

# Daily Business REVIEW

MEASURING MOBILITY AND POWER IN THE BUSINESS DEAL

SEPTEMBER 16, 2004

RECENT LEASING DEALS  
SIGNED IN MIAMI-DADE, BROWARD AND PALM BEACH COUNTIES.

## LEASING REPORT

Information provided to the  
Daily Business Review by brokers

### MIAMI-DADE

- 1** 701 Brickell Ave., Miami  
Square footage: 7,644 (office)  
Tenant: Harper Meyer Perez  
Ferrer & Hagan  
Tenant Rep: Holly Real Estate  
Broker: David Steinfield  
Landlord: Teachers Insurance & Annuity Association  
Landlord Rep: Jones Lang LaSalle  
Broker: Scott Strickland
- 2** 4000 Ponce de Leon Blvd., Coral Gables  
Square footage: 4,250 (office/sublease)  
Tenant: International Planning Group  
Tenant Rep: Holly Real Estate  
Broker: Gavin R. MacPhail  
Landlord: Invesco Institutional, Inc.  
Landlord Rep: Colliers International  
Broker: Claire Holash
- 3** 800 Brickell Ave., Miami  
Square footage: 4,050 (office)  
Tenant: Kravitz & Guerra, P.A.  
Tenant Rep: Holly Real Estate  
Broker: Gavin R. MacPhail  
Landlord: Brickell Associates, Ltd.  
Landlord Rep: Codina Realty Services  
Broker: Alison Lago
- 4** 7370 NW 12th St., Miami  
Square footage: 4,000 (industrial)  
Tenant: Modine Aftermarket Holdings  
Tenant Rep: Colliers International  
Broker: Ted Konigsberg  
Landlord: 7370 NW 12th Street, LLC

- 5** 15050 NW 79th Court, Miami Lakes  
Square footage: 1,367 (office)  
Tenant: Victoria World Wide Business Connections Inc.  
Landlord: Miami Lakes Properties  
Landlord Rep: The Graham Cos.  
Broker: Steve Style

### BROWARD

- 1** 3315 Commerce Parkway, Miramar  
Square footage: 18,917 (office/retail renewal)  
Tenant: GAR International Corp.  
Landlord: Miramar Park of Commerce  
Landlord Rep: Sunbeam Development  
Broker: Chris Caddell
- 2** 6261 NW Sixth Way, Fort Lauderdale  
Square footage: 7,698 (office)  
Tenant: Consumer First Funding Corp.  
Tenant Rep: Holly Real Estate  
Broker: David Steinfield  
Landlord: Regal Associates Ltd.  
Landlord Rep: Podolsky & Associates  
Broker: Barry Podolsky
- 3** 7250 W. McNab Road, North Lauderdale  
Square footage: 7,022 (retail)  
Tenant: Elegant Beauty Supply  
Landlord: North Lauderdale Associates  
Landlord Rep: Neal Realty & Investments  
Broker: David Bohar

- 4** 10390 USA Today Way, Miramar  
Square footage: 5,996 (office/retail renewal)  
Tenant: Direct Services  
Landlord: Miramar Park of Commerce  
Landlord Rep: Sunbeam Development  
Broker: Chris Caddell

- 5** 2727 Andrews Ave., Wilton Manors  
Square footage: 1,825 (retail)  
Tenant: Jungle Games, LLC  
Landlord: Zul Shopping Plaza Corp.  
Landlord Rep: Neal Realty & Investments  
Broker: John Fitzgerald

### PALM BEACH

- 1** 1655 Palm Beach Lakes Blvd., West Palm Beach  
Square footage: 9,188 (office)  
Tenant: Accretive Inc.  
Tenant Rep: Walters/Gottlieb Partners  
Broker: Connie Thomas  
Landlord: GW Forum Partners  
Landlord Rep: Walters/Gottlieb Partners  
Broker: Connie Thomas
- 2** 1499 W. Paimetto Park Road, Boca Raton  
Square footage: 4,460 (office)  
Tenant: Paramount Diamond Tools  
Landlord: 1499 Realty Corp.  
Landlord Rep: Colliers International  
Broker: Robert Listoken
- 3** 4350 Northlake Blvd., Palm Beach Gardens  
Square footage: 2,540 (office)  
Tenant: Workforce Alliance  
Tenant Rep: Touchstone Webb Realty  
Broker: Kris Husted  
Landlord: Palm Beach Gardens Office, LLC
- 4** 477 S. Rosemary Ave., West Palm Beach  
Square footage: 1,309 (office)  
Tenant: Helander Studio  
Landlord: Related Group  
Landlord Rep: Touchstone Webb Realty  
Broker: Darlene Glayat and Lauren Hunter
- 5** 105 S. Narcissus Ave., West Palm Beach  
Square footage: 1,124 (office)  
Tenant: American Home Landers, Inc.  
Landlord: FMC Florida  
Landlord Rep: Touchstone Webb Realty  
Broker: Darlene Glayat and Kris Husted