



Dealmakers

June 23, 2009

By: Review staff

Trio completes lease at 110 Tower for firm

Dealmakers: Laurel Oswald, Walter Robinson, Jennifer Lee

The Deal: Luks Santaniello Perez Petrillo Gold & Jones, a corporate and insurance defense law firm, leased 15,140 square feet in Fort Lauderdale's 110 Tower at 110 SE Sixth St.

The seven-year, triple net lease is valued at \$3.3 million.

Oswald, Robinson and Lee represented the landlord, Genesis Capital Partners XI.

Details: Luks Santaniello now occupies the entire 20th floor of the 391,500-square-foot, 30-story tower and will become the building's anchor tenant when AutoNation moves its headquarters to 200 Las Olas Circle, near the Las Olas Riverfront complex. AutoNation, the nation's largest auto retailer, is taking 105,000 square feet in the 17-story, mixed-use building.

Luks Santaniello relocated from the SunTrust Center at 515 E. Las Olas Blvd.

According to Daniel Santaniello, the firm's managing partner, Luks Santaniello chose 110 Tower because it is across the street from the Broward County Courthouse and the office is 3,000 square feet larger than its previous space, which will allow the firm to grow. Luks Santaniello has about 35 attorneys plus support staff in six offices across the state. The Fort Lauderdale office houses 49 employees.

The building rents at \$19 to \$22 per square foot, according to Oswald, and is 94 percent occupied.

The lease is the largest deal at 110 Tower since AutoNation became a tenant, according to Oswald.

Background: Oswald is vice president, Robinson is senior vice president and Lee is an associate with Transwestern, a commercial real estate and development firm.

Tom Capacefalo, managing director of Studley's Miami office, represented the tenant.