

February 10, 2015

Integra Announces Health-Oriented Mixed-Use Development for Aventura

By Balazs Szekely, Associate Editor

Miami-based Integra Investments recently announced plans for Aventura ParkSquare, a mixed-use development engineered with healthy living and wellness in mind.

Zyscovich Architects is in charge of the design. The company is behind projects such as Bayfront Park and the Lincoln Road Cinema & Retail Complex. The property will be the first of its kind in the suburban city,

intended to serve as an important gathering place for social interaction while offering an array of health-oriented features.



Located on the corner of 2900 Waterways Boulevard and Northeast 207th Street, the nearly 7.5-acre Aventura ParkSquare site is just minutes from Aventura Mall and Gulfstream Park, as well as Biscayne Boulevard and I-95 with direct access to Miami and Fort Lauderdale.

Plans call for a residential tower with 131 units, a senior living facility, a 100,000-square-foot Class-A office building with outdoor event space and 55,000 square feet of retail space for restaurants and shops. The residential units range from 1,000 to 1,800 square feet and will sell for between \$400,000 and \$800,000. The design also includes a hotel, a public park and a 45,000-square-foot wellness medical center for specialty healthcare businesses.

As healthy living is the focal point of the development, 15-foot sidewalks are included in the design for enhanced walkability, and curbs and other obstructions will be eliminated in order to encourage jogging. The buildings will feature open staircases that support physical activity and less use of elevators. The developers expect to break ground in Q1 2015, and the project is slated for completion in early 2017.

<http://www.cpexecutive.com/cities/miami/integra-announces-health-oriented-mixed-use-development-for-aventura/1004113220.html>

Health and Wellness Focused Mixed-Use Development Breaks Ground in The City of Excellence

by Robert Demeter

Integra Investments recently broke ground on the 7.5 acre visionary project located in the heart of Aventura.

Miami—Miami-based **Integra Investments** recently broke ground on **Aventura ParkSquare**, a 7.5 acre mixed-use development with a health and wellness focus which was first announced in **February 2015**. The project will be the first lifestyle development of its design to be introduced to Aventura, and it is expected to be a buzzing epicenter of the city.



Aventura ParkSquare Site Plan

The groundbreaking was hosted at the beginning of April, by the project's development team comprised of Victor Ballestas, Nelson Stabile, Paulo Melo and Steven Sorensen of **Integra Investments**, who were accompanied by Aventura Mayor Enid Weisman, Vice Mayor Bob Shelley and Commissioners Teri Holzberg and Howard Weinberg. Other attendees included representatives from **Suffolk Construction**, the **Crescendo Real Estate** sales team, and the project's premier retail and restaurant tenants including Icebox Cafe, greenmonkey® yoga, Graziano's Market, Barry's Bootcamp, Angelo Elia Pizza Bar & Tapas, Cycle House and The Mediterranean Kitchen, among others.

"We're incredibly proud to officially break ground on Aventura ParkSquare," said Victor Ballestas, principal of Integra Investments. "If the compelling success of the sales process is any indication, Aventura ParkSquare is well on its way to delivering its mission of creating a unique lifestyle and community to Aventura."

"Suffolk Construction is excited to partner with Integra Investments on such an impressive development in Aventura. Breaking ground is the first of many construction



Aventura ParkSquare Ground-Breaking Event

milestones as we work towards achieving their vision for the project,” said Jeff Gouveia, Jr., president & general manager of Suffolk Construction.

Situated on the corner of 2900 Waterways Boulevard and NE 207th Street, Aventura ParkSquare boasts a prime, central location just minutes from Aventura Mall, and in close proximity to Biscayne Boulevard and Ives Dairy Road.

The visionary project will feature extra-wide sidewalks and open staircases, accompanied by a 131-unit luxury residential condo tower with boutique residences, 144-unit senior living apartments, **a flagship 207-key Aloft hotel**, 55,000 square feet of retail space complete with upscale boutiques, fine dining, and restaurants with outdoor seating, a 100,000-square-foot Class A office building with outdoor event space, and a 45,000-square-foot, state-of-the-art wellness medical center with specialty healthcare tenants. Further community amenities include a garden, dog park, swimming pool, fitness center as well as 24-hour security.

The health and wellness oriented community is set to become a central hub of activity in Aventura and will stand apart due to its metropolitan feel which will promote an active lifestyle, while tree-lined streets and green spaces, water elements, and lush landscaping will canvas the community.



Rendering of Aventura ParkSquare Retail Strip

Residences are exclusively marketed and sold by Crescendo Real Estate. Michael Comras, Jonathan Carter and Michael Silverman of the Comras Company spearhead the exclusive retail leasing for the project. The project is slated for completion in 2017.

August 26, 2015

Aventura ParkSquare Bulks up Tenant Roster

By Balazs Szekely, Associate Editor

A Los Angeles-based fitness chain is expanding its presence in South Florida. For its second location Barry's Bootcamp it chose a mixed-use development in Aventura that has a health and wellness focus. The gym is the newest upscale retail tenant set to launch at Aventura ParkSquare, Integra Investments announced.



Aventura ParkSquare

Slated to debut in early 2017, the new Barry's Bootcamp location will comprise 4,775-square feet on the ground-floor. Customers will have access to high-end locker rooms, a large open lobby and the brand's signature Fuel Bar offering protein shakes and other nutritional supplements.

Located on nearly 7.5 acres on the corner of 2900 Waterways Blvd. and Northeast 207th St, the Aventura ParkSquare development will boast a 131-unit luxury residential condo tower, 55,000 square feet of retail space complete with boutiques and restaurants with outdoor terraces, a select-service hotel, a 100,000-square-foot Class A office building with outdoor event space, and a wellness medical center with specialty healthcare tenants.

The project has signed multiple lease agreements in the last few months, including greenmonkey yoga and Icebox Cafe. Florida's Comras Co. is the exclusive leasing agent; Michael Comras, Jonathan Carter and Mike Silverman brokered the transaction.

Rendering courtesy of Integra Investments

September 3, 2015

Aventura ParkSquare Gets Lofty Hotel Centerpiece

By Ioana Neamt, Associate Editor

Miami-Dade County's massive **Aventura ParkSquare** mixed-use development is getting a brand new Aloft hotel in 2017. **Integra Investments** announced that the new 207-key asset will serve as the development's signature hotel component. Construction on the Aloft Hotel at Aventura ParkSquare is expected to start this fall and be completed in the spring of 2017. Developed by Lebanon, N.H.-based **Norwich Partners** and designed by **Zyscovich Architects**, the hotel will be located directly across the street from the nearly 7.5-acre development at the corner of Northeast 207th Street and 2900 Waterways Blvd.



Aloft Hotel at Aventura ParkSquare

"The Aloft brand embodies the buzzing atmosphere and lifestyle we are cultivating at Aventura ParkSquare," Victor Ballestas, principal at Integra Investments, said in a statement. "We see great synergy with their innovative brand and the vibrant community we are creating at Aventura ParkSquare."

Upon completion in early 2017, Aventura ParkSquare will incorporate: 55,000 square feet of retail; a 100,000-square-foot Class A office building; a 131-unit luxury condominium tower; and a 45,000-square-foot wellness medical center. The property is strategically located close to Biscayne Boulevard and the I-95, providing direct access to the cities of Miami and Fort Lauderdale.

Image courtesy of Aloft Hotels