

Week of Dec. 30-Jan. 5, 1995

Big commercial deals of 1994

The biggest commercial real estate deals of '94 include:

Sales, all categories: Landmark Center's 440,273-square-foot twin-building downtown office complex, \$50 million, or about \$113.56 per square foot, by Faison/Providian Corp. to GE Investment Realty Partners III. Co-brokered by Frank W. Herring Jr. of Faison and Nan McCormick of CB Commercial Real Estate Group Inc.

Leases, all categories: United Leisure Industries Group, 113,620 square feet at Center of Commerce for nine years. Lease value: \$3.7 million. Brokered by Paul B. Ellis of Trammell Crow Co.

Business parks: The 533,000-square-foot Sandlake West Business Park, \$24.5 million, or \$45.96 per square foot, by Wachovia Bank Real Estate Trust to Sentinel Real Estate Corp. Brokered by Richard Donnellan and Steve Miskew of RJS Jackson & Associates of Boca Raton.

Post-1980 apartments: The 370-unit Arbors at Kirkman Park, \$22.62 million, or \$61,141 per unit, by ZOM Kirkman Arbors Ltd. to Colonial Properties Inc. Brokered by Samuel C.

"Trip" Stephens III of ZOM Realty Inc.

Pre-1980 apartments: The 224-unit Summerfield apartment complex, \$5.58 million, or about \$24,919 per unit, by Griffin Orlando Partnership to Summerfield National Associates L.P. Brokered by Robert E. Smith and David A. Kinnard of Smith Equities Corp.

Retail: The 73,000-square-foot Church Street Market, \$11.6 million, or a record \$159 per square foot, by Barnett Bank of Central Florida to Ameurco Management Inc. of Coral Springs.

Land sales by dollars: The 1,689-acre Split Oak Forest tract in Seminole County, \$8.61 million, or about \$5,100 per acre/12 cents per square foot, by M.L. Carter Realty Trust to Orange and Osceola counties, the Florida Game and Freshwater Fish Commission, and the Florida Communities Trust. Brokered by Maury M. Carter of Maury L. Carter & Associates Inc.

Land sales by acreage: The 8,893-acre Triple N Ranch, \$8.18 million, or about \$920 per acre/2 cents per square foot, by M.L. Carter Realty Trust to the St. Johns River Water Management District. Brokered by Carter.

— Alex Finkelstein