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### **4 buildings in research park sell for \$50M**

By: Jerry W. Jackson, Sentinel Staff Writer

The managing partner of Winter Park-based Taurus Southern Investments LLC said this week the company has sold four office buildings in Central Florida Research Park for \$50.4 million, its largest sale in the Orlando park's history.

Taurus plans to use some of the proceeds to develop new buildings in the park and in its new 593-acre Beltway Commerce Center near Orlando International Airport.

The buyers are a partnership of Cliff Stein and Reid Berman of Tower Realty Partners Inc. in Maitland, in partnership with DRA Realty Advisors of New York.

The buildings are the Research Commons, University TechCenter and Technology Point I and II, all built at various times in the 1980s and 1990s.

Most of the portfolio is adjacent to the U.S. Department of Defense Naval Warfare Center and Army Simulation, Training and Instrumentation Command, known as STRICOM.

Taurus managing partner Jeff McFadden said the company, which has been working in the park since 1990 and has been the dominant developer there for more than a decade, still owns 150 acres of develop- able land in the 1,027-acre research park.

It also has about 454,000 rentable square feet of space there, and plans to develop and build 1.2 million square feet on its land, the single largest open tract in the research park.

Taurus is owned by Taurus Investment Holdings LLC, a Germany-based company that has been doing business in Florida since 1976.

In the past 18 months, Tower Realty, which bought the properties from Taurus, has acquired more than \$320 million worth of office buildings in Orlando, Tampa and Jacksonville.

Ron Rogg of CB Richard Ellis in Orlando represented the seller in the Central Florida Research Park transaction.