

Flagler Station nets large tenant

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In one of the largest office deals so far this year, the nation's leading prepaid cell phone provider has signed a lease to operate its U.S. headquarters in suburban Miami-Dade County.

TracFone Wireless, a subsidiary of Mexican wireless and communications service provider **América Móvil**, leased 101,444 square feet at **Flagler Station**, west of **Miami International Airport**.

Terms of the deal were not disclosed.

TracFone had been subletting the space from the building's previous tenant, **Regions Bank**, according to Stuart T. Gordon, senior director of leasing at Flagler Real Estate Services, the realty arm of park owner Flagler Development Group.

Regions downsized and now operates in 22,000 square feet elsewhere in the park, he said.

The space was built out as a call and operations center for Regions, but TracFone is planning to add a sophisticated data center, Gordon said.

"I think it shows the confidence that TracFone has in the park and its employees in Miami-Dade County," he said. "This is a group that could have gone anywhere."

And it did explore other real estate options before signing a "long-term" lease with Flagler, Gordon said.

Ernesto Casal of **Capital Commercial Group** represented TracFone in its space hunt, but could not immediately be reached for comment.

"In today's market, companies like TracFone are being more judicious than ever with their real estate decisions and it's a testament to the high quality of our properties and brokers that we were able to negotiate a transaction that serves the needs of TracFone and delivers new economic growth to the South Florida community," Flagler President and CEO Jose Hevia said in a news release.