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the miami laker

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MIAMI LAKES, FLORIDA

FEBRUARY 4, 2005

**Lt. Scott Linder joins the
Miami Lakes detached
police unit...See Page 11**

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Villaggio in the Lakes is newest office condo site

Heavy equipment was in place and gold shovels were in hand as the sun began to set on Miami Lakes Business Park East.

That was the scene on January 19 when Mayor Wayne Slaton, Town Manager Alex Rey and several councilmembers joined over 75 guests to celebrate the groundbreaking of Miami Lakes' newest office condominiums.

Villaggio in the Lakes, developed by Miami Lakes Office Village LLC, will consist of two three-story buildings with 48 suites of Class A office space. The developers anticipate the office condominiums will bring new

businesses to Miami Lakes which will in turn support other area businesses, including those in the town's center.

"We are excited to invest in Miami Lakes and bring such an upscale project to such close proximity to Main Street," said Todd Ruderman of Miami Lakes Office Village LLC. "We recognize the strong sense of community here and feel that businesses will discover Miami Lakes is the place to live, work and play."

Villaggio in the Lakes marks the second project for the developers in Miami Lakes in the last two years and Miami Lakes Office

Village LLC principal David Schaecter is no newcomer to Miami Lakes. Schaecter has been involved in the town's commercial real estate market since 1978 and has an office in Miami Lakes Business Park East.

"It's been 20 years since an office condominium was built in Miami Lakes Business Park East and the response has been overwhelming," said Ladd Howell, the broker for Villaggio.

The project's contemporary Mediterranean design by local architects A. J. Verde and Associates distinguishes it from other buildings in the business park and

includes a porte-cochere entrance, oversized windows and marble lobby with a water feature.

Howell believes the ease of traffic in the east section of Miami Lakes, as well as the buildings'

amenities and the overall desirability of Miami Lakes have led to 50 percent of the project being sold preconstruction. Villaggio in the Lakes is scheduled for completion by the end of the year.



BREAKING GROUND on Miami Lakes' newest office condominium project, Villaggio in the Lakes, are (left to right) Miami Lakes Councilmembers Robert Meador and Mary Collins, Town Manager Alex Rey, Mayor Wayne Slaton, Vice Mayor Roberto Alonso, developer David Schaecter, Councilmember Peter Thomson, developer Todd Ruderman, and Union Credit Bank senior vice president Rafael Montalvo.