

Construction under way on \$80M Dynetech Centre

Downtown Orlando high-rise will include 600,000 SF of mixed-use space

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ORLANDO -- Nearly two years after developer **Lincoln Property Co.** first announced the project, general contractor **Brasfield & Gorrie LLC** is under way on the new \$80 million Dynetech Centre.

The 32-story, mixed-use high-rise was designed by **Baker Barrios Architects Inc.** in Orlando for Dallas-based Lincoln. The building is located at the northeast corner of Washington Street and Magnolia Avenue in downtown Orlando.

Even with the project barely under way, the commercial space is already 50 percent pre-leased. Lincoln officials say they expect to complete the project in first-quarter 2008.

"We feel this project will play an integral role in the changing face of downtown Orlando," says Baker Barrios' Tim Baker, principal-in-charge of the project.

Seamless integration

Located near Lake Eola, the building at 111 E. Washington St. will feature 600,000 square feet of mixed-use space on .67 acres.

The design separates the commercial and residential uses from one another, yet integrates the components in a way that maximizes views of Lake Eola and downtown Orlando, says Brendon Dedekind, a leasing associate and associate developer with Lincoln.

Lincoln named the building after Orlando-based **Dynetech Corp.**, a privately held enterprise management and technology company that signed a 20-year lease to occupy 63,000 square feet for its corporate headquarters and more than 600 employees.

Dynetech Centre will consist of 11,000 square feet of restaurants and shops on the ground floor; a seven-story parking garage with 600 spaces; seven floors of office space totaling 154,000 square feet, with Dynetech Corp. leasing the top three; and from floors 17 to 32, 164 residential apartments for \$850-\$3,000 a month with private and Juliet balconies; a swimming pool located on the 31st floor at the highest elevation in town; penthouses on 32; a 24-hour security guard; private entrances and separate elevator banks for office and residential users; and eight-story-high art display panels around the garage.

The challenge with mixed use is in integrating the various uses, explains Dedekind. Baker Barrios did it in a way that "makes it appear seamless," Dedekind says.

For instance, a circular shape at the top transitions in the middle to a rectangle with two corners cut out to accommodate the office space. The center also will feature a full glass-curtain-wall system, which gives residential and office tenants spectacular views of Lake Eola and downtown, Dedekind says.

For Baker and his firm, it was a unique opportunity to "showcase our experience in mixed-use design."

Dynetech to consolidate offices

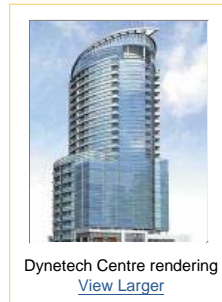
As for Dynetech, the new building allows it to consolidate three Central Florida offices spread among the sixth and seventh floors of the **BB&T Bank** Building in downtown Orlando, a floor in the **Regions Bank** Building downtown and post-production facilities on Lee Road.

Dynetech also is bringing an additional 275 jobs to downtown Orlando and increasing its work force to 600 people as a result of the expected consolidation.

CEO Larry Pino says the new space will allow Dynetech to maximize efficiencies, particularly in graphics, video and post-production, as well as in Web and technology areas.

Executive Vice President Janet Horvath-Pino, who is leading a team designing the firm's space, says she wants to create an environment employees will be proud of and get creativity from. "We are researching the highest and best uses," she says.

Besides Dynetech, an unnamed financial institution also has signed a letter of intent to occupy retail and office space on the first floor, says Jeff Patterson, a Lincoln broker involved with the project.



Dynetech Centre rendering
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Altogether, the office space is 70 percent pre-leased, and the retail is 50 percent pre-leased, says Patterson.

"We're excited about the level of interest."

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