



Local News

April 29, 2009

Transwestern Completes the Largest New Lease in Downtown Ft. Lauderdale for 1Q-2009 at 110 Tower

Transwestern's South Florida office is pleased to announce the 15,140 sq. ft. lease by Luks and Santaniello, LLC occupying the full 20th floor at 110 Tower, a 391,473 square-foot, 30-story Class "A" office tower in downtown Ft. Lauderdale. The lease was brokered on behalf of the landlord, Genesis Capital Partners XI, Ltd. by Laurel Oswald, Vice President as part of the exclusive leasing team of Walter Robinson, Senior Vice President, and Jennifer Lee, Associate. Luks and Santaniello was represented Tom Capocefalo, Managing Director of Studley's Miami office.

Immediately following Transwestern being awarded the exclusive leasing for 110 Tower, the leasing team was able to reintroduce the property to the marketplace and secure a prestigious law firm as the newest tenant. "We are very pleased that we were able to meet Luks and Santaniello's office space objectives in terms of value and efficiencies created by being located adjacent to the courthouse and with the convenience of our on-site amenities such as a health club, restaurant and conference facility," said Ms. Oswald. "With the focus of the Luks and Santaniello and their Broker, Tom Capocefalo, and quick response from the Landlord, GenCap Partners, we were able to complete the process from initial negotiations to move-in within three months time."

According to Mr. Capocefalo, "110 Tower presented itself as a viable option to the higher priced office product along Las Olas Blvd. Given the planned building renovations, proximity to the Broward county courthouse and attractive lease economics; Luks and Santaniello determined that 110 Tower would be the right office environment for this generation of the firms' growth."

The building is scheduled to undergo an extensive capital improvement program implemented by Transwestern that will focus on overall aesthetics and upgrading all areas of the buildings efficiency, and potential LEED/Green initiatives to provide exceptional services to all tenants

For more information about 110 Tower or for leasing opportunities please contact Walter Robinson at 305-808-7818, Laurel Oswald at 305-808-7820 or Jennifer Lee at 305-808-7314 or visit www.transwestern.net/Miami.

About GenCap Partners:

GenCap Partners, Inc., the asset manager for the landlord, is a real estate investment, advisory firm based in Dallas, Texas. The firm provides specialized real estate advisory, asset management and development services to domestic and international institutions in core markets nationwide. GenCap focuses on creating value and superior returns for its clients through investments in office, multifamily and industrial products. The GenCap Group brings substantial experience in sourcing, underwriting, structuring and managing real estate investment and development transactions. GenCap's strategic approach to real estate balances opportunistic, core and value added approaches to the market to meet the unique risk profiles of its diverse clientele. GenCap currently manages over \$400 million on behalf of its European private and institutional clientele.

About Transwestern:

Transwestern, one of the largest privately held commercial real estate and development firms in the U.S., is focused on creating value for our clients in each local market we serve.

Transwestern's unique business model offers fully integrated real estate services and operates through six distinct functional lines of business: agency leasing, property and facility management, investment services, tenant advisory, development and research for a broad range of property types, including office, industrial, retail, healthcare and multifamily. Transwestern leads the industry in sustainability and has received multiple EPA ENERGY STAR® awards. We have partnered with our clients and the USGBC to pursue LEED® certification on projects across the country. Please visit us at www.transwestern.net.