

a waterfront village for the *next generation* of miami in palmetto bay

LAGUNA VISTA





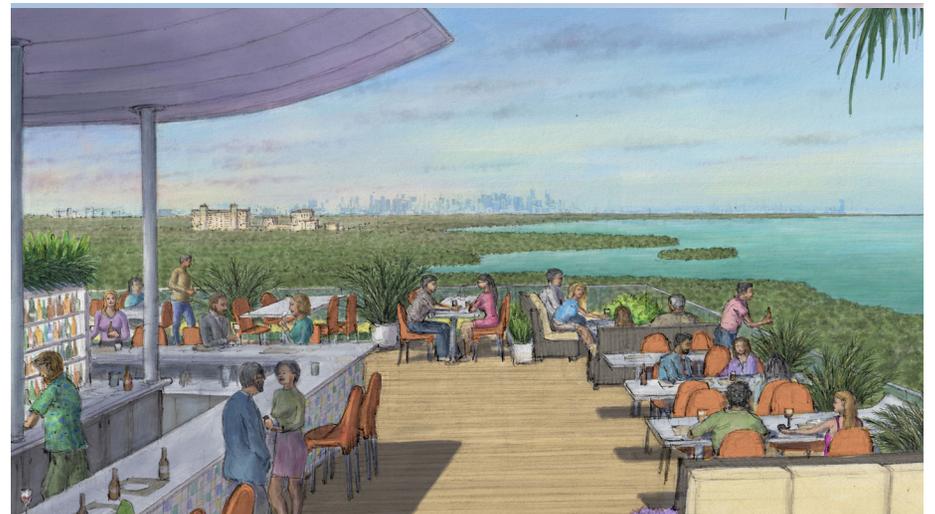
South of Miami's skyline, where Old Cutler Road bends toward the water beneath a canopy of banyans and royal palms, past historic estates

and glimpses of Biscayne Bay: **Laguna Vista** — an ±80-acre waterfront canvas ready for reimagining as South Dade's first-ever true mixed-use destination.



Currently home to Palmetto Bay Village Center, the Property now stands fully entitled and poised for transformation. The bespoke master plan envisions a walkable bayfront community—413 residences, 42 townhomes, a 120-key hotel, and over half a million square feet of beautifully-designed retail and office space—woven together by landscape, water, and light.

Laguna Vista is more than a development site. It's a setting for the next chapter of Miami's suburban story—a place where living, work, and leisure converge by the water's edge.



the vision





a community,
rooted in place

A modern coastal village where architecture, landscape, and water meet to create an environment that feels both timeless and new—with a landmark South Florida post-modern architecture at its heart.

Anchored by a quarter-mile reflecting pool and shaded promenade, the plan brings together residential, retail, hospitality, and office uses in a walkable pattern that feels like a resort and a neighborhood at once.



a place
to *belong*

Residences rise gently above the tree canopy, with bay views that shift from soft morning light to coral-colored sunsets. Lush gardens and quiet streets frame a daily rhythm of calm, connection, and retreat—elevating the South Dade lifestyle into something both intimate and aspirational.

a place
to *thrive*

At the heart of the master plan, beautiful office spaces overlook the water and promenade, creating a rare balance between productivity and place. Designed for a generation that values wellness, daylight, and convenience, Laguna Vista offers companies and professionals an address that feels less *office park* and more *experience*.





a place
to *unwind*

Restaurants spill onto terraces. Cafés open to a gentle breeze. Boutique retail lines the waterfront path. Evenings of twinkling lights across the water and music from the plaza. *A community* — a gathering place that draws people together and defines the identity of a reimagined bayfront destination.



The culmination of Miami's suburban evolution—a live-work-play environment where the pace slows, the water glimmers, and life unfolds along the bay's edge.



learn more at
lagunavistafl.com

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The Confidential Offering Memorandum with additional details is available by reaching out to the Avison Young team.

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