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SOUTH FLORIDA



BH Group plans medical office building in Aventura

Aventura-based firm wants to place a nine-story structure on 0.7-acre site



BH Group is expanding its development pipeline in its home city with a planned medical office building in Aventura.

The Aventura-based real estate firm is seeking to build a nine-story building on a 0.7-acre site at 2740 – 2760 Northeast 208th Street, a site plan application shows.

BH Group is planning 50,004 square feet of medical office space on four floors and a ground-floor restaurant with 5,740 square feet, the application shows. Designed by Miami-based Studio

Baigorria, the project also will feature a parking pedestal with 213 spaces and a roof amenity deck with gardens.

In 2021, **BH Group** assembled the two vacant lots, paying \$4.9 million, records show. Led by principals Liat and Isaac Toledano, BH Group is among the most active development firms in South Florida. The firm is partnering with Coconut Grove-based Related Group to develop Icon Aventura, a planned 26-story mixed-use project on a 4-acre development site at 2999 Northeast 191st Street.

In November, the Aventura City Council approved Icon Aventura, which will include 275 condos and 20 rental units at below market rates for first responders and teachers working in Aventura. The planned high-rise will also have 12,000 square feet of ground-floor retail, as well as a separate standalone garage between Icon Aventura and an existing office building. Related has teamed up with BH on other development projects in the tri-county region, including a new luxury condominium and a new condo-hotel adjacent to the Diplomat Beach Resort in Hollywood. Last year, Related and BH paid a combined \$51.5 million for the 5-acre development site at Diplomat Landings.

In December, Related joined a partnership between **BH** and Boca Raton-based Pebb Enterprises to redevelop one of three office buildings at the Office Depot Campus in Palm Beach County. The joint venture is planning a nine-story, mixed-use project with 500 residential units and 42,000 square feet of retail at the 29-acre site in Boca Raton. BH, Related and Pebb have not decided if the units will be condos or apartments.

Pebb and **BH** paid \$104 million for the Office Depot campus last year. Last month, **BH** and another partner, Delray Beach-based Kolter, paid \$20 million for the former White House Inn development site in North Miami that is approved for a boutique condominium.