

APG Advisors The News Wrap-Up 10.13.20



APG
ADVISORS



Kane Realty unveils \$350 million plan for North Hills revitalization. Kane Realty has unveiled its plans for the revitalization of North Hills' Main District, calling for around 1 million square feet of mixed-use space including a 12-story 287-unit residential tower, 100,000 square feet of ground floor retail and 346,000 square feet of office space across two buildings. Kane plans to break ground next year, and take two to three years to complete, at a total estimated cost of \$350 million. The first office building built, One North Hills, features a 10-story, 266,000-square-foot office tower that will be Raleigh's first post-Covid designed office tower, featuring touchless entry and controlled access points, enhanced air-filtration systems, a 6,000-square-foot terrace created for working and gathering outdoors, touchless elevators designed to reduced cab capacity and ground-floor meeting spaces that limit guest access to office floors. *Source: Triangle Business Journal*



Iconic tower in downtown Durham sold in foreclosure auction. The Tower at Mutual Plaza situated on 3.3 acres at 411 W. Chapel Hill Street has changed hands. New York-based Turnbridge Equities bought the property for \$37.2 million following the previous owners' payment default and subsequent foreclosure earlier this year. The 14-story tower features 180,000 square feet of Class-A office space near the American Tobacco Campus. "We are obviously strong believers in the Triangle's resiliency," said Jason Davis, managing director of Turnbridge. "The local economy is uniquely well-positioned to weather any downturns with its mix of governmental, educational and private employers, including Durham's thriving technology and life sciences sectors. We're excited to bring fresh capital to the Tower at Mutual Plaza to reinvigorate the building." *Source: Triangle Business Journal*



Durham.ID owner plots major overhaul for 100K SF of space as WeWork exits. Following its purchase of the Durham.ID buildings and the announced departure of WeWork by the end of 2020, Boston developer Longfellow Real Estate Partners has announced its plans to bring over 100,000 square feet of state-of-the-art lab space to 300 Morris Street, in the space previously leased by WeWork. Labs will range in size from 8,000 to 10,000 square feet. Longfellow is building out the space on spec as demand for lab space around the Triangle continues to grow, and plans to deliver the project by summer 2021. *Source: Triangle Business Journal*



A Boston developer is betting big – \$125M – on Morrisville. Boston-based King Street has partnered with global firm Nuveen Real Estate on a \$75.6 million purchase of the EastRidge at Perimeter Park property in Morrisville. Situated at 100 Perimeter Park Drive off Airport Blvd., the property features 475,625 square feet of space across eight office and flex buildings that date to the 1980s. King Street plans \$50 million-plus in investments to upgrade the portfolio for tenants dealing in life sciences. The property is currently 95 percent occupied and already includes some life science space. The seller is Somerset Properties and Alex Brown Realty, who've spent \$1.2 million in capital improvements over the last three years. *Source: Triangle Business Journal*



Sold: Blackstone Group drops \$60 million on Apex apartments. The Blackstone Group, a private equity firm with holdings around the world, bought The Villages at Westford apartments. Situated on 3.16 acres at 2900 Lowell Road near the Interstate 540 interchange with U.S. 64, the property features 296 one-, two- and 3-bedroom units across a collection of 3-story buildings. The seller, The Halle Companies, completed construction on the apartments last year as part of a 92-acre development that's been in the works for years. *Source: Triangle Business Journal*



APG Advisors
1201 Edwards Mill Rd, Ste 300
Raleigh, NC 27607
apgcre.com



Samet ready to build shell for second speculative building on Greensboro site. Greensboro-based contractor and developer Samet is ready to begin work on a 110,117-square-foot industrial shell at 2335 Campground Road, for an estimated cost of \$4.6 million. Zoned for light industrial, the shell will mirror the neighboring building at 2345 Campground Road, completed by Samet and leased to Ryder Trucking earlier this year. The specs are in a strategic triangle of property between Interstate 85, I-73 and I-85 Business. Samet is marketing the building at \$4.95 per square foot NNN. *Source: [Triad Business Journal](#)*



Sold: Boston investor grabs Raleigh apartments near UNC Rex for \$55 million. Eaton Vance Real Estate Investment Group paid \$55.25 million for the Leigh House apartments in Raleigh. The property features 245 one- and two-bedroom units across two 4-story buildings. The community is situated on six acres at 2411 Still Forest Place off Lake Boone Trail, by UNC Rex Hospital. The seller, a joint venture between Carter Haston and KKR, bought the property last year for \$51.98 million as a part of a two-property portfolio purchase. *Source: [Triangle Business Journal](#)*



Chapel Hill moves ahead with \$80 million office project downtown. Chapel Hill Town Council has voted to approve an economic development agreement and land swap with Grubb Properties in a major step toward an office project and new parking deck downtown. The town will trade its Wallace parking deck at 150 E. Rosemary St. for Grubb's CVS parking deck at 125 E. Rosemary St. plus an adjacent lot at 135 E. Rosemary. The town then brings a \$32.9 million 1,100-space parking deck to the two properties. Once the deck is built, Grubb plans to build a 6-story \$80 million building, complete with 200,000 square feet of wet lab and office space. The project would bring 800 new jobs. The parties now have 30 days of due diligence wherein they can still cancel the agreement. Timelines currently show construction of the new deck underway early to mid-2021 and the office design done by fall 2021. *Source: [Triangle Business Journal](#)*



Massive overhaul for Cary Towne Center has start date – and a name. Developers Turnbridge Equities and Denali Properties revealed the name for the upcoming mixed-use urban hub: Carolina Yards. Plans call for 1.2 million square feet for office use, 360,000 square feet for commercial retail, 450 hotel rooms, 1,800 multifamily and townhouse units and over 10 acres of open space. The project is situated on 87 acres at 1105 Walnut St. in southeast Cary. The developers plan to demolish most of the existing mall space following the holiday season, but the existing Dave and Buster's and Belk buildings will remain. Construction will be underway February 2021, with estimates of completing phase one in late 2022. *Source: [Triangle Business Journal](#)*



Cone Health acquires medical building for \$18.5 million. Moses H. Cone Memorial Hospital has purchased a 139,500 square foot office building in the Triad for \$18.5 million. Situated on 8.37 acres at 706 Green Valley Road in Greensboro, the five-story facility built in 1986 is occupied by several medical practices. The property was last sold in December 2008 for \$12.95 million. *Source: [Triad Business Journal](#)*

