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Long-anticipated North Tryon development set to break ground with anchor tenant

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A long-awaited mixed-use project on North Tryon Street in uptown is finally gearing up to break ground — and it has a big tenant finalizing an anchor lease deal.

Virginia-based REIT Armada Hoffer Properties Inc. (NYSE: AHH) recently acquired the 1.5-acre lot at Ninth and Tryon streets for \$10.5 million, where it will serve as the majority partner and lead developer in the Ten Tryon development. Conceived and envisioned as a mixed-use development for more than a decade, Armada Hoffer will work in a joint venture with David Furman's Centro Cityworks and Charles Campbell of Flagship Healthcare Properties.

The project has gone through multiple iterations and proposed uses over the years — with varying amounts of condos, apartments, a hotel, grocery store and office



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Ten Tryon will include a 15-story, 215,000-square-foot building with 175,000 square feet of office space and a Publix grocery store on the ground floor.

space all having been contemplated in the past — but it will ultimately be a 15-story, 215,000-square-foot building with 175,000 square feet of office space and a Publix grocery store on the ground floor. Publix formally signed on at the project for 28,000 square feet in December. The building will also include a 9,000-square-foot sky terrace restaurant with a 4,000-square-foot patio and a 340-space parking garage.

The developers say they are finalizing a lease agreement with an undisclosed Fortune 100 company, which is slated to take the top three floors, or about 55,000 square feet, at Ten Tryon and serve as its anchor.

Those involved in the project declined to name the tenant when asked, but real estate sources have told the *Charlotte Business Journal* that Bank of America Corp. is expected to be the building's anchor. A spokesman for BofA said Thursday afternoon that the bank has "no update."

Ten Tryon will break ground in the second quarter of this year and is expected to finish in the summer of 2022.

Furman, a longtime architect and developer in Charlotte, said he has for some time wanted to develop something on the Ten Tryon site to help kick off the rest of the corridor and start to "fill in the blanks." The area along and adjacent to North Tryon has largely remained quiet as South Tryon Street, Stonewall Street and South End have burst with commercial real estate activity in this development cycle.

A North Tryon Vision & Implementation Plan has been developed by a variety of stakeholders, which calls for smaller-scale development as opposed to towering skyscrapers on the south side of center city.

"It bothers me that it's been neglected," Furman said of North Tryon. "The North Tryon Vision Plan is spectacular — it needs a catalyst to get started."

Furman said the project itself has evolved over the years in response to changes in the market. The developers had two hoteliers interested in the project but ultimately those deals didn't pan out.

Instead, the joint venture decided to add more office space in one tower and repositioned the office building to the Ninth Street part of the block.

"We believe there's a market out there for folks that don't want to be in these giant projects on the south side. We'll see," Furman said. "I do think there are folks that want to be downtown and be in an emerging new neighborhood."

Ten Tryon and a luxury apartment development by LMC, the multifamily arm of homebuilder Lennar, are the first of what Furman hopes are many projects of varying scale in and around North Tryon in the future.

"I can't tell you how excited I am to get this thing rolling," Furman said. "Lennar's project along with (this) other project are going to be tremendous catalysts there. People will be able to start to see what this could be rather than just the surface lots."

Armada Hoffler Construction Co., a wholly owned subsidiary of Armada Hoffler Properties, will serve as general contractor at Ten Tryon. David Dorsch of Cushman & Wakefield is marketing the office space and Keely Hines of Foundry Commercial is leasing the retail space.

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