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KENDALL

## Condo project in its second phase

**The Park Towers at Colonnade is the final phase of what will ultimately be a 570-unit community in the downtown Kendall area. The Park Towers, set to be completed in 2009, will comprise two 10-story towers with a total of 274 residences and a ground level for retail and office space.**

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Four 10-story towers will act as a backdrop to the Dadeland Mall skyline in downtown Kendall by 2009.

**Park Towers at Colonnade, comprised of 274 residences within two 10-story towers**, will be the final phases to a larger Colonnade project by Lennar Developers Inc.

Together, the Colonnade and Park Towers at Colonnade will form a 570-residential unit community within four 10-story buildings along Southwest 82nd Street and 72nd Avenue.

According to Fernando Arimon, division president for Lennar Developers Inc., **the Colonnade completion date is 2007** while **Park Towers** will likely be completed by **early in the summer of 2009**.

**The mixed-used nature of the project is one of the developer's key selling points.**

Park Towers at Colonnade will include 33,461 square feet of retail and office space on the ground level.

"We are looking for businesses that will bring convenience to the residents, such as dry cleaner, hair salon, restaurants and cafes to mention a few," Arimon said.

Approved in March 2003, the Colonnade project requires the developers to make a number of upgrades to the area. In addition to replacing the signal at the Southwest 82nd Street and 72nd Avenue intersection in order to maintain traffic flow in the area and increasing the right-of-way, records show that areas for pedestrian use only also will be built.

Developers must also include a median with tropical foliage. Aside from parking garages for each of the Colonnade project towers, on-street, parallel parking will surround each of the buildings and will be available on a first-come, first-served basis, Arimon said.

A 1-acre park will also be built at Southwest 82nd Street and 72nd Avenue. It will be a public park with benches and trees but no amenities, Arimon said. The project, which is set to be built in four phases, is currently in its second phase.