

Office condo project in Aventura nabs \$20M construction loan

The developers of the Forum Aventura office condo tower secured a \$20 million construction loan to facilitate the completion of the project.

CK Prive Group, a joint venture between Prive Land Banking and CK Holding Group and H&M Development, are building the 12-story, 96,118-square-foot project at 19790 West Dixie Highway, just west of the Aventura Mall. The project broke ground in September using equity and buyer deposits.



The 12-story Forum Aventura office condo is under construction at 19790 West Dixie... [more](#)

Aztec Group's Howard Taft, Charles Penan and Jason Katz helped the developers obtain a \$20 million construction loan from **Stonegate Bank**, Marquis Bank and **Banco do Brasil**. That means all the funding for the project has been lined up.

“Forum Aventura will be situated in a highly desirable neighborhood, attractive to the types of office users that are driving South Florida’s economy today,” Taft said. “The property’s strategic location coupled with its impressive pre-construction sales, were instrumental factors in securing favorable terms for this loan.”

Forum Aventura is 75 percent pre-sold, according to Aztec Group.

Its office suites will range from 550 to 1,300 square feet, with floor plates as large as 8,500 square feet. Prices start in the \$300,000s. The building will include ground-floor retail.

The lobby will have a 30-foot high ceiling and the rooftop will have a glass-enclosed sky lounge with conference rooms, meeting areas and a wet bar. There will also be a rooftop terrace.

Forum Aventura should be completed in summer 2018.