



VITALIS TOWER

21291 Northeast 28th Ave, Aventura, FL 33180

OFFERING MEMORANDUM

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Activity ID #



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VITALIS TOWER

Aventura | FL

EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

Marcus and Millichap - The Zylberglait Group is proud to present Vitalis Tower, a premier medical and professional office property located at 21291 Northeast 28th Avenue in Aventura, FL. This seven-story development offers 114,988 square feet of medical office space and 11,000 square feet of retail, featuring a luxurious double-height lobby, advanced technology, and specialized medical infrastructure. Units range in price from \$477,954 to \$1,559,910, providing flexibility for investors. The property caters to a range of healthcare specialties and professional services, making it an ideal location for medical tenants.

Strategically located in the heart of the Aventura Medical District and directly adjacent to Aventura Hospital, the property benefits from a built-in ecosystem of healthcare facilities. This prime positioning drives consistent, long-term demand from medical tenants. The investment model is designed to provide stable, passive income through inflation-adjusted leases, which are characteristic of the resilient medical office sector, ensuring predictable cash flows for investors.

Vitalis Tower offers exceptional accessibility, situated just one mile from the Brightline station and Aventura Mall within the dynamic Uptown Aventura District. The project guarantees a 6% annual rental return for two years, making it an attractive opportunity for both international and domestic investors. With its prime location in one of South Florida's most vibrant healthcare corridors, Vitalis Tower is a standout investment asset.



71,177 SQFT
Lot Size



~300,000 SF
Proposed Building
Size



114,988 SQFT
Office Space



11,000 SQFT
Retail



355
Covered Parking

PROPERTY OVERVIEW

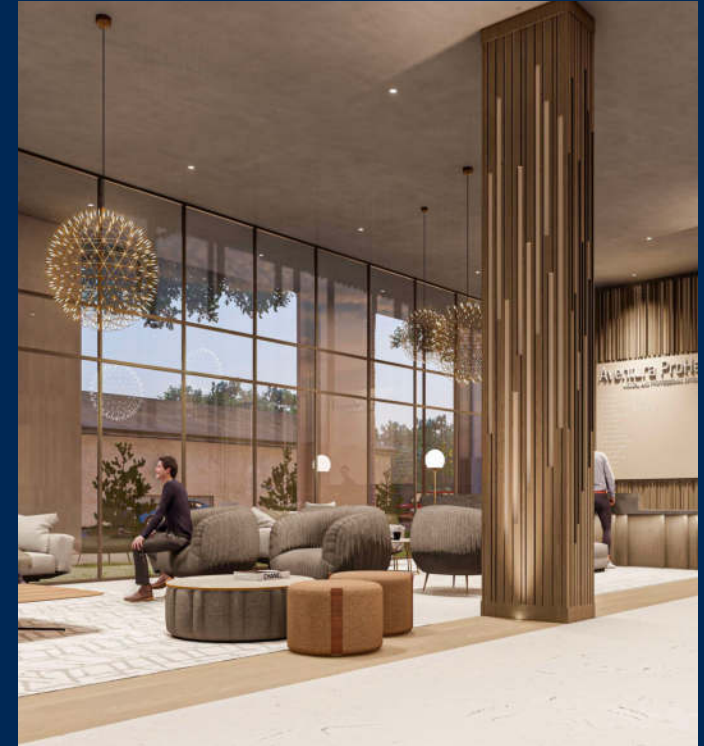
Marcus & Millichap is proud to present for sale 21291 Northeast 28th Avenue, a prominently located medical workspace property in Aventura’s vibrant business district. This rare, fee-simple opportunity offers flexible zoning, ideal for healthcare providers, specialists, and medical services. Positioned at the crossroads of tourism, retail demand, and long-term economic growth, the property is well-suited to meet the needs of Aventura’s growing medical market.

Vitalis Tower redefines medical workspaces in Aventura by merging healing and architecture to enhance both patient recovery and healthcare practice. Designed on the conviction that healing begins with architecture, Vitalis creates spaces filled with natural light, soothing colors, and a calming atmosphere. Backed by medical research, including Dr. Roger Ulrich’s landmark study, Vitalis incorporates wide windows, soft light, and nature-inspired design.

This seven-story medical workspace includes 11,000 sq ft of retail space, 355 parking spaces, and medical offices designed to support both professionals and patients. Located next to HCA Aventura Hospital and a mile from Brightline and Aventura Mall, Vitalis offers unmatched convenience. Its medical features—wide hallways, elevators for stretchers, patient dispatch areas, and an elevated garage entrance for ambulances—ensure seamless functionality. Vitalis fosters an environment supporting better recovery and well-being, providing long-term value for patients, doctors, and investors.

Aventura continues to demonstrate strong fundamentals as a global business destination, attracting a significant number of visitors and generating substantial economic impact and local tax revenues. Miami-Dade County leads the nation in hotel occupancy and consistently ranks among the top U.S. markets in average daily room rates, driven by sustained domestic and international demand. Tourism supports many jobs and contributes significantly to the county’s GDP, with the hospitality and entertainment sectors thriving. Aventura also benefits from its international positioning, no state income tax, and a steady inflow of domestic and foreign investment. The area surrounding Northeast 28th Avenue remains one of the most supply-constrained and highly sought-after corridors, supporting long-term demand across retail, hospitality, and mixed-use real estate, with major global events continuing to drive demand in the city.

For investors seeking a well-located, flexible asset in one of the world’s most desirable business markets, 21291 Northeast 28th Avenue represents an outstanding acquisition. With premier frontage, flexible zoning, and placement within a rapidly appreciating corridor, this offering is not just an investment—but a strategic position in Aventura’s future.



PROPERTY OVERVIEW

Address	21291 NE 28TH AVE, AVENTURA, FL 33180
Price	See Unit Pricing
Date of Analysis	1/11/2026
Lot Size (Acres)	1.63 Acres
Year Built/Renovated	Proposed
Parking Ratio	2.82
Type of Ownership	Fee Simple

INVESTMENT HIGHLIGHTS

- Fully approved and construction ready
- Luxurious and elegant lobby with a double-height entrance
- Impressive finishes combined with the latest generation of technology for optimal control remotely
- Seven floors
- Parking spaces equipped for electric vehicles (EV)
- Building with GOLD FGBC certification
- Drop-off and pick-up area for patients (dispatch)
- Four (4) elevators with space for stretchers
- FGBC certifications focus on the triple bottom line: environmental conservation, economic efficiency, and improved social outcomes.



300,000 SQFT

Proposed Building Size



11,000 SQFT

Prime Retail Space



114,988 SQFT

Office Space



355

Ample Parking



71,177 SQFT

Lot Size



4

Elevators with space for stretchers

VITALIS TOWER

Aventura | FL

PROPERTY DESCRIPTION



BUILDING DESCRIPTION

71,177 SQFT

LOT SIZE

Contact Agent

PRICE PER SQFT

~300,000

PROPOSED BUILDING SIZE

114,988

OFFICE SPACE

11,000 SQFT

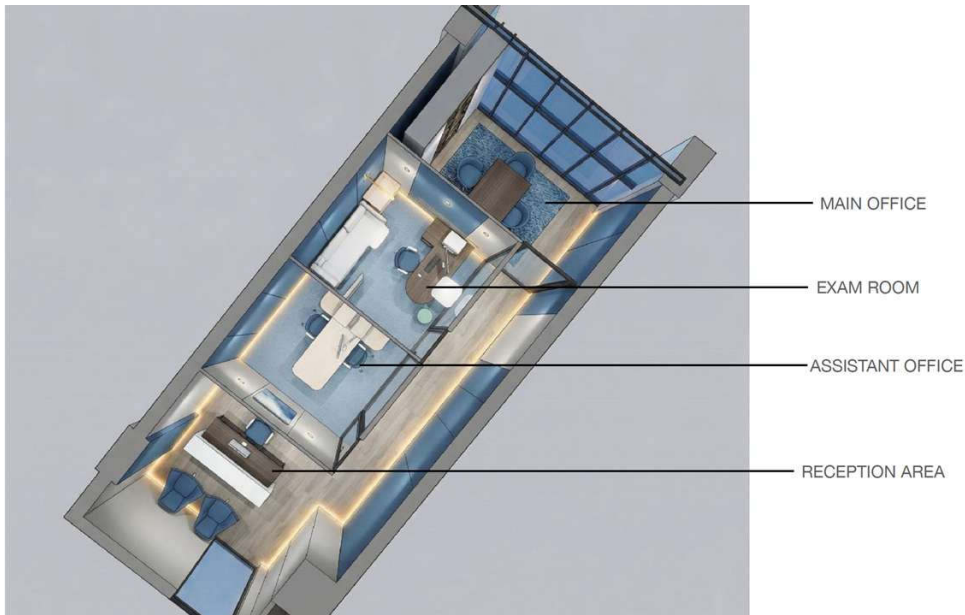
RETAIL SPACE

355

COVERED SPACES

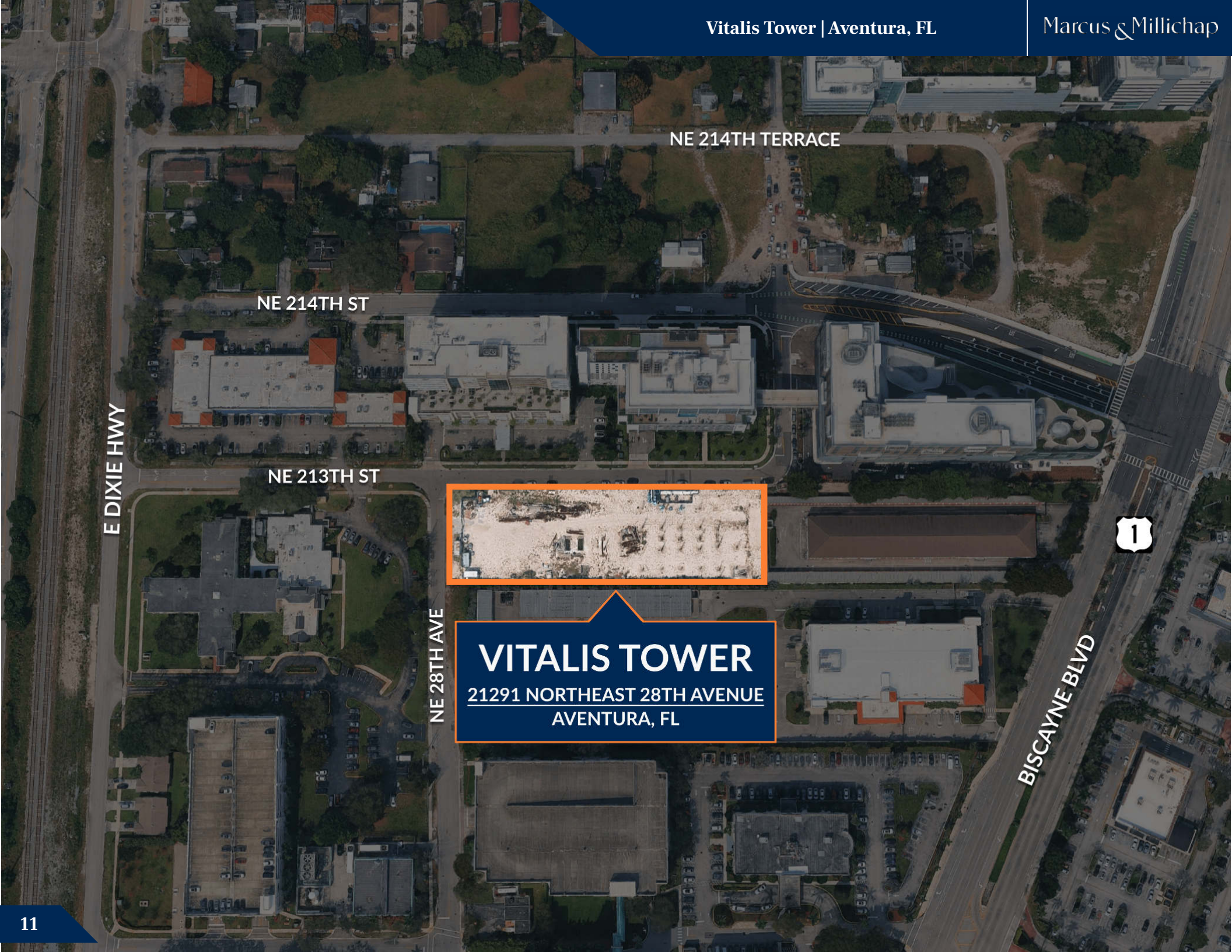


OFFICE DELIVERY & BUILD-OUT OPTIONS



All office units at Vitalis Tower are delivered in Grey Box condition, allowing owners full flexibility to design layouts tailored to their medical or professional practice.

For added convenience, the developer offers an optional turnkey office completion program at a fixed cost of \$85 per square foot, providing a streamlined build-out solution executed by the same development and construction team, reducing time to occupancy and coordination complexity.



NE 214TH TERRACE

NE 214TH ST

NE 213TH ST

E DIXIE HWY

NE 28TH AVE



VITALIS TOWER

21291 NORTHEAST 28TH AVENUE
AVENTURA, FL



BISCAYNE BLVD

VITALIS TOWER

21291 NORTHEAST 28TH AVENUE
AVENTURA, FL



NE 214TH TERRACE

NE 214TH ST

NE 213TH ST

NE 28TH AVE

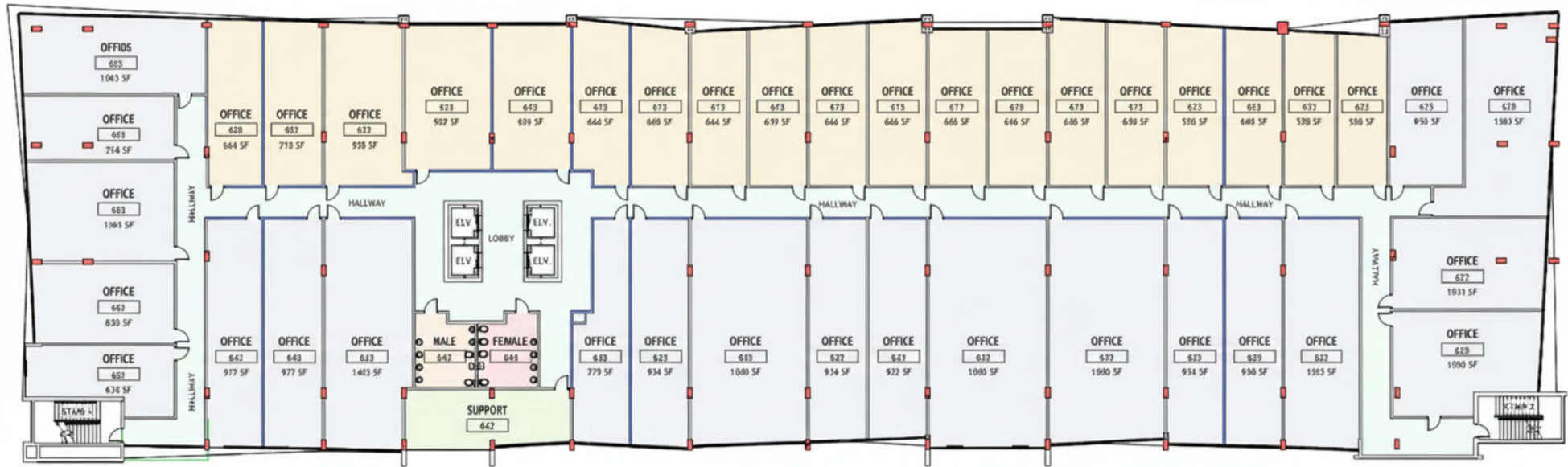
NE 211TH ST

E DIXIE HWY

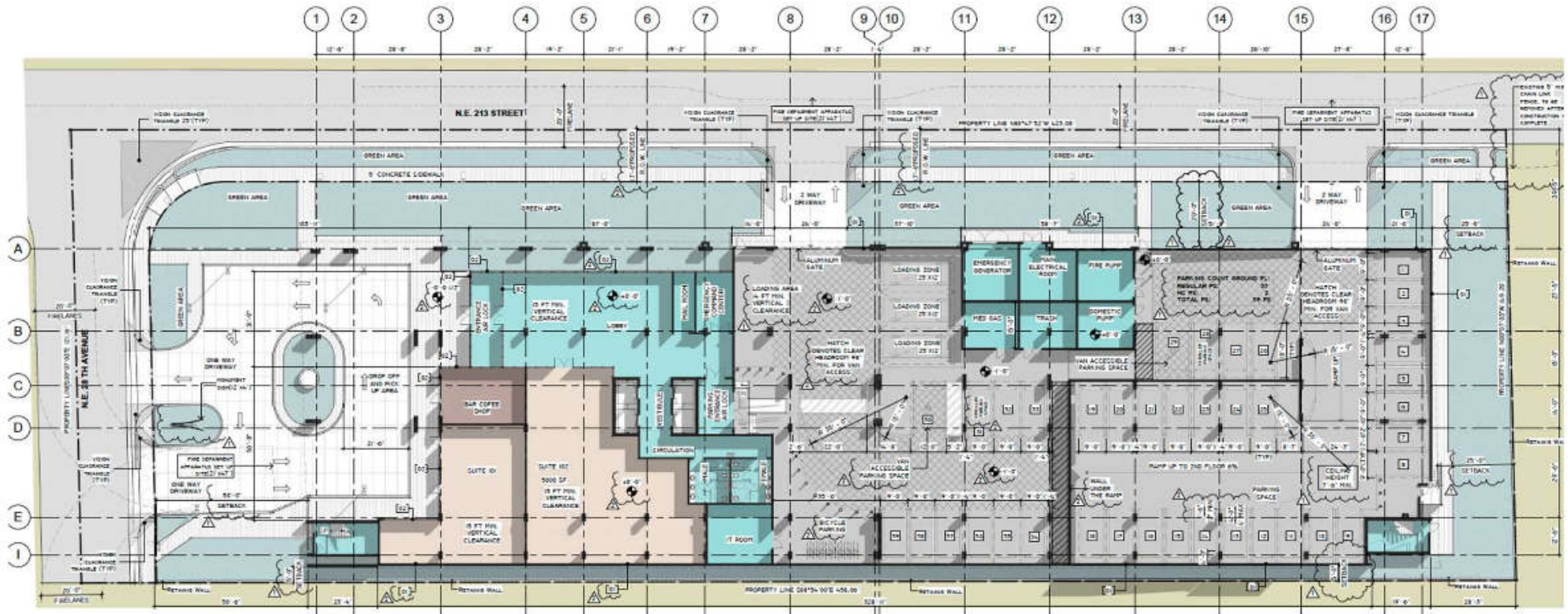
BISCAYNE BLVD

NE 209TH ST

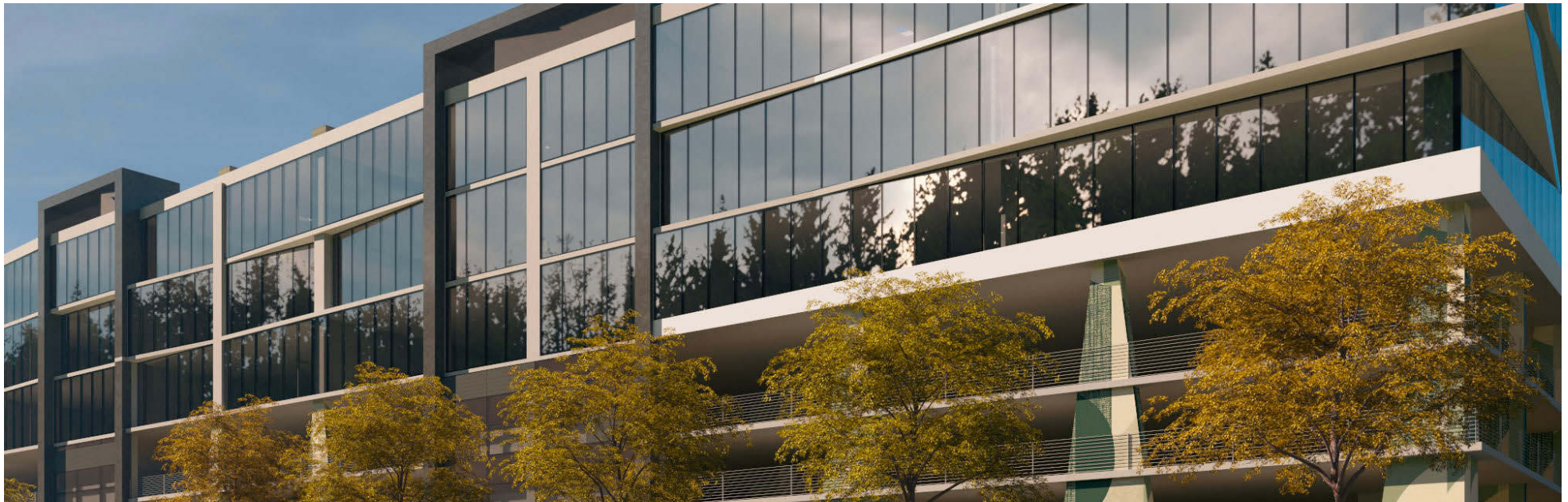
TYPICAL OFFICE LEVEL FLOOR PLAN



GROUND FLOOR FLOOR PLAN



EXTERIOR PHOTOS

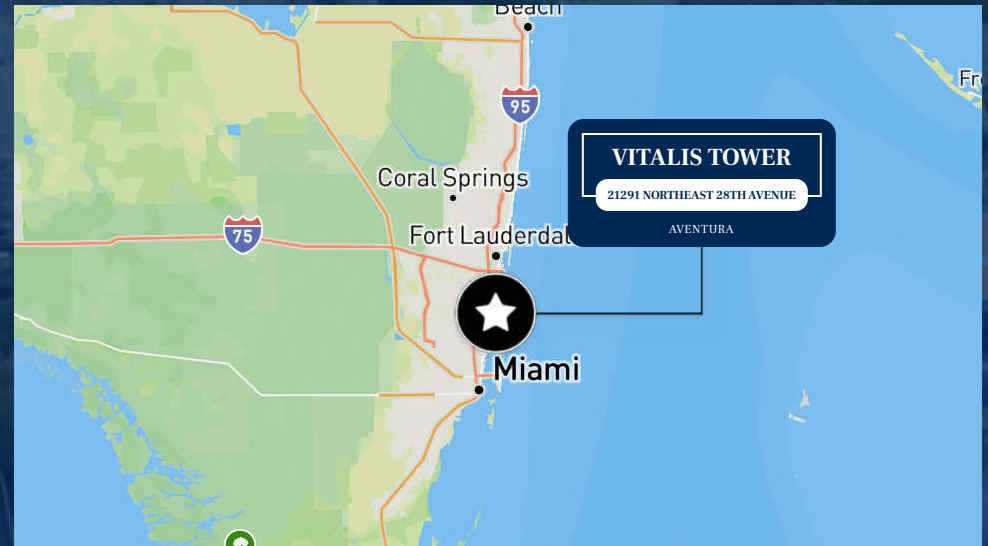


INTERIOR PHOTOS



LOCATION OVERVIEW

The subject property is strategically positioned in the thriving Aventura Medical & Commercial District, a high-demand submarket within northeastern Miami-Dade County. Situated just off Biscayne Boulevard and minutes from major regional arterials, the site provides immediate access to I-95, connecting tenants and visitors to Downtown Miami, Fort Lauderdale and broader South Florida markets within a short drive. The area benefits from proximity to Aventura Mall — one of the largest retail destinations in the U.S. — and is adjacent to established medical and professional office uses, making it attractive for healthcare, office, and ancillary retail tenants. The location also offers excellent connectivity to public transportation, including Brightline rail service and local transit, enhancing accessibility for employees and clients. With strong demographic fundamentals and above-market household incomes in Aventura, the property is positioned to benefit from sustained commercial and residential demand in this dynamic submarket.



DEMOGRAPHICS WITHIN A THREE-MILE RADIUS



72,456

2024 Total Population



44

Average Age



\$80,230

Median Household Income



\$725,430

Median Home Value



28,936

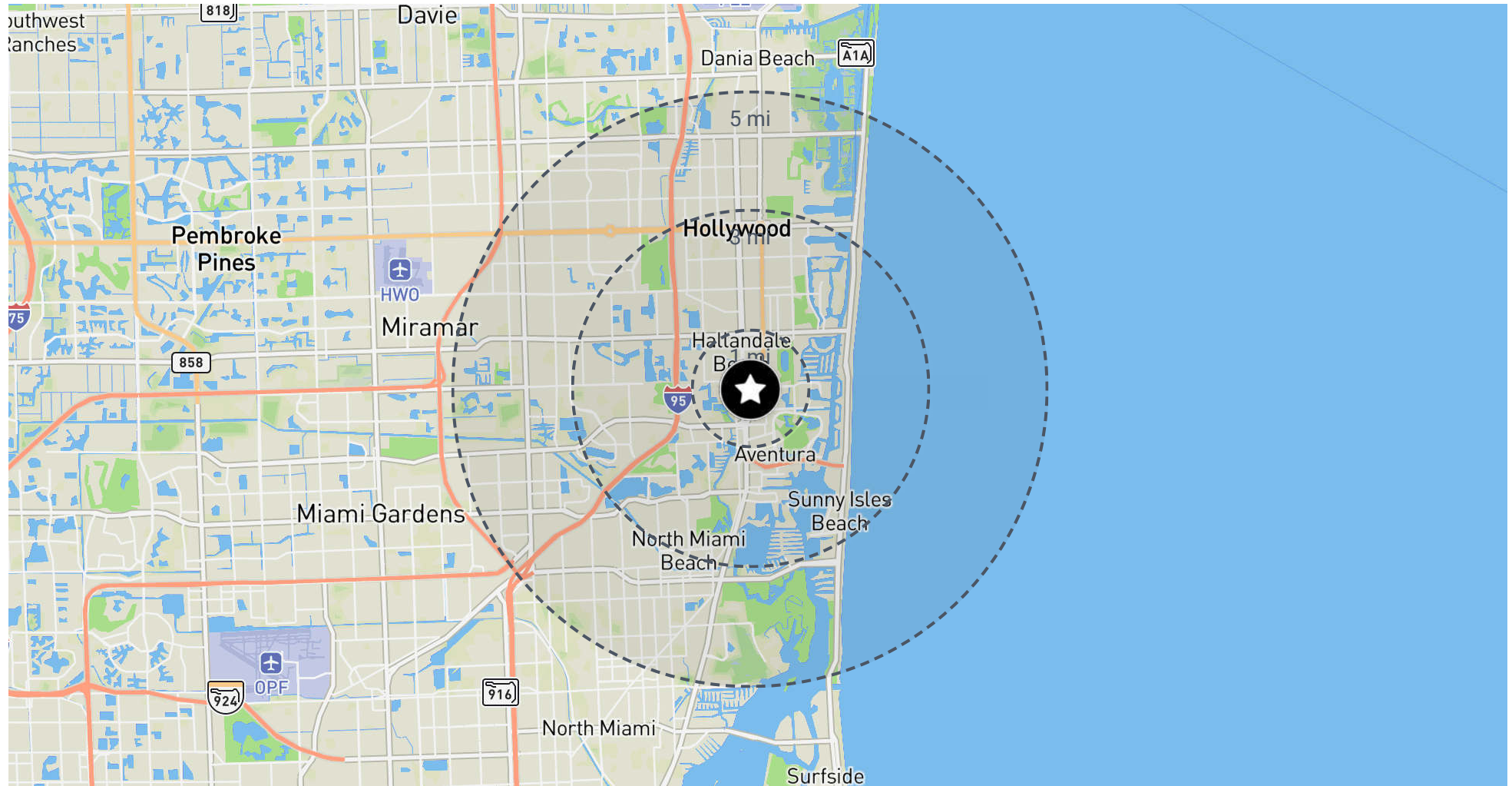
2024 Total Households



3.51%

Population Growth 2024-2029

LOCATION OVERVIEW



Collection Street	Cross Street	Traffic Vol	Distance
Northeast 28th Avenue	Aventura Boulevard	39,000+	0 Mile
Collins Avenue (SRA1A)	9th Street	39,000+	0 Mile
Ocean Drive (local north-south)	10th Street	15,000+	0.2 Miles
Washington Avenue	10th Street	20,000+	0.3 Miles
Alton Road (SR 907)	5th Street	25,000+	0.5 Miles
Lincoln Road (SRA1A feeder)	Alton Rd/Washington Ave	22,000+	0.7 Miles

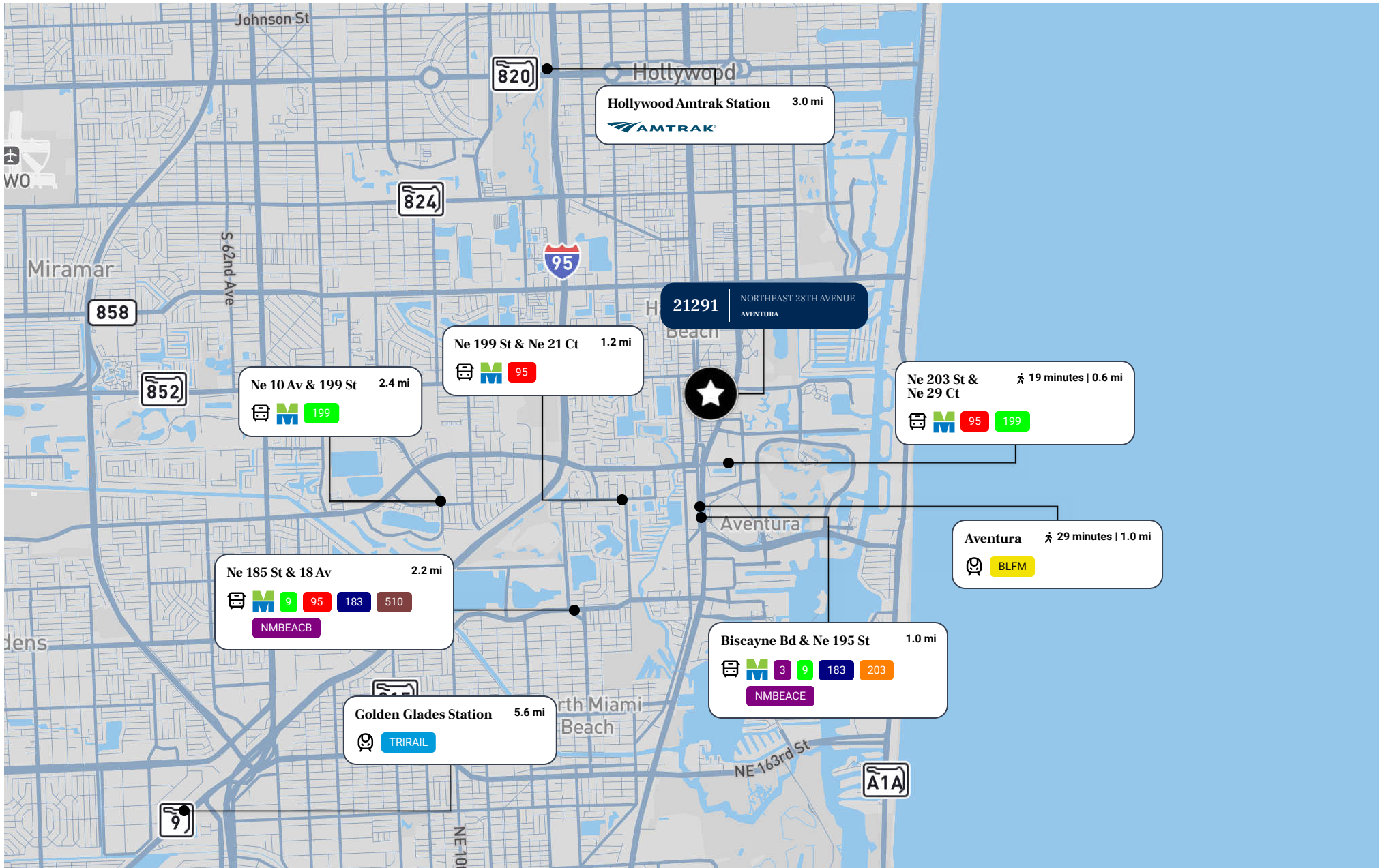
AREA MAP



AREA MAP



TRANSPORTATION MAP



VITALIS TOWER

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FINANCIAL SUMMARY



PRE - LAUNCH PRICING & RENT GUARANTEE

Office	Unit SQ.FT Range	Price	Guaranteed Rent/Yr For 2-Years
501	654	\$588,600	\$35,316
502	868	\$780,840	\$46,850
503	1061	\$954,720	\$57,283
506	653	\$551,616	\$33,097
507	718	\$606,372	\$36,382
508	956	\$808,158	\$48,489
509	908	\$767,598	\$46,056
510	826	\$697,632	\$41,858
512	688	\$546,642	\$32,799
513	682	\$541,872	\$32,512
514	674	\$536,148	\$32,169
515	683	\$542,826	\$32,570
516	676	\$537,102	\$32,226
517	690	\$548,550	\$32,913
518	691	\$549,504	\$32,970
519	688	\$546,642	\$32,799
520	676	\$537,102	\$32,226
521	664	\$527,562	\$31,654
522	652	\$518,022	\$31,081
523	601	\$477,954	\$28,677
524	618	\$491,310	\$29,479
525	895	\$738,540	\$44,312
526	1223	\$1,161,660	\$69,700
527	1087	\$973,044	\$58,383
528	1145	\$1,024,596	\$61,476
529	1252	\$1,045,086	\$62,705
530	931	\$777,552	\$46,653
531	925	\$772,542	\$46,353
532	1834	\$1,494,384	\$89,663
533	1914	\$1,559,910	\$93,595
534	940	\$784,566	\$47,074
535	926	\$773,544	\$46,413
536	1830	\$1,491,450	\$89,487
537	925	\$772,542	\$46,353
538	788	\$611,010	\$36,661
540	984	\$821,640	\$49,298
541	937	\$782,562	\$46,954

An architectural rendering of a modern, multi-story office building named Vitalis Tower. The building features a prominent glass facade with white structural elements and balconies. The scene is set against a clear blue sky with some light clouds. In the foreground, there are several trees with green and yellow foliage, and a few people are visible walking near the entrance. A dark blue banner is overlaid on the top right, and another on the bottom left.

VITALIS TOWER

Aventura | FL

SALES COMPARABLES

SALES COMPARABLES



Vistalis Tower



Aventura ParkSquare Signature



One Aventura



2801 NE 213th St

Address	21291 Northeast 28th Avenue, Aventura, FL
Sale Date	On Market
List Price	Contact Agent
Price/SF	Contact Agent
Size (SF)	114,988
Sale Status	Pre-Construction
Built	New Development

Address	2980 NE 207th St
Sale Date	9/5/2025
List Price	\$1,325,000
Price/SF	\$1,126.70
Size (SF)	1,176
Sale Status	Full Value
Built	2018

Address	20900 NE 30th Ave
Sale Date	3/18/2025
List Price	\$680,000
Price/SF	\$876.29
Size (SF)	776
Sale Status	Public Record
Built	2008

Address	2801 NE 213th St
Sale Date	5/24/2024
List Price	\$1,432,400
Price/SF	\$818.05
Size (SF)	1,751
Sale Status	Confirmed
Built	1980/2017

SALES COMPARABLES



Aurora Condominium



Aurora Condominium



One Aventura



Ivory 214

Address **17550 Collins Ave**

Sale Date **3/18/2024**

List Price **\$5,500,000**

Price/SF **\$1,018.14**

Size (SF) **5,402**

Sale Status **Full Value**

Built **2023**

Address **17550 Collins Ave**

Sale Date **On Market**

List Price **\$6,250,000**

Price/SF **\$1,133.48**

Size (SF) **5,514**

Sale Status **Active**

Built **2023**

Address **20900 NE 30th Ave**

Sale Date **On Market**

List Price **\$1,250,000**

Price/SF **\$1,080.38**

Size (SF) **1,157**

Sale Status **Active**

Built **2008**

Address **2820 NE 214th St**

Sale Date **On Market**

List Price **\$1,100,000**

Price/SF **\$1,003.65**

Size (SF) **1,096**

Sale Status **Active**

Built **2021**

SALES COMPARABLES



Aventura ParkSquare Signature



Aventura Medical Tower



1212 Aventura- Office/Retail



1212 Aventura- Office/Retail

Address	2980 NE 207th St
Sale Date	On Market
List Price	\$1,080,000
Price/SF	\$976.49
Size (SF)	1,106
Sale Status	Active
Built	2018

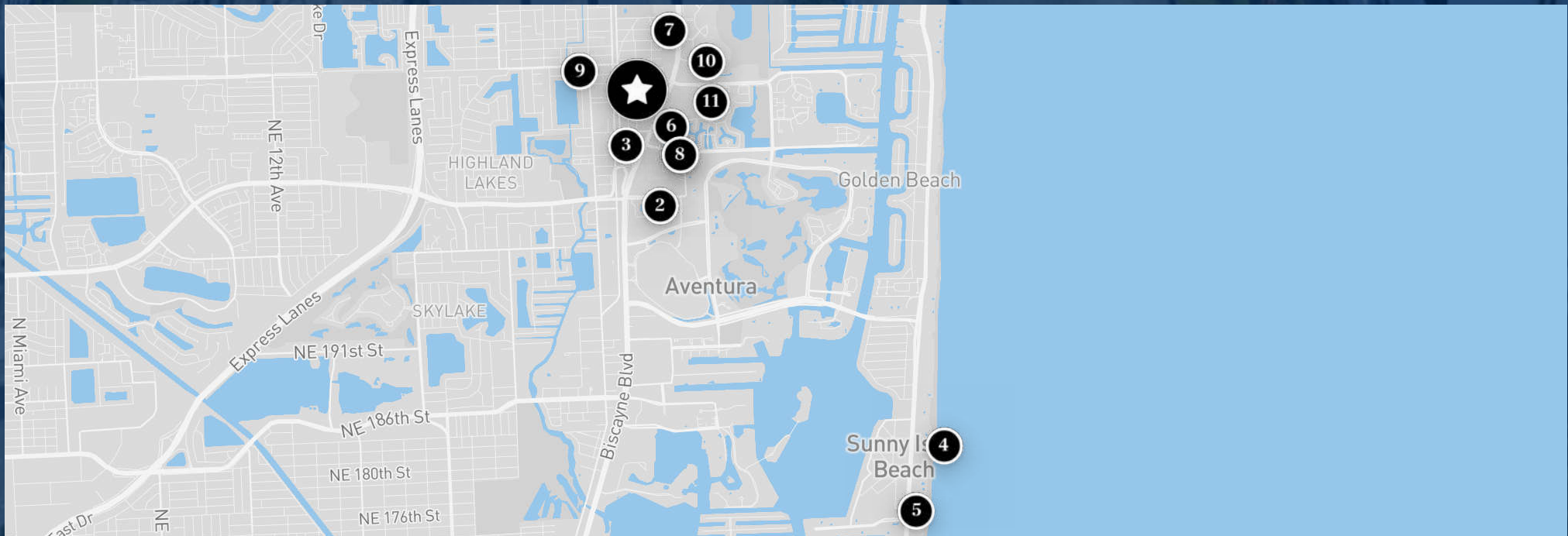
Address	2801 NE 213th St
Sale Date	On Market
List Price	\$702,400
Price/SF	\$800.00
Size (SF)	878
Sale Status	Active
Built	2018

Address	21290 Biscayne Blvd
Sale Date	On Market
List Price	\$690,000
Price/SF	\$1,155.78
Size (SF)	597
Sale Status	Active
Built	2024

Address	21290 Biscayne Blvd
Sale Date	On Market
List Price	\$685,000
Price/SF	\$1,147.40
Size (SF)	597
Sale Status	Active
Built	2024

SALES COMPARABLES SUMMARY AND MAP

#	Property Name	Address	Sale Date	Sale Price	Price per SF	Land Area	Built/Renovated
S	Vistalis Tower	21291 Northeast 28th Avenue			\$775	71,177	
1	Aventura ParkSquare Signature	2980 NE 207th St	9/5/2025	\$1,325,000	\$1,126.70	1,176	2018
2	One Aventura	20900 NE 30th Ave	3/18/2025	\$680,000	\$876.29	776	2008
3	2801 NE 213th St	2801 NE 213th St	5/24/2024	\$1,432,400	\$818.05	1,751	1980/2017
4	Aurora Condominium	17550 Collins Ave	3/18/2024	\$5,500,000	\$1,018.14	5,402	2023
5	Aurora Condominium	17550 Collins Ave	On Market	\$6,250,000	\$1,133.48	5,514	2023
6	One Aventura	20900 NE 30th Ave	On Market	\$1,250,000	\$1,080.38	1,157	2008
7	Ivory 214	2820 NE 214th St	On Market	\$1,100,000	\$1,003.65	1,096	2021
8	Aventura ParkSquare Signature	2980 NE 207th St	On Market	\$1,080,000	\$976.49	1,106	2018
9	Aventura Medical Tower	2801 NE 213th St	On Market	\$702,400	\$800.00	878	2018
10	1212 Aventura- Office/Retail	21290 Biscayne Blvd	On Market	\$690,000	\$1,155.78	597	2024
11	1212 Aventura- Office/Retail	21290 Biscayne Blvd	On Market	\$685,000	\$1,147.40	597	2024



VISTALIS TOWER

Aventura | FL

MARKET OVERVIEW



AVENTURA MARKET HIGHLIGHTS



Prime Location

Aventura is ideally located between Miami and Fort Lauderdale, providing easy access to major highways, beaches, and airports, driving both residential and commercial demand.



Thriving Local Economy

Aventura benefits from a strong economy supported by retail, tourism, and professional services, creating ongoing demand for real estate.



Regional Event Impact

Events like Art Basel in nearby Miami Beach enhance Aventura's cultural and economic profile, boosting demand for real estate.



Retail & Hospitality Growth

The area thrives with luxury shopping at Aventura Mall and strong hospitality demand fueled by international tourism and major events.



Proximity to Business Hubs

The city offers convenient access to Miami's and Fort Lauderdale's business districts, appealing to both businesses and high-net-worth individuals.



Attractive Investment Climate

With no state income tax and steady international investment, Aventura offers a strong and growing market for real estate.

AVENTURA MARKET BY THE NUMBERS

#1

in residential growth
within Miami-Dade
County (2024)

#2

in retail
revenue growth
in the region

#3

in office space
demand in
suburban Miami

#4

in luxury condo
development across
South Florida

AVENTURA MALL

28M+

ANNUAL VISITORS — ONE OF THE MOST VISITED MALLS IN THE U.S.

300+

RETAILERS — INCLUDING LUXURY AND FLAGSHIP BRANDS

5.6M SF

TOTAL RETAIL SPACE — LARGEST MALL IN FLORIDA

\$3B+

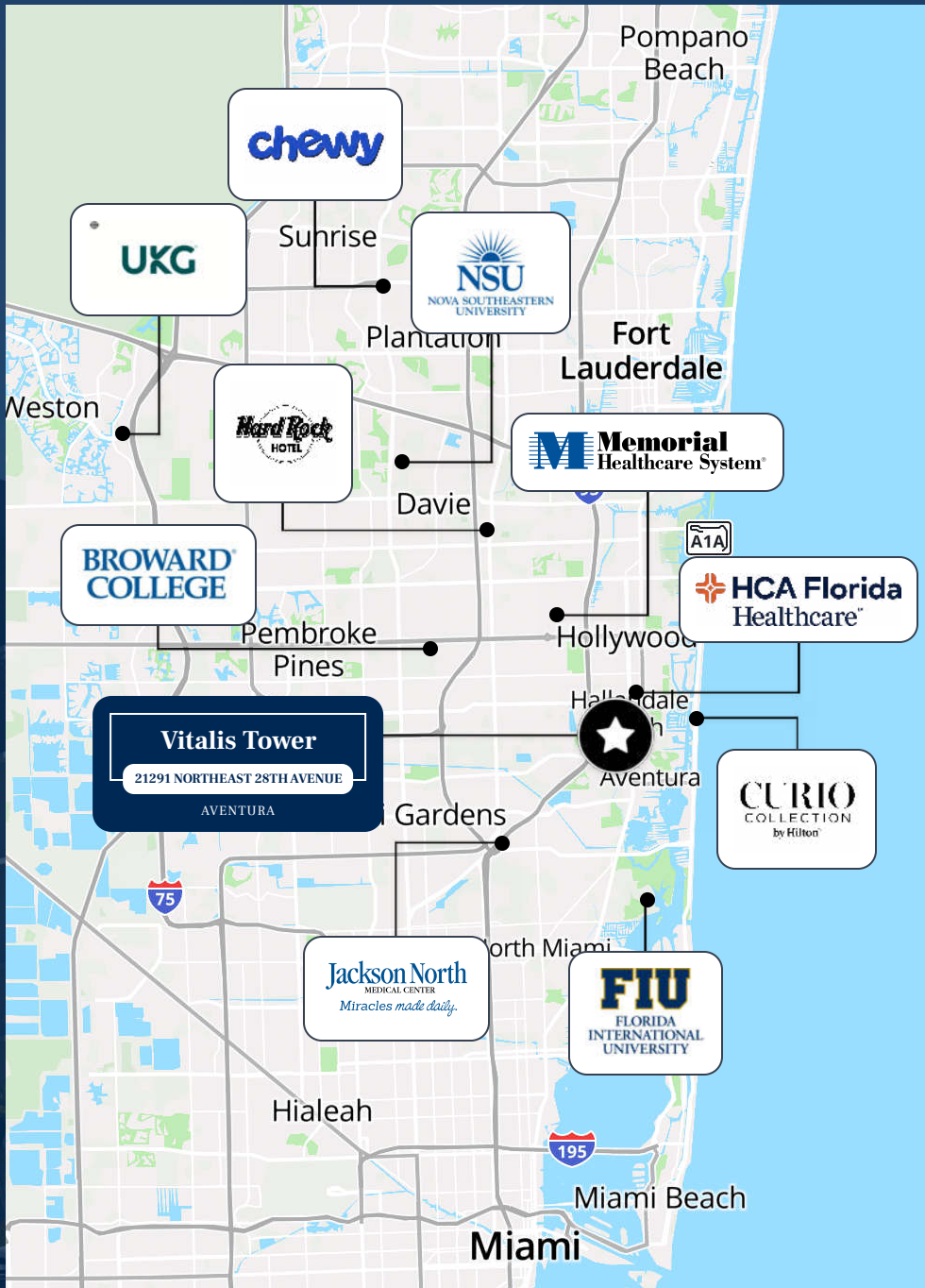
ANNUAL RETAIL SALES ESTIMATE — TOP-GROSSING U.S. SHOPPING DESTINATION

\$1B+

ANNUAL ECONOMIC IMPACT — DRIVING JOBS AND COMMERCIAL ACTIVITY IN THE REGION



MAJOR EMPLOYERS



The area surrounding 21291 NE 28th Ave in Aventura, FL, is anchored by a diverse employment landscape, with healthcare, education, hospitality, and technology as dominant sectors. Major institutions such as Memorial Regional Hospital, HCA Florida Aventura Hospital, and Jackson North Medical Center collectively employ thousands, establishing healthcare as a pillar of local job stability and economic resilience. Higher education is represented by Nova Southeastern University, Broward College-South Campus, and Florida International University’s Biscayne Bay Campus, fostering ongoing workforce development and supplying a steady influx of skilled professionals. Large private employers, including Chewy’s regional operations and UKG’s Weston headquarters, further enhance the tech and corporate ecosystem. The Seminole Hard Rock Hotel & Casino and The Diplomat Beach Resort contribute to the robust tourism and hospitality sector, two of South Florida’s most enduring economic drivers. The property’s connectivity, with immediate access to major roadways and public transit, supports convenient commutes to these key employment centers. This concentration of stable, recession-resilient industries positions the Aventura area as an economically secure and attractive location for both residential and commercial real estate investment.

Employer	Industry	Employees	Distance
Memorial Regional Hospital	Healthcare	5,000	6.6 mi
Nova Southeastern University	Education	5,000	17.1 mi
Seminole Hard Rock Hotel & Casino	Hospitality	3,000	11.1 mi
Aventura Hospital and Medical Center	Healthcare	2,000	0.1 mi
Chewy, Inc.	Technology	1,500	19.8 mi
Broward College	Education	1,500	9.6 mi
Florida International University - Biscayne Bay Campus	Education	1,000	5.8 mi
Jackson North Medical Center	Healthcare	1,000	5.8 mi
UKG (Ultimate Kronos Group)	Technology	1,000	24.9 mi
The Diplomat Beach Resort	Hospitality	1,000	3.0 mi

MIAMI UNEMPLOYMENT FALLS TO NEAR-RECORD LOWS

~3.2%
UNEMPLOYMENT

AVENTURA'S UNEMPLOYMENT RATE REMAINS LOW AT 3.2% IN 2025, LOWER THAN THE MIAMI-DADE COUNTY AVERAGE.

**~1,000 JOBS
ADDED**

AVENTURA ADDED APPROXIMATELY 1,000 JOBS IN 2024, WITH GROWTH IN RETAIL, HOSPITALITY, AND MEDICAL SECTORS.

**~1,500
BUSINESSES**

THE CITY IS HOME TO OVER 1,500 BUSINESSES, INCLUDING RETAILERS, OFFICES, AND SERVICE PROVIDERS, DRIVING LOCAL ECONOMIC GROWTH.

**~1,000
EVENTS
YEARLY**

AVENTURA MALL HOSTS OVER 1,000 EVENTS ANNUALLY, FROM ART EXHIBITS TO POP-UP SHOPS AND LIVE ENTERTAINMENT.

**~\$400M
INVESTMENT**

A \$400 MILLION EXPANSION HAS MODERNIZED AVENTURA MALL, ADDING LUXURY AMENITIES AND EXPERIENCES.

**~4,500 JOBS
CREATED**

AVENTURA MALL SUPPORTS OVER 4,500 JOBS IN RETAIL, MANAGEMENT, AND SERVICES.

AVENTURA POPULATION EXPECTED TO OUTPACE NATIONAL GROWTH

AVENTURA

40.5K

2021 Population

1.20%

Population Growth
(2010 to 2021)

1.27%

Population Growth
(2021 to 2026)

SOUTH FLORIDA

6.1M

2021 Population

0.84%

Population Growth
(2010 to 2021)

0.94%

Population Growth
(2021 to 2026)

FLORIDA

21.7M

2021 Population

1.30%

Population Growth
(2010 to 2021)

1.31%

Population Growth
(2021 to 2026)

UNITED STATES

333.9M

2021 Population

0.70%

Population Growth
(2010 to 2021)

0.71%

Population Growth
(2021 to 2026)

AVENTURA POPULATION EXPECTED TO OUTPACE NATIONAL GROWTH



Aventura is home to a thriving residential and commercial community



Aventura features an impressive number of top-tier residential communities

Including properties such as:

- Aventura Marina
- The Point Aventura
- Turnberry Isle Miami



The Aventura City Center is one of the region's most sought-after business hubs, providing access to top businesses in the medical, retail, and hospitality sectors.



Vibrant Community in Aventura

- Known for its luxury real estate
- offering residents a vibrant and dynamic environment with exceptional amenities



Vitalis Tower

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Marcus & Millichap
