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DEAL OF THE WEEK: Office of the Attorney General of Florida

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The Office of the Attorney General of Florida will continue to operate out of Fort Lauderdale's 110 Tower for the next decade.

Officials representing the office renewed its lease on 51,335 square feet. The office is home to about 200 people who occupy more than three floors of the 30-story, 391,473-square-foot building.

Laurel Oswald, VP at Transwestern Commercial Services, which is leasing the building with Walter Robinson, senior VP at Transwestern, said the building's proximity to the courthouse played a big part in the AG office's decision to stay.

The AG office's search involved a public bid process that lasted more than a year. The owner and asset manager were very motivated to keep the AG as a tenant, and other buildings were eager to court the office, Robinson said.

"It's like a law firm with excellent credit," he said. "It's the best kind of law firm for a build-



Asset manager GenCap Partners is overseeing renovations and upgrades to the 110 Tower.

ing to have."

The space was marketed at \$20 triple net

with an operating expense of \$12.

Transwestern has signed 126,000 square

feet of renewals and 43,000 square feet of new tenants.

Part of the reason the building is attractive is because of a significant renovation it is undergoing. Asset manager GenCap Partners is overseeing \$31 million in renovations and green upgrades to the 110 Tower, onetime home of AutoNation.

The renovations include a buildout of the lobby, hallways and the seventh floor, which houses the building's cafeteria and will operate as a restaurant.

Transwestern is overseeing the conversion of lighting, the air-conditioning system and other parts of the building to meet the U.S. Green Building Council's Leadership in Energy and Environmental Design standards for existing buildings. GenCap is seeking silver LEED certification and is offering to incorporate the green upgrades into the build-out for both new and existing tenants.

OSCAR PEDRO MUSIBAY