

19-story Montage tower next up near Lake Eola

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Ground was broken recently for The Montage, downtown Orlando's latest high-rise apartment complex.

The developer, **Lane Florida LLC**, expects to complete the 19-story tower at 101 Lake Ave. in the spring of 2010, a timetable for construction that should allow enough time for the economy to rebound.

Situated one block south of Lake Eola, The Montage is the first of three rental towers that Lane Florida plans for the site.

It will have 183 apartment units and, on the ground floor, 8,000 square feet of retail space. The building will include a rooftop pool and a 24-hour controlled-access fitness center and clubroom. It is situated next door to the recently opened **Publix Super Market**, the first full-fledged grocery store in downtown Orlando in decades.

Lane Florida, a subsidiary of Atlanta-based **Lane Co.**, controls 1½ city blocks on Lake Avenue between Pine and Mariposa streets. The second and third towers in the three-building complex are designed to have ground-floor retail and a combined 366 apartments. Construction on those buildings isn't expected to start until 2010.

Mike Mulhall, Lane Florida's regional development partner in Orlando, said The Montage will be built with U.S. Green Building Council guidelines that would earn it a silver "LEED" certification. LEED, which stands for Leadership in Energy and Environmental Design, is the industry standard for environmentally sustainable construction.

Designed by **EDI Architects** of Houston, The Montage will have an art deco exterior and modern interior features. **Winter Park Construction** has been selected as the general contractor, and **Stillwater Technologies** of Orlando is the civil engineer. **Lane Management LLC** will manage the property. Rents have not been set but will be com-

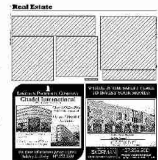
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Ready in 2010 The Montage, downtown Orlando's latest high-rise apartment tower, is to go up a block south of Lake Eola. It's the first of 3 rental towers Lane Florida plans to develop at the site.

petitive with apartments in the area, the company said.

Design

AB Design Group Archi-



fects Inc. of Longwood has been commissioned to design the Heart of Christ Christian Church in Orange City. Work is nearing completion for Signal Point Apartments, a 400-unit Orlando apartment-complex renovation that AB Design was commissioned to handle for the design and construction drawings.

Leasing

Bishop Realty and Development of Orlando, a full-service commercial real estate company, recently handled several major leasing transactions with a total value of more than \$1 million. Scott Williamson represented the owner in leasing a 3,500-square-foot medical-office suite in the Commons at Primera; the Center of Reproductive Medicine will occupy the space for a seven-year term, valued at \$609,670. Lawson Dann and Clark Brandt represented the owner in leasing of two industrial buildings with 18,000 square feet in south Orlando; **Fleet Services Inc.** will occupy the space for a four-year term for \$411,889. . . .

The Orlando office of **Cushman & Wakefield** said that Betty Owens, associate of office brokerage services, closed two leases in the Orlando area recently: Best Practices Disease Management leased 1,633 square feet in Stirling Center Place in Lake Mary from landlord **Bunker Hill Properties**, represented by Owens. She also represented the tenant, **Inroads Florida Region Inc.**, in a 2,073-square-foot lease in the Glenridge Building on Lake Lynda Drive in Orlando.

Landscaping

Agora Design Landscape Architecture provided landscape design services for the site renovation of the Crossroads Shopping Center in Lake Buena Vista at Interstate 4 and State Road 535 for **TIAA-CREF Investors**. **Jones Lang Lasalle** is the property manager. Agora has been providing design services in Orlando for 17 years.

Acquisitions

CNL Lifestyle Properties Inc. in Orlando has appointed Baxter Underwood to senior vice president and chief investment officer, to lead the acquisitions team in identifying business opportunities and increasing the company's \$2.3 billion portfolio of assets. CNL Lifestyle is a real estate investment trust that invests in properties such as golf courses, marinas, gated attractions and mountain resorts. Before his promotion, Underwood served as vice president of investments. Byron Carlock, president and chief executive officer of CNL Lifestyle Properties, said Underwood was instrumental in the launch of the REIT and led efforts to close more than \$1 billion in transactions. CNL Lifestyle Properties, formerly CNL Income Properties Inc., owns 109 properties in the United States and Canada.

Schools

BRPH in Orlando was awarded the master planning, architecture and engineering contract for the comprehensive redevelopment of the St. Cloud High School campus by the Osceola County school district. The \$52 million project will include the renovation and remodeling of existing facilities as well as construction of new buildings to accommodate 2,400 students. A phased approach over four years will be used to complete the project. BRPH will incorporate green-building principles into the new campus, which will feature a central plaza, new classroom buildings, auditorium, gymnasium and cafeteria. Approximately 20 buildings will be affected by the overall project.

Joint venture

KZF Design LLC and **Franklin Hart & Reid** have formed a joint venture, **FHR/KZF**, based in Kissimmee, to bring together services in engineering, surveying, planning, design and architecture. FH&R and KZF Design are working together on the Toho Water Authority offices in Kissimmee. The office structure, which will hold more than 70 employees in approximately 54,000

square feet, is being designed as a Leadership in Energy and Environmental Design (LEED) Silver Certified building. Franklin Hart & Reid, civil engineers and surveyors, is based in Kissimmee, while KZF Design is an architecture and engineering firm established in Florida in July 2000, with offices in Orlando and Tampa.

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LANE FLORIDA LLC