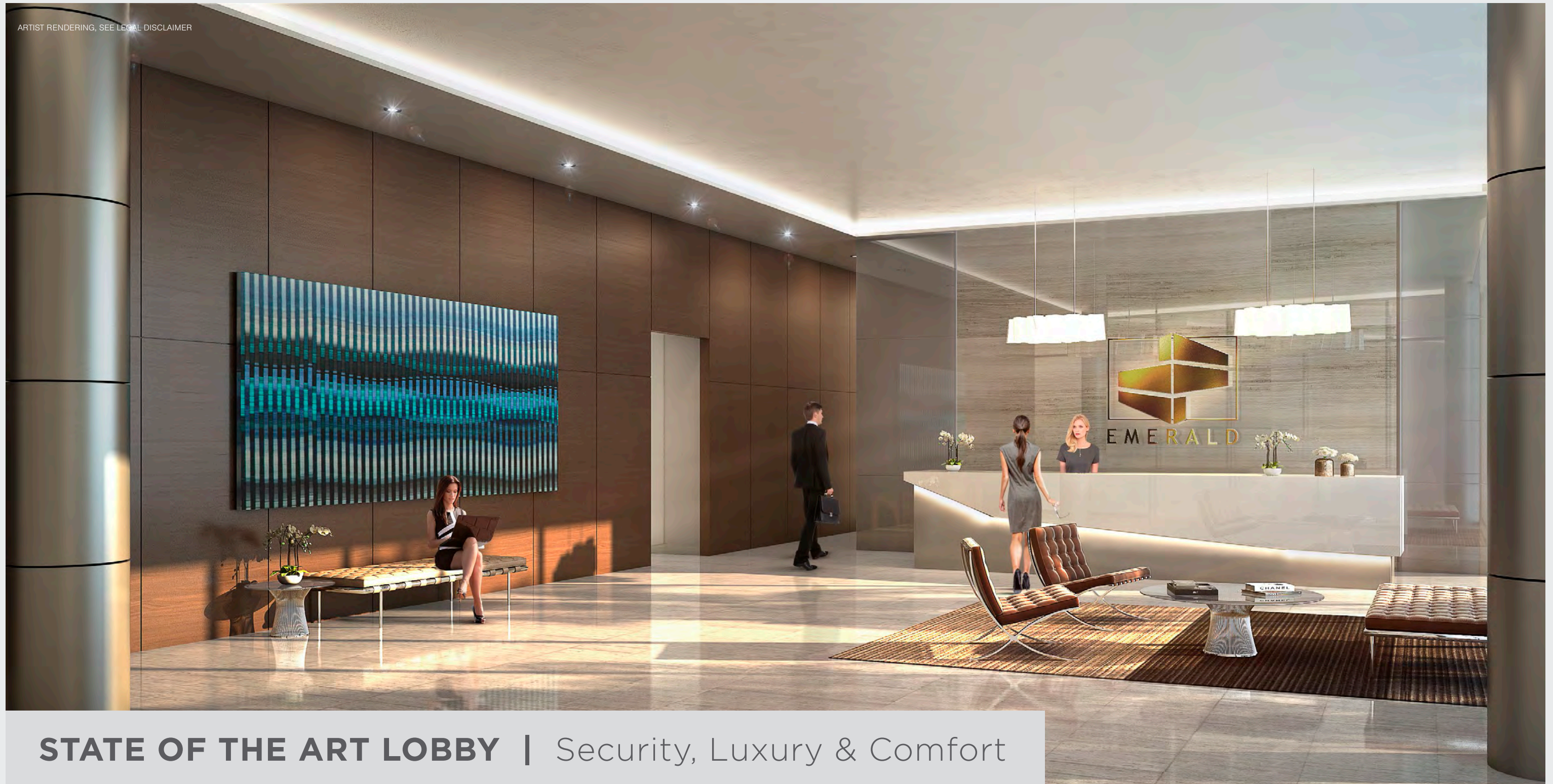


ARTIST RENDERING, SEE LEGAL DISCLAIMER



**CONFERENCE ROOMS** | One per floor

ARTIST RENDERING, SEE LEGAL DISCLAIMER



**STATE OF THE ART LOBBY** | Security, Luxury & Comfort

ARTIST RENDERING, SEE LEGAL DISCLAIMER



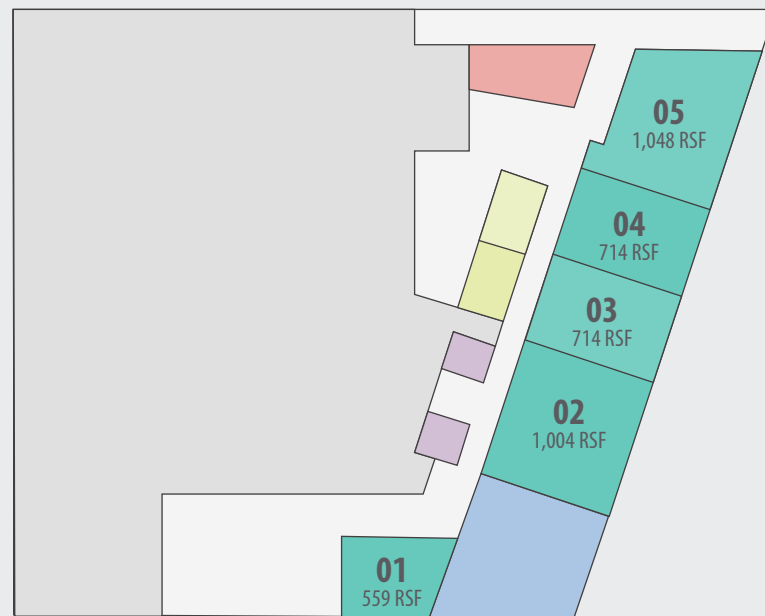
**PREMIUM OFFICE SPACES** | Own your offices at Emerald Aventura - Where Design and Location Meet

ARTIST RENDERING, SEE LEGAL DISCLAIMER

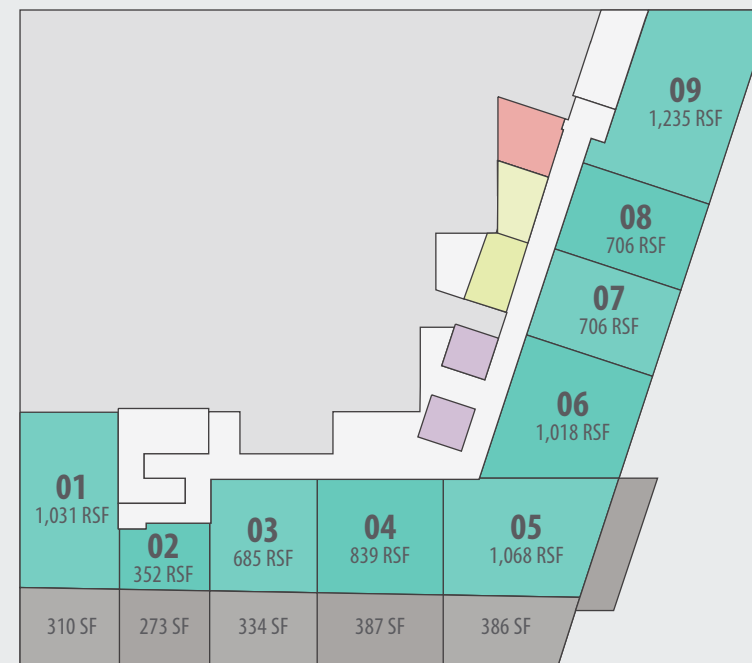


**EMERALD TERRACE** | A green rooftop with space for business meetings and leisure

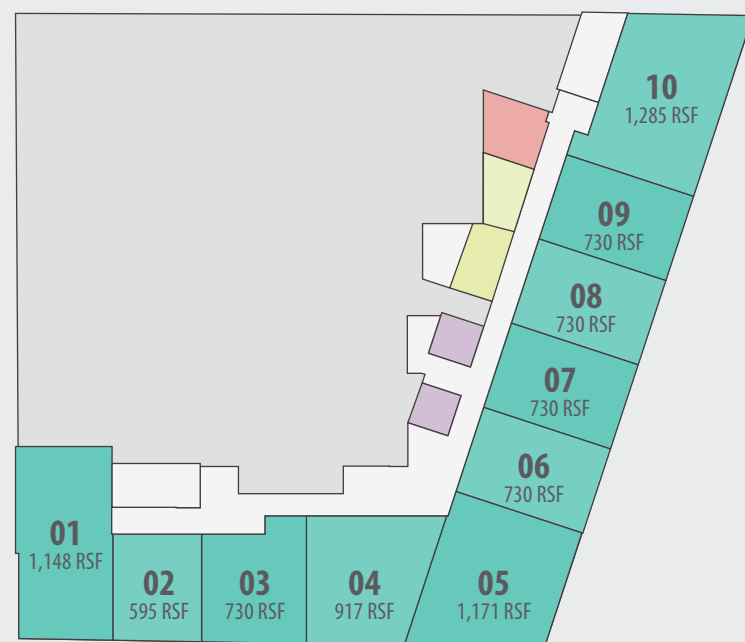
## GROUND LEVEL



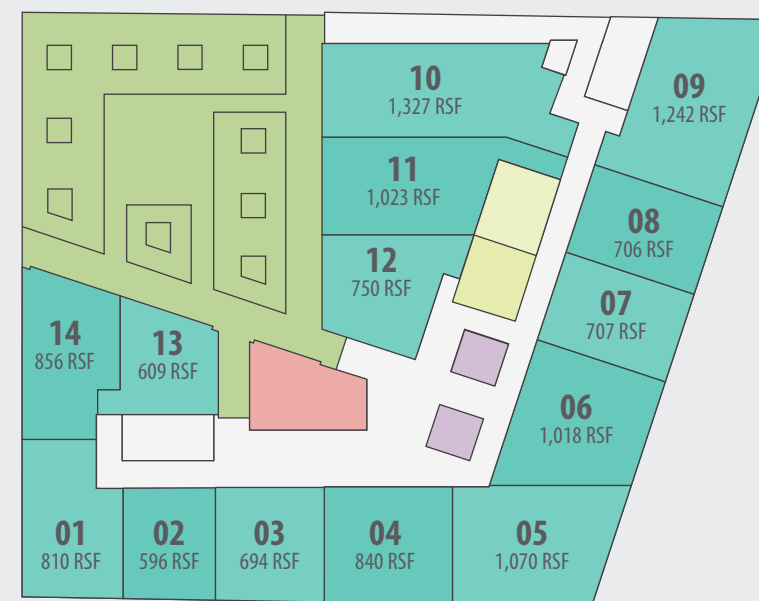
## LEVEL 05



## LEVEL 02 - 04



## LEVEL 06



- PARKING
- OFFICES
- RESTROOMS
- LOBBY
- CONFERENCE ROOM
- ELEVATORS
- TERRACE
- ROOF TERRACE

RSF: Rentable Square Feet.

All Areas are Gross measured based on BOMA Standard. Prices in Shell Condition. Optional Buildout. Areas subject to revision.

# PROPOSED LAYOUTS

|   |   |  |   |   |   |  |  |
|---|---|--|---|---|---|--|--|
|    |    |  <p>OPTION 1      OPTION 2</p> |                                  |  <p>OPTION 1      OPTION 2</p> |  <p>OPTION 1      OPTION 2</p> |                           |                           |
| <p>LEVEL 1<br/>OFFICE 01</p>  | <p>LEVEL 1<br/>OFFICE 02</p>  | <p>LEVEL 1<br/>OFFICE 03-04</p>  | <p>LEVEL 1<br/>OFFICE 05</p>  | <p>LEVEL 02 TO 04<br/>OFFICE 05</p>   | <p>LEVEL 02 TO 04<br/>OFFICE 06-07-08-09</p>  | <p>LEVEL 02 TO 04<br/>OFFICE 10</p>  | <p>LEVEL 05<br/>OFFICE 01</p>  |
|  |  |                              |  <p>OPTION 1      OPTION 2</p> |  <p>Private Terrace</p>      |  <p>Private Terrace</p>      |  <p>Private Terrace</p> |  <p>Private Terrace</p> |
| <p>LEVEL 02 TO 04<br/>OFFICE 01</p>   | <p>LEVEL 02 TO 04<br/>OFFICE 02</p>   | <p>LEVEL 02 TO 04<br/>OFFICE 03</p>  | <p>LEVEL 02 TO 04<br/>OFFICE 04</p>   | <p>LEVEL 05<br/>OFFICE 02</p>   | <p>LEVEL 05<br/>OFFICE 03</p>   | <p>LEVEL 05<br/>OFFICE 04</p>  | <p>LEVEL 05<br/>OFFICE 05</p>  |

# PROPOSED LAYOUTS

|   |   |  |   |   |   |   |   |
|---|---|--|---|---|---|---|---|
|    | <br>OPTION 1    OPTION 2 |    |    |    | <br>OPTION 1    OPTION 2 |    |    |
| LEVEL 05<br>OFFICE 06   | LEVEL 05<br>OFFICE 07-08  | LEVEL 05<br>OFFICE 09  | LEVEL 06<br>OFFICE 01   | LEVEL 06<br>OFFICE 06   | LEVEL 06<br>OFFICE 07-08  | LEVEL 06<br>OFFICE 09   | LEVEL 06<br>OFFICE 10   |
|  |                        |  |  |  |                        |  |  |
| LEVEL 06<br>OFFICE 02   | LEVEL 06<br>OFFICE 03   | LEVEL 06<br>OFFICE 04  | LEVEL 06<br>OFFICE 05   | LEVEL 06<br>OFFICE 11   | LEVEL 06<br>OFFICE 12   | LEVEL 06<br>OFFICE 13   | LEVEL 06<br>OFFICE 14   |

## **BUILDING FEATURES & AMENITIES**

- 6 story office condo with 58 suites starting at \$295K
- Office spaces from 600 SF to 12,000 SF
- 125,000 SF Building
- 14' Slab-to-slab ceilings on offices
- Convenient parking with direct access to each level
- The most innovative glass facade system, giving Emerald Aventura it's distinctive look
- 6 comfortable and exclusive conference rooms (one on each office level)
- The Emerald Terrace, a green rooftop with space for business meetings and leisure to share with your guests
- On-site concierge personnel in the Lobby
- Flexible floor plans and options to build out
- Walking distance from Miami Gardens Drive and Biscayne Blvd and quick access to the I-95
- Conveniently surrounded by banks, restaurants, recreational areas, shops and hotels



# PAYMENT STRUCTURE & ESTIMATED CONSTRUCTION TIMELINE

- 10% Reservation
- 10% Contract • 20% Ground breaking (Fourth-quarter of 2017)
- 10% Top off (Third-quarter of 2018)
- 50% Closing (First-quarter 2019)