



FLORIDA EAST COAST REALTY APPOINTS TAYLOR & MATHIS TO HEAD LEASING AT 1101 BRICKELL

MIAMI, FL – (December 21, 2009) -- Tibor Hollo, Chairman and President of Florida East Coast Realty (FECR), one of South Florida's pre-eminent developers, announced Taylor & Mathis as leasing agent for 1101 Brickell. The premier office property was acquired earlier this year by FECR and is undergoing \$12 million in renovations and beautifications. Located on a prime, four-acre site in Miami's Brickell Financial District, the property is home to one, 11-story and one, 19-story office tower totaling 488,449 square feet.

"With new ownership and renovations to the lobby and common areas underway, coupled with offering aggressive rental rates, 1101 Brickell is in a great position for a bevy of leasing activity in 2010," says Taylor & Mathis Managing Director Brian Gale.

Available offices at 1101 Brickell range from 1,000 square feet to 20,000 square feet of contiguous space. Amenities include on-site property management and tenant representatives; on-site security; visitor parking; and lobby area shops and conveniences, such as the Brickell Deli, Internet Café and Sundry, BankAtlantic, and the United States Post Office. In addition, through a unique partnership with Hotwire Business Solutions (HBS), 1101 Brickell has become the first "Smart Building" in all of Downtown Miami, offering tenants reduced occupancy costs based on significant, quantifiable savings on today's most important technological tools, including high bandwidth, video conferencing, and electronic off-site storage of critical records.

FECR's considerable investment to enhance the property and modernize the office buildings includes extensive renovations and upgrades, such as completely reconstructing all 10 elevators to state-of-the-art, micro-processed systems; upgrading the air-conditioning systems with new, more efficient (Green) chillers; updating the life-safety systems, including new generators; resurfacing the entire garage and adding plantings along the entire west facade; updating the interior and exterior lighting fixtures with energy efficient lighting; and modernizing the bathrooms. All common areas, such as the lobbies, are undergoing a complete redecoration, including new stone floors, carpet, paint, ceilings, and tiles. New shade trees and landscaping are also being added around the property. Future plans for 1101 Brickell include the construction of a new space for a signature restaurant and additional retail.

The Taylor & Mathis team on board at 1101 Brickell currently represents three million square feet of office space throughout Miami-Dade County. Taylor & Mathis is an Atlanta-based real estate services firm with offices in South Florida and Tampa. The firm provides management, leasing, sales, development, and brokerage services in the office and industrial real estate sectors. Taylor & Mathis has been in operation since 1967 and has developed more than 12 million square feet, including Perimeter Center in suburban Atlanta, the largest and one of the first suburban office parks in the country. Taylor & Mathis owns several projects in the metropolitan Atlanta area and currently manages approximately 14 million square feet in the Southeast. For more information on Taylor & Mathis, please visit www.taylormathis.com.

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