

TOWN CENTER ONE NEWS

News from Dayco's Town Center at Dadeland

– May 2008 –

TOWN CENTER ONE – UP AND COMING!

Priced from \$399,900; suites range from 930 sq ft to full floors

On-schedule for a mid-2009 delivery and already working on the 18th floor (there are 24 in total), construction of Dayco's Town Center One continues at a rapid pace.

The 210,000 square foot class 'A' office condominium is part of Dayco's Town Center at Dadeland, a 5.5 acre mixed-use blend of commercial, retail and residential.

"We're delighted with the pace of construction," says Luis Lamar, President of Dayco. "We have a reputation for on-time delivery, and our buyers are all anxious to open their offices at Town Center One."

Priced from \$399,900, the building's remaining units include suites from 930 square feet to a full floor of approximately 17,000 square feet.

"We have a variety of space options available," continues Lamar, "and the lack of class 'A' space in Dadeland is clearly a strong driver for demand. Whether a small entrepreneur or a large multi-national company, we've been able to meet a broad range of office space needs."



towncenterone.com - 305.670.2382

WILLIAMSON CADILLAC – HUMMER; THREE DECADES OF SUCCESS

In 2001, when Ed Williamson sold the 7½ acre tract across the street from Dadeland Mall on which his Williamson Cadillac dealership had resided for 34 years, he understood the developer's vision for a new urban core. An area with residential, commercial, retail, and walkable streets that all could enjoy and appreciate.

He moved his dealership – now Williamson Cadillac Hummer – just down the street to the corner of U.S. 1 and South Dixie Highway, and watched as the area rapidly transformed into just what he imagined.

"The opportunity presented itself where our parcel became a hub for the area's development," says Mr. Williamson, "while at the same time our new location on 104th seemed like the ideal home for our next stage of evolution. Clearly it was a win/win for all."



Today, at any point in time, Williamson Cadillac Hummer is consistently one of the nation's largest Cadillac and Hummer dealerships, outperforming dealerships in much larger markets.

"Our success has always been rooted in customer-service," continues Mr. Williamson. "We have families that have purchased from us for three, four generations, something of which we are all proud."

Mr. Williamson's belief in Dadeland's new urban core continues, as he is now one of the purchasers of office space at Dayco's Town Center One. "The lack of class 'A' office space in the Dadeland area makes this, in my opinion, an ideal investment," he adds. "I have a great deal of confidence in Dayco and look forward to continuing to be a part of this exciting mixed-use destination."

MARKET UPDATE – COMMERCIAL OFFICE SPACE A BRIGHT SPOT

While the residential real estate market works through its correction, the commercial real estate market continues to be a bright spot for South Florida. A recent Miami Herald story noted that the average vacancy rate in Miami-Dade County is 8%, with the average rent now at \$30.88/foot.

"The Herald article notes office space in general," says Dayco's Doris Myers, Project Manager for Town Center One, "but we see that class 'A' space in areas like Dadeland having an even lower vacancy rate, an indication of demand."



"A significant portion of our buyers see their new office space as not a place to work," continues Myers, "but a long-term investment for them and their family. With so few class 'A' options today and in the future, we are confident in the long-term value of Town Center at Dadeland."

BUILD-OUT CONCERNS? WE'VE GOT YOU COVERED!

Interested in purchasing your office but confused about layout, design and build-out? Town Center One offers complementary, in-house space planning services to help you make your office space selection easy, and most importantly... cost-effective. There is a showroom on site to help you make build-out and finish selections to ensure that your investment is a reflection of you and your organization.



TOWN CENTER ONE

Class 'A' office condominiums currently under construction

- Suites ranging from 930 sq ft to full floors
- Priced from \$399,900

VISIT US - Town Center One's sales center

is located on the first floor of the Dadeland Medical Building, at 7400 N. Kendall Drive, directly across the street from Dadeland Mall. For additional information, call 305.670.2382 or visit towncenterone.com.



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**TOWN
CENTER ONE**
CLASS 'A' OFFICES AT DADELAND