

# Best Real Estate Deals of 2008

Resort expansion, downtown movie theater among top transactions



GAI Consultants Inc. headquarters/corporate campus

COURTESY OF BAKER BARRIOS ARCHITECTS

## • Headquarters/Corporate Campus Move: GAI Building

GAI Consultants Inc. in November signed a long-term lease for 65,000 square feet in a new commercial building to be developed in downtown Orlando. The lease, one of downtown Orlando's largest office lease deals in recent history, will be a new Southeast regional headquarters for the Pennsyl-

vania-based engineering and environmental consulting firm.

Chris Sproles of CB Richard Ellis in Orlando represented GAI in the deal with the building's developer, Ustler Development Inc. Baker Barrios Architects Inc. was the designer of the project, dubbed GAI Building; Brasfield & Gorrie LLC is the general contractor.



Sproles

GAI, which has about 150 employees in Orlando, plans to grow this office into a one-stop shop, adding services such as environmental engineering and water resources management; and taking on more energy and transportation work, said Diane Lander, vice president and chief marketing officer.

The new \$35 million, seven-story building at 618 E. South St. will total 256,400 square feet. It's slated to include 105,000 square feet of Class A office and retail space, along with a 300-space parking structure.