

GATEWAY TO THE FUTURE



Provided to The Ledger
The glass front of the Gateway Building in Winter Haven will offer an unobstructed view of Lake Ebert. The building, designed by architect Claudio Noriega, was inspired by contemporary international designs.

Jewel of the Lake

A New Office Complex Will Bring High-Tech to Winter Haven

By JEREMY MAREADY

The Ledger

CWINTER HAVEN Colliary Properties' development of a 35,000-square-foot business center will forever change the skyline of Lake Ebert.

"We think Winter Haven is coming into its own," said Katie Colliary, co-owner of Colliary Properties. "It is time — there is nothing like it here. We want this to be the gateway to downtown Winter Haven."

Already dubbed the Gateway Building, the new business complex will cost approximately \$5 million to build.

The four-story building is optimistically expected to be completed within the next 10 to 12 months, architect Claudio Noriega said.

The idea for the building originated from Katie's husband, Chris, who began purchasing the lakefront property about a year ago, giving him the almost 1.5 acres of land needed for the building.

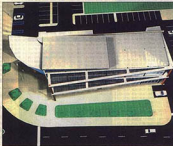
"It just all came together," Katie Colliary said.

Already the family-owned property company has had interest from prospective tenants, but only Adamson and Co., P.A. has confirmed space in the new building, Katie Colliary said.

Other prospective interests include possible deals with medical groups and other financial companies from Winter Haven.

The inspiration for the building, designed by Noriega, came from several compositions.

Noriega, who keeps offices in Winter Haven and Coral Gables,



Provided to The Ledger
A view of the Gateway Building model from above offers perspective on the complex's innovative design. The building is projected to be finished in 10 to 12 months and cost about \$5 million.

said this building will mirror other international designs and will bring Winter Haven into the 21st century.

The glass front will offer a wide view of the lake and the main entry way is to act as the jewel of the building, as it is designed from the shape of a diamond, Noriega said.

"The whole building will have an attitude toward downtown," he said. "It is a high-tech building with contemporary forms."

The Colliarys believe that Winter Haven's downtown business district does not begin at the city's post office on Central Avenue and run west to U.S. 17.

"We want this to pull the rest of Central Avenue along," said decorator Candace Holladay, who is partnered with Colliary Properties and will work with new tenants on decorating schemes. "We are hoping to enhance this corridor."

"We are trying to set a high standard," said Katie Colliary.

Colliary also cited the need for more office space in the downtown area. "There is not one inch of space left," she said.

Lease space is expected to rent from between \$112 to \$130 per square foot, Chris Colliary said.

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