

## Adler Closes More Than \$76M Of Lease Transactions

Miami - Brokers with Adler Realty Services (ARS), Adler Group's leasing and property management arm, started off the year strong with a first quarter portfolio that included 66 commercial lease closings throughout Florida. In total, ARS agents were involved in deals accounting for 203,429 square feet of office, industrial and flex space valued at more than \$76 million in the first quarter of 2010.

Nearly 70 percent of the leases signed by Adler brokers this quarter were for multi-year tenancy commitments ranging from two to six years. "The commercial real estate market is more competitive than ever, with more available space and short-term incentives tempting

prospective tenants to keep on the move in search of 'an even better deal,'" said Matthew L. Adler, President of Adler Realty Services. "Our brokers securing such a large number of multi-year lease agreements illustrate their marked skill and understanding at creating contracts that are attractive and beneficial for both parties to pursue long-term business relationships."

ARS brokers completed 66 lease deals throughout the South, Central and Gulf Coast regions of the state. The top three transaction highlights for each region include:

**South Florida:**

- Frank Trading Co. renewed its lease for 18,660 square feet of warehouse and

office space at Ives Dairy Warehouses. ARS portfolio manager Phil Greenbaum represented the landlord, Ives Dairy Warehouses. (19900 NE 16 Place - Miami)

- Miami-Dade Health Department renewed its lease for 17,225 square feet of office space at Office Park at MICC. Matthew Bittel, ARS leasing associate, was the landlord representative. (8175 NW 12 Street - Doral)

- Avante Group renewed its lease for 11,654 square feet of office space at Presidential Circle. ARS leasing associates Matthew Bittel and Gian Rodriguez represented the tenant. Ed Steinhardt of CDR Realty represented the landlord. (4000 Hollywood Boulevard - Hollywood)

**Central Florida:**

- Proxy Management Group (d/b/a VEA) signed a new lease for 6,360 square feet of flex space at Donegan-Smith Warehouses. ARS sales and leasing agents Scott Lloyd and Dana Yockey represented the landlord, Kissimmee FlexxSpace, Ltd. (2450 Smith Street - Kissimmee)

- Got Thrift West Colonial LLC signed a new lease for 6,000 square feet of flex space at Donegan-Smith Warehouses.

ARS sales and leasing agents Scott Lloyd and Dana Yockey represented the landlord, Kissimmee FlexxSpace, Ltd. (2420 Smith Street - Kissimmee)

- Jams Management of Central Florida signed a new lease for 3,083 square feet of flex space at Sunport Commerce Center. Scott Lloyd, ARS sales and leasing agent, represented the landlord, Orlando Sunport FlexxSpace, Ltd. (8018 Sunport Drive - Orlando)

**West Florida:**

- TCH Restaurant Group signed a new lease for 4,320 square feet of office space at Breckenridge Park. ARS leasing associate J. Aaron Evans was the landlord representative. (5804 Breckenridge Parkway - Tampa)

- Faces, Inc. signed a new lease for 3,036 square feet of office space at the Collier Park of Commerce. ARS leasing associate Dara Goren acted as landlord and tenant representative. (3050 N. Horseshoe Drive - Naples)

- EuroPlacer signed a new lease for 2,362 square feet of flex space at Breckenridge Park. ARS leasing associate J. Aaron Evans was the landlord representative. Paul Fournier of Florida Realty represented the tenant. (5803 Breckenridge Parkway - Tampa).