



*Vitalis*  
TOWER

MEDICAL & PROFESSIONAL OFFICES **FOR SALE**  
IN THE AVENTURA MEDICAL CAMPUS

21291 NE 28TH AVE  
AVENTURA, FL 33180  
OCCUPANCY: Q3 2028

Vitalis Tower is a boutique-style building offering high-end medical and professional offices in Aventura, Florida at competitive prices. Strategically located next to HCA Aventura Hospital, this project is designed to attract both passive income investors and healthcare providers.

With its modern design, prime location, and investment-ready status, Vitalis Tower is poised to become a landmark in the new **Uptown Aventura District**.

#### Key Features

- Medical & Professional Offices
- 11,000 sq ft of Retail Space
- 355 Parking Spaces
- Next to HCA Aventura Hospital
- 1 mile from Brightline & Aventura Mall

#### Medical Features

- Elevators that accommodate stretchers
- 6 1/2 ft wide hallways for easy maneuvering
- Covered dispatch areas for patients
- Shafts for diverse medical needs
- Elevated garage entrance for ambulances
- Generator space available
- 12' height ceiling
- Service entrance
- Access control, digital signage



# Vitalis Tower redefines medical workspaces in Aventura

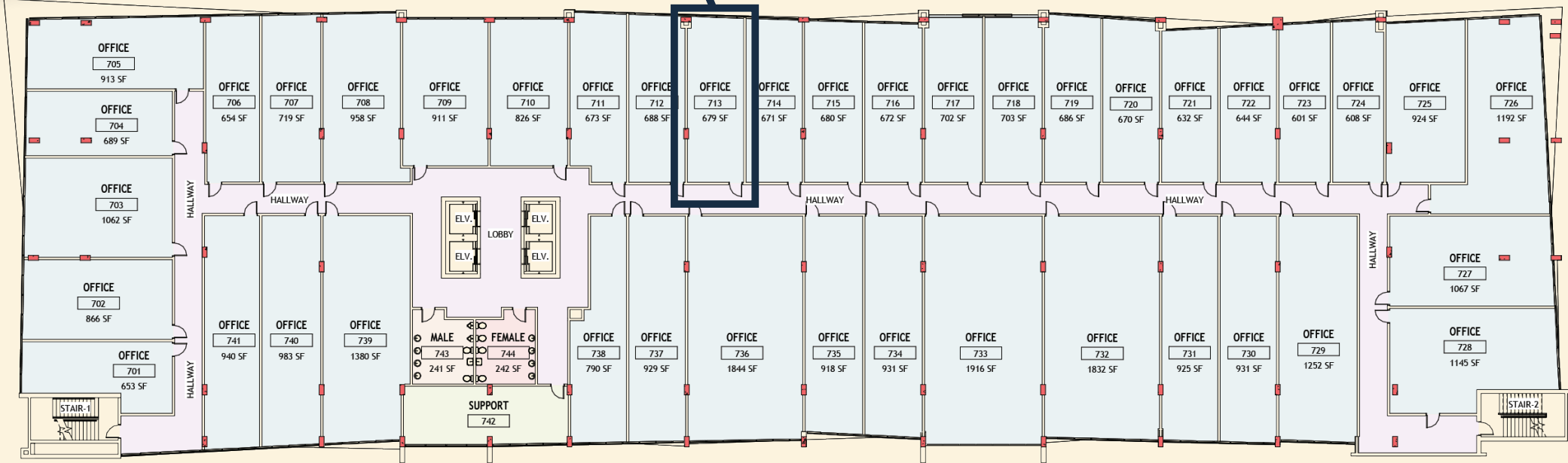
Vitalis is born from a simple — yet powerful — conviction: that healing begins with architecture. After years of designing health-oriented buildings, we listened to what patients and practitioners truly needed — not cold corridors or beige walls, but spaces filled with natural light, gentle colors, and an atmosphere that calms the mind before the doctor even enters the room. Decades of medical research support this vision: in 1984, Dr. Roger Ulrich published a landmark study of postoperative patients demonstrating that those exposed to natural views and soft light experienced shorter hospital stays, less pain medication use, and better overall recovery. Guided by this evidence, Vitalis was crafted with intention — wide windows welcoming the Florida sun, soothing tones inspired by nature, generous corridors, and a modern seven-story design that elevates both the patient experience and the professional environment. Vitalis is more than a building; it is a sanctuary where wellness, architecture, and long-term value converge for patients, doctors, and investors alike.

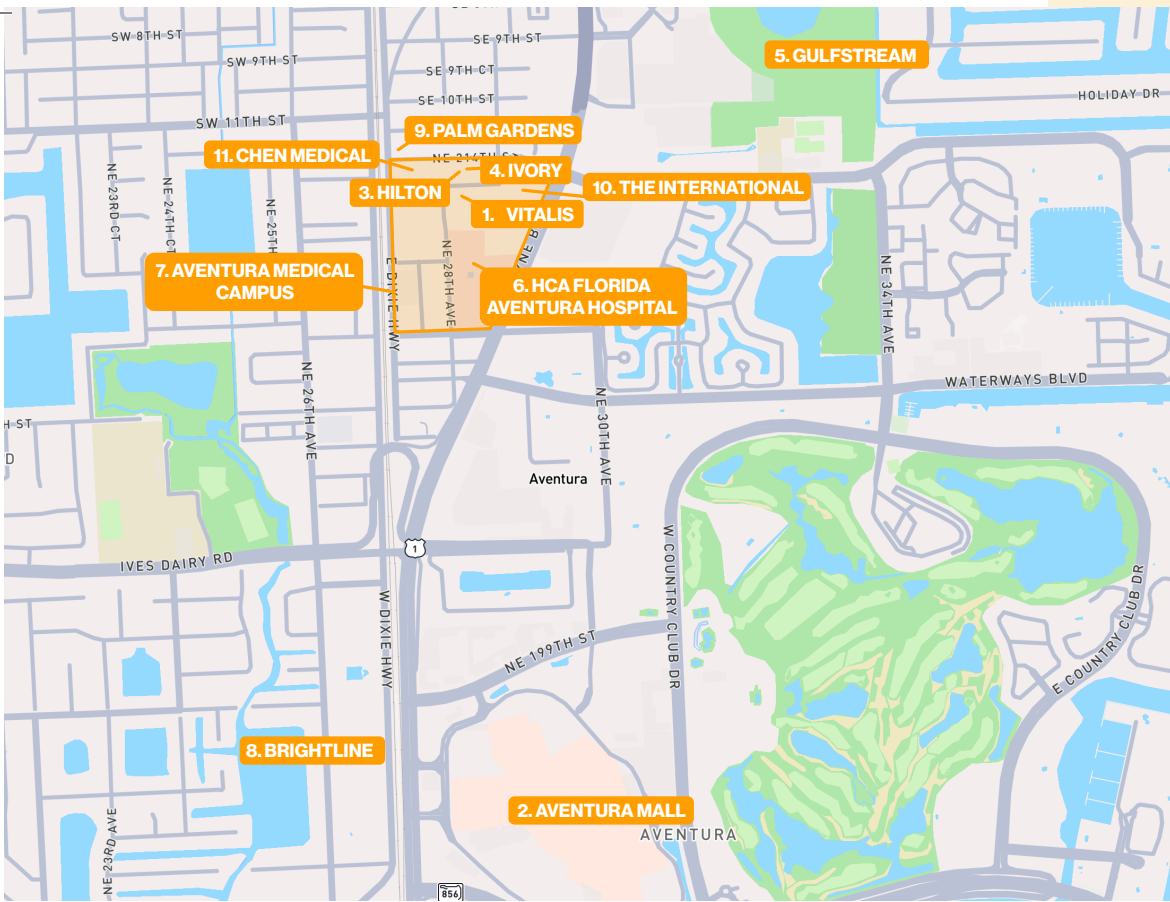


## Typical Floor Layout

This floor plan illustrates a highly efficient and versatile office layout designed to accommodate a wide range of medical and professional uses. The configuration maximizes leasable area while maintaining excellent accessibility, visibility, and natural light distribution.

- **Layout Type:** Central corridor with dual stairwells and elevator core
- **Sizes Range:** From ~500 sq ft to over 2,000 sq ft





# VITALIS TOWER IS LOCATED IN THE AVENTURA MEDICAL CAMPUS

The centrally located development offers a unique mix of medical & professional offices, ground-level retail, featuring key medical features.

- 1. VITALIS TOWER
- 2. Aventura Mall (1 mile)
- 3. Hilton Hotel Extended-Stay
- 4. Ivory 214 Medical Offices
- 5. Gulfstream Park
- 6. HCA Aventura Hospital
- 7. Aventura Medical Campus
- 8. Brightline train station

- 9. Palm Gardens Rehab & Nursing Home
  - 10. The International Luxury Senior Living
  - 11. Chen Medical
- Fort Lauderdale Airport (8 miles north)  
 South Beach (13 miles south)  
 Miami International Airport (19 miles south)

## PRIME LOCATION IN AVENTURA

Vitalis Tower is ideally located in the heart of Aventura’s fast-growing medical and commercial district, just steps away from the 500-bed HCA Aventura Hospital.

The area, now branded as “**Uptown Aventura**,” offers unmatched access to healthcare infrastructure, high-traffic commercial zones, and premium transportation options like the Brightline Station and major roadways.

Positioned just 1 mile from Aventura Mall and surrounded by top-tier medical facilities, Vitalis Tower is at the center of a thriving ecosystem for professionals, patients, and investors alike.



**SALES CENTER:**  
**2820 NE 214ST ST., STE 903**  
**AVENTURA, FL 33180**



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DECLARATION OF CONDOMINIUM AND MASTER DECLARATION FOR THE PROJECT.

THE SQUARE FOOTAGE REFERENCED INCLUDES BOTH THE SQUARE FOOTAGE OF YOUR UNIT (AS MEASURED BELOW) AND A COMMON AREAS FACTOR SQUARE FOOTAGE OF 20% CORRESPONDING TO YOUR UNDIVIDED INTEREST IN THE COMMON ELEMENTS. ACCORDINGLY AS A RESULT OF THE METHOD OF MEASUREMENT AND THE ADDITION OF THE COMMON AREA FACTOR THE STATED DIMENSIONS ARE GREATER THAN THE ACTUAL AREA CORRESPONDING TO YOUR UNIT BOUNDARIES AS DEFINED IN THE DECLARATION. STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARY FROM THE SQUARE FOOTAGE AND DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS). THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE SUBJECT TO CHANGE AND WILL NOT