

APG Advisors

The News Wrap-Up 09.02.20



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California investor spends \$590 million to expand footprint in Research Triangle Park. California-based Alexandria Real Estate Equities Inc. closed on 253 acres at Parmer RTP for \$590.4 million. The purchase includes seven parcels across three deed transfers with properties at 14 TW Alexander Drive, 5 Moore Drive, 41 Moore Drive, two at 1818 Ellis Road, and two at 2400 Ellis Road. The seller, Los Angeles-based Karlin Real Estate, has been assembling land and developing the 500-acre Parmer RTP campus for years. Among the largest assemblages in Research Triangle Park, Parmer RTP is an R&D campus of 20 buildings, with tenants such as LabCorp and Credit Suisse. [Source: Triangle Business Journal](#)



WeWork will leave Durham.ID. Coworking giant WeWork plans to close its location in Durham ID at the end of the year, vacating three floors of office space. The decision to leave Durham.ID is not in response to the pandemic. The review had been in the works since last fall. "As part of WeWork's plan to seek profitable growth and optimize our global real estate portfolio, we have worked with our landlord partners to consolidate to a single Durham flagship location at One City Center," said WeWork Vice President Dave McLaughlin. The closure clears the way for new owner Longfellow Real Estate Partners, which paid \$138 million last month for full ownership of Durham ID, including Buildings A at 200 Morris and B at 300 Morris St. According to the seller, Bain Capital, "Longfellow was interested in purchasing the project from the partnership but had a business plan that was predicated upon access to WeWork's space. Longfellow confirmed that plans are in the works for the space, and the site as a whole, though the company has yet to publicize them. [Source: Triangle Business Journal](#)



Sold: High-end apartments in downtown Raleigh net \$65 million from Virginia investor. Arlington-based Snell Properties and its partners paid \$65 million for The Metropolitan, a 5-story, 241-unit community in the Glenwood South neighborhood of downtown Raleigh. The property is situated on two acres at 314 W Jones Street. The seller, Banner Real Estate Group, opened the The Metropolitan in 2019 following delays caused by a fire during its construction in 2017. Rents at The Metropolitan range from \$1,280 for a studio apartment to \$2,355 for a two-bedroom unit, according to Apartments.com. Amenities include a pool, media center, and lounge. [Source: Triangle Business Journal](#)



Raleigh gives OK for downtown high-rise with up to 40 stories, 1.47 million SF of space. City Council approved a request allowing for the development of a mixed-use tower up to 40 stories at 506 and 508 Capital Boulevard. Wilmington-based Zimmer Development filed the request in May 2019. The new zoning allows for up to 1.74 million square feet with as many as 1,466 residential units, 897,082 square feet of office space, 213,591 square feet of retail and 222,135 square feet of industrial space. Rezoning conditions provide for a city bikeshare station. [Source: Triangle Business Journal](#)



Site of new Wegmans in Cary sold for \$34 million to California REIT. The site of a new Wegmans in Cary changed hands following the grocery store's grand opening July 29th. San Diego-based REIT Realty Income closed on the \$34.85 million purchase of the 11-acre parcel situated at 3710 Davis Drive at the intersection with Airport Boulevard. The seller, New York-based Leyland Alliance, spent more than a year developing the site. The sale did not include a number of surrounding parcels Leyland owns, including one to the south set for a recently proposed apartment complex. [Source: Triangle Business Journal](#)



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[South Korean Company Chooses to Locate PPE Operation in Garner, Wake County.](#)

Hansae Co., Ltd., a leader in the global apparel industry, will locate its first U.S. manufacturing operation in Greenfield North Business Park in Garner. Hansae will invest up to \$2 million and initially employ eight to 10 people at the location. The facility will focus on producing personal protective equipment (PPE) for the U.S. market. Running under Hansae's subsidiary Apparel Manufacturing Partners, operations are planned to begin in the last quarter of 2020. [Source: Wake County Economic Development](#)



Exclusive: Amazon plans third Triad delivery facility. A third Amazon delivery center is planned to open in the Triad. The last-mile facility will be built by Samet Corp. at 6495 Franz Warren Parkway in Whitsett, located between Burlington and Greensboro. Samet purchased the 33.5-acre property for \$2.465 million from Rock Creek Investments LLC in a deal that closed earlier last month. The pre-graded lot is located across Rock Creek Dairy Road from the Qualicaps manufacturing facility. [Source: Triad Business Journal](#)



Exeter Property Group buys Gallimore Industrial Center building for \$9.1 million. Pennsylvania-based Exeter Property Group has purchased a 105,000-square-foot building at 738 Gallimore Dairy Road in High Point for \$9.1 million. The industrial warehouse was built speculatively in 2019. The seller was an LLC led by Williams Development Group of Winston-Salem. Taylor Williams of Williams Development Group said his company still has about 50 acres of available land for further development at Gallimore. [Source: Triad Business Journal](#)



CBL, the owner of Friendly Center, Hanes Mall and Alamance Crossing, works toward Chapter 11 bankruptcy reorganization. Chattanooga-based CBL & Associates Properties Inc., a publicly traded Real Estate Investment Trust, has announced it is working to file a voluntary Chapter 11 bankruptcy reorganization on Oct. 1st. CBL has entered into what it is calling a restructuring support agreement with its major debt holders with the goal of converting \$1.4 billion in unsecured notes into \$500 million in new secured ones. Among the 108 properties it owns throughout the country, CBL's holdings include three of the four largest retail properties in the Triad: Hanes Mall at 1.5 million square feet, Friendly Center at 1.14 million square feet; and Alamance Crossing at 875,000 square feet. [Source: Triad Business Journal](#)



Global ag-tech plants new R&D hub in Triangle. UPL Ltd, a global ag-tech firm headquartered in India, announced it is opening a new research and development hub in Research Triangle Park in the Alexandria Center for AgTech. The company will focus on "developing and commercializing new sustainable agriculture solutions." UPL was attracted to the region for its existing wealth of ag-tech and other research focused companies and academic institutions. Prior to the news, the company operated an office in Cary, employing about 80. The company is planning for another 30 new agricultural scientist and technical staff over the next year. [Source: Triangle Business Journal](#)

