

For Lease



Aventura Heart & Health

21097 NE 27th Court
Aventura, Florida 33180

- Property Description:** Conveniently located on the Aventura Hospital and Medical Center Campus, Aventura Heart & Health is a Class "A" 100,000 square foot medical office building.
- Available Space:**
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|-----------|------------------------------------|
| 1st Floor | 2,000 - 6,500 rentable square feet |
| 4th Floor | 2,000 - 7,500 rentable square feet |
- Lease Term:** 7-10 years
- Base Rental Rates:** \$24.00 base rent + \$10.69 operating expenses (per sq ft)
- Major Tenants:**
- Aventura Heart & Health
 - Miami International Cardiology
 - Cardiovascular Consultants of South Florida
- Parking:** Valet, Covered garage parking + covered patient drop-off
- Features:**
- Adjacent to all hospital services
 - Just steps away from restaurants, shopping, and banking
 - 2-Story Atrium Lobby



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