

South Florida's First Mixed-Use Development With Health-Oriented Design To Launch

Feb 04, 2015

Establishing a new direction for healthy living, Miami-based **Integra Investments** announced today plans to develop **Aventura ParkSquare**, one of the country's most forward-thinking projects with wellness as the cornerstone of its design. The mixed-use development, the first of its kind in Aventura, will serve as the premier



gathering place for social interaction, with rewarding benefits that promote a health-oriented, active community.

Within walking distance from Aventura Mall, the nearly 7.5-acre **Aventura ParkSquare** will stand apart from the area's traditional retail and residential offerings, many of which have defined the city for decades. Now introducing a more metropolitan feel to the area, patrons will reap the rewarding health benefits of walking to shop, dine, live, work and play in what is to become the central hub of Aventura. Designed by acclaimed urbanists **Zyscovich Architects**, the visionary project is poised to be the buzzing epicenter of the "new" Aventura due to its innovative design and unique lifestyle. Features that promote health include extra-wide, 15-foot sidewalks for enhanced walkability; convenient, open staircases throughout that support physical activity and less use of elevators; and the elimination of curbs for greater accessibility and connection to the project's various components.

The project will encompass 55,000 square feet of retail space complete with upscale boutiques, fine dining, and restaurants with outdoor terraces; a flagship select-service hotel; a 131-unit luxury residential condo tower; 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.

A tree-lined, interior main street will stretch two city blocks and serve as the intersection of all activity for the ground floor retail. Lush landscaping and large matured live oak tree canopies, as well as water elements and art installations will define the numerous green spaces.

At the heart of **Aventura ParkSquare** will be its health and fitness programming, which will infuse exercise and wellness into everyday life. From community yoga classes to group meditation and bustling boot camps, even a dog park fit for four-legged friends, the common areas will be utilized to inspire a healthy state of mind and body, and unite like-minded wellness enthusiasts.

“While Aventura has long been synonymous with its world-class shopping at Aventura Mall, we have envisioned a new type of premier destination, one that the city has never seen,” said Victor Ballestas, Principal with Integra Investments. “This project will create a sense of place as a true neighborhood designed to offer an optimal quality of life with health activities, vast entertainment, trendy dining and nightlife options.”

Fashioning a one-of-a-kind experience at Aventura ParkSquare, Integra Investments sought Zyscovich Architects for its integrated urban planning, architecture and design expertise. Zyscovich Architects’ notable credits include the transcendent Midtown Miami neighborhood, Bayfront Park, and the Lincoln Road Cinema & Retail Complex.

“There are very few projects like Aventura ParkSquare that are transforming an area with a design concept of the future,” added Bernard Zyscovich, Founder and Principal of Zyscovich Architects. “The development will serve as a paragon for bringing urban, mixed-use communities in the U.S. to their next stage of evolution with healthy living as a focal point.”

Located on the corner of 2900 Waterways Boulevard and Northeast 207th Street, **Aventura ParkSquare** boasts a prime, central location just minutes from Aventura Mall and Gulfstream Park, and is in close proximity to Biscayne Boulevard and I-95, offering direct access to Miami and Fort Lauderdale. The project is slated for completion in early 2017.

<http://www.cre-sources.com/south-floridas-first-mixed-use-development-with-health-oriented-design-to-launch/>



Aventura ParkSquare Breaks Ground

Apr 06, 2016

Miami-based **Integra Investments** announced today that it has commemorated the groundbreaking of **Aventura ParkSquare**, one of the country's most forward-thinking mixed-use development projects.

The transformative health and wellness focused project will be the first lifestyle development of its design to be introduced to the area, and is poised to be the buzzing epicenter of the "new" Aventura.

Held on April 5th at the future site of **Aventura ParkSquare**, the ceremonial groundbreaking was hosted 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**. Guests in attendance 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."

Developed by **Integra Investments**, the 7.5-acre Aventura ParkSquare will stand apart due to its metropolitan feel that promotes an active lifestyle. Extra-wide sidewalks for enhanced walkability; open staircases that support less use of elevators; and the elimination of curbs for greater accessibility will give patrons rewarding health benefits, while shopping, dining, living, working and playing in what is to become the central hub of activity in 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 milestones as we work towards achieving their vision for the project,” said Jeff Gouveia, Jr., President and General Manager of Suffolk Construction.

The visionary project will boast a 131-unit luxury residential condo tower; a flagship 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.

Located 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 project is slated for completion in 2017.

Developer Planning Office Condo In Aventura

May 17, 2015

The developer of the **Aventura ParkSquare** mixed-use project has revealed some important details of the project's office component.

The 100,000-square-foot, 'Class A' office tower **ParkSquare Signature** is being sold as commercial condo units, **Integra Investments** Principal **Victor Ballestas** said. Already six of the nine floors have been sold,

with the buyers evenly split between end users and investors hoping to lease the space, he said. In most cases, Integra has sold entire floors to single buyers, Ballestas added.



"Aventura has a strong South American market and the South American market has accepted the office condo model more than the the domestic market," Ballestas said. "People in Aventura tend to be in their office longer so it's a model that worked."

Integra is selling the office space at \$550 per square foot. It's asking for 30 percent deposits.

The buyers will be responsible for interior buildout, but Integra will complete the bathrooms and a first floor conference room and lobby.

The office building, like the rest of ParkSquare, was designed by **Zyscovich Architects**. The interior design is by Interiors by Steven G.

Ballestas said he decided to make office part of ParkSquare at **2900 Waterways Blvd.** because the Aventura office market has high occupancy rates, good rents and plenty of demand, especially from financial institutions.

In addition to the office building, **ParkSquare Aventura** will include 131 condos, 55,000 square feet of retail, a hotel, and a 45,000-square-foot medical office/wellness building. The project is designed to promote healthy living with large walkways.

Ballestas said the medical office and parking garage will break ground in the third quarter with residential and offices to follow in the fourth quarter.

Aventura ParkSquare's 40,000 SF Medical Wellness Center Unveiled

Jul 07, 2015

Integra Investments is pleased to announce the unveiling of **Aventura ParkSquare's Medical Wellness Center**, the latest addition to the forward-thinking mixed-use project located in the heart of Aventura. The planned, 40,000-square-foot, 10-story building will feature three dedicated floors of medical office condos for sale, with a multi-level parking garage underneath to easily accommodate patients, visitors and guests.



Exclusively sold and marketed by **Continental Real Estate Companies (CREC)**, the wellness center will be ideally positioned at the intersection of the development's collection of residences, shops, restaurants, and more. The Medical Wellness Center is slated to commence construction in Fall 2015, with an expected occupancy in early 2017.

With wellness as the cornerstone of **Aventura ParkSquare's** design, the state-of-the-art tower will serve the market's increasing demand for specialty healthcare tenants, attracting high-end medical practices, including dermatology, sports medicine, cardiology, orthopedics, plastic surgery and among others. Patrons will have the added benefit of a planned, adjacent flagship select-service hotel, which will allow tenants to accommodate both local and international clientele.

"We are extremely excited to be a part of this project, and have already seen tremendous demand from the medical community," said Steven Hurwitz, Principal with CREC. "The design and compatibility of the development serve to really differentiate this opportunity from other medical buildings in the area. This is a first for Class A medical space in Aventura."

“We are meeting the increasing demand for high-end medical office condos, which has already drawn substantial interest from existing, local businesses within the area,” added Victor Ballestas, Principal of Integra Investments. “Our tenants’ clients will greatly enjoy the convenience of visiting Aventura ParkSquare based on its vast amenities, ease of use, and the finest facilities being offered.”

In addition to the Medical Wellness Center, **Aventura ParkSquare** will encompass 55,000 square feet of retail space complete with upscale boutiques, fine dining, and restaurants with outdoor seating; a flagship select-service hotel; a 131-unit luxury condo tower; and a 100,000-square-foot, ‘Class A’ office tower.

Establishing a new direction for healthy living, Aventura ParkSquare is the first project of its kind in South Florida with wellness as the cornerstone of its design. The nearly 7.5-acre, mixed-use development will stand apart due to its metropolitan feel that promotes an active lifestyle.

Located on the corner of **2900 Waterways Boulevard** and **Northeast 207th Street**, Aventura ParkSquare boasts a central location just minutes from Aventura Mall and Gulfstream Park, and is in close proximity to Biscayne Boulevard and I-95, offering direct access to Miami and Fort Lauderdale.

The project is scheduled to break ground in summer 2015 and slated for completion in early 2017.

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Aventura ParkSquare's Signature Office Tower Sold Out

Aug 18, 2015

Miami-based **Integra Investments** proudly announced today that **Aventura ParkSquare's** 'Class A' office tower, **ParkSquare Signature** has reached 100 percent sold and is now converting to contract.

Exclusively sold and marketed by **Crescendo Real Estate**, the record sales achievement was reached after just a few short months on the market, a compelling testament to buyers' strong interest in establishing roots at the revolutionary project.

With a groundbreaking for the site scheduled to take place this Fall, the development team continues to build momentum for Aventura ParkSquare's debut, making the first component of the highly-anticipated mixed-use development a reality as reservations for its 100,000 square-foot, nine-story office tower are currently being converted into hard-binding contracts.

"This exciting sales achievement is yet another major milestone that solidifies the extraordinary momentum we've experienced with Aventura ParkSquare," said Victor Ballestas, Principal of Integra Investments. "We look forward to beginning construction and introducing this new "fit city" and its unique lifestyle to Aventura."

"The success of sales at ParkSquare Signature is a testament to how this one-of-a-kind project has been received by buyers," said Ivan Ramirez, Owner of Crescendo Real Estate. "Buyers understand the unmatched value of this amenity-rich property, and we're experiencing a great sales pace not only for the office building, but for the residences and state-of-the-art medical wellness facility as well."

In addition to the office tower, Aventura ParkSquare will encompass 55,000 square feet of retail space complete with upscale boutiques, fine dining, and restaurants with outdoor seating; a flagship select-service hotel; a 131-unit luxury condo tower; and a 45,000-square-foot, state-of-the-art wellness medical center with specialty healthcare tenants.

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Located on the corner of **2900 Waterways Boulevard** and **Northeast 207th Street**, the project is scheduled to break ground in Fall 2015 and slated for completion in early 2017.



<http://www.cre-sources.com/aventura-parksquares-signature-office-tower-sold-out/>



New Office Condo Complex Opens With 92 Percent Pre-Sold and more...

New Office Condo Complex Opens With 92 Percent Pre-Sold

Posted: 06 Apr 2016 02:25 PM PDT

The intention of the project is for small businesses to own Class A office space – and for foreign investors and their families to become U.S. residents. [CLICK ON THE HEADLINE FOR MORE](#)

The post [New Office Condo Complex Opens With 92 Percent Pre-Sold](#) appeared first on [CRE-sources | South Florida Commercial Real Estate News](#).

Aventura ParkSquare Breaks Ground

Posted: 06 Apr 2016 12:27 PM PDT

The project is slated for completion in 2017. [CLICK ON THE HEADLINE FOR MORE](#)

The post [Aventura ParkSquare Breaks Ground](#) appeared first on [CRE-sources | South Florida Commercial Real Estate News](#).



Developer Looks To Bring 224,000 SF Of Office Space To Palm Beach Gardens and more...

- [Developer Looks To Bring 224,000 SF Of Office Space To Palm Beach Gardens](#)
- [Aventura ParkSquare's Signature Office Tower Sold Out](#)
- [Denholtz Associates Acquires Industrial-Flex Property From KTR](#)

[Developer Looks To Bring 224,000 SF Of Office Space To Palm Beach Gardens](#)

Posted: 18 Aug 2015 02:17 PM PDT

The Gardens Corporate Center plan will go before the city's Design Review Committee on Aug. 19. [CLICK ON THE HEADLINE FOR MORE](#)

[Aventura ParkSquare's Signature Office Tower Sold Out](#)

Posted: 18 Aug 2015 01:57 PM PDT

The record sales achievement was reached after just a few short months on the market. [CLICK ON THE HEADLINE FOR MORE](#)

[Denholtz Associates Acquires Industrial-Flex Property From KTR](#)

Posted: 18 Aug 2015 01:42 PM PDT

The small-bay warehouse center is currently 75 percent leased. [CLICK ON THE HEADLINE FOR MORE](#)