

# ORLANDO Business Journal

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## Unicorp closes on \$20.2M buy at PremiereTrade

Orlando Business Journal - October 23, 2006

It's official: Unicorp National Developments Inc. finished buying more than 100,000 square feet, including retail and office condominiums, at PremiereTrade Plaza in downtown Orlando for \$20.2 million.

Tom Cook of Tom Cook Commercial represented the seller, The Plaza LLC.

Chuck Whittall and Lee J. Maher, co-principals of Unicorp., represented the buyer. Whittall and Maher weren't immediately available for comment.

PremiereTrade Plaza features 305 residential condos, a 1,623-space parking garage, 400,000 square feet of office condos, 105,000 square feet of retail and restaurant space, and a 12-screen movie theater.

After the project was first announced in June 2004, developer Cameron Kuhn agreed to sell 105,000 square feet of movie theater and retail space, as well as a portion of the parking garage at the \$160 million mixed-use development, to Unicorp.

At the time, Kuhn said Unicorp's involvement in the retail portion made perfect sense because "they specialize in retail."

The Orlando-headquartered retail developer has been involved in town center projects such as Baldwin Park and Altamonte Town Center.

Under the deal inked with Kuhn, Unicorp owns and handles leasing of the movie theater space on the second floor, and retail and restaurants on the ground level.

In an interview earlier this month, Whittall told Orlando Business Journal he has tenants for 90 percent of the retail space.

The retail tenants will open in the first quarter, Whittall told OBJ.

Most recently, Unicorp signed a 6,000-square-foot lease with Corona Cigar Bar, he said. Other previously announced tenants include: the Beauty Spot, Coldstone Creamery, Benot Cafe Sushi, Bola Restaurant, PJ's Wine & Coffee Bar, Salon Elysee, Salsaritas Restaurant, Scottrade

## Securities Brokerage and Urban Flats restaurant.

"It's just going to be an exciting mix of tenants and will complement the office and theater," Whittall said.

Unicorp has not yet announced the movie theater tenant. Kuhn has said that it will debut in April.

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