

LINCOLN  
PROPERTY  
COMPANY

# CRE in the News

September 16, 2019



## *Stockbridge Capital purchases The Willoughby*

- › The San Francisco private equity firm purchased the Beltline office building for \$23.8 million or \$407 PSF.
- › The 60,000 SF creative office building delivered 100% pre-leased last summer.
- › The Eastside Trail has continued to be one of Atlanta's strongest regions for economic development.
- › Stockbridge adds The Willoughby to an Atlanta portfolio that includes 16th St Station in Midtown, and Three Alliance Center

## *Atlanta Office Market Breaking Price Records*

- › Metro Atlanta is on pace this year to log the highest ever average PSF price for Class-A offices.
- › As of August, office buildings in the metro area traded for an average of \$244.30 per SF
- › This is up from \$229 per SF in 2018, and up 28% since 2014.
- › Many attribute this rise in price tag for office buildings to an increase in construction costs, which have seen annual increases of more than 5% per year since 2004.

## *Bridge's Latest Buy On Outskirts of Buckhead*

- › Bridge Investment Group continues its run of value-add plays
- › Bridge purchased The Dupree Building, a six story, 138,500 SF office building. The terms of the deal were not disclosed, however the Dupree Building was largely vacant.
- › The firm plans to invest \$4.5M into the building to “create a hospitality-inspired communal workspace”
- › With this purchase, the firm now owns 2.8 SF of office in Atlanta

## *WeWork Continues Suburban Push*

- › WeWork has leased the top two floors (58,000 SF) at Halcyon, a \$370M planned mixed-use development
- › The deal brings total office spaced leased for Halcyon's first phase to 100%
- › The 135-acre project fits WeWork's preference of "High quality, heavily amenitized mixed-use environments."
- › Recently, WeWork has also been trading proposals with the development and leasing teams at Revel, the \$900 Million mixed-use project nearby the Gwinnett Infinite Energy Center

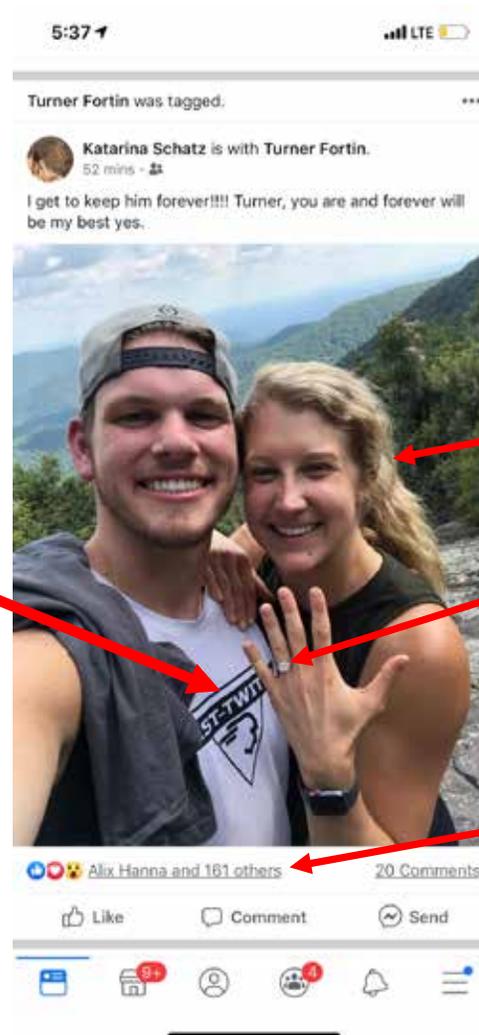
## *Midtown Union joins ambitious proposals in Atlanta pipeline*

- › Plans to develop a 610,000 SF office tower known as Midtown Union went before Midtown planners last week.
- › The mixed-use project at Spring, 17th and West Peachtree is led by MetLife Investment Management
- › So far it has landed Invesco Ltd, which plans to add hundreds of jobs move its Atlanta headquarters there.
- › The tower is currently one of the five largest proposed in Atlanta, and the largest proposed in the Midtown submarket

## *Atlanta Beltline's Southside Trail again a magnet for large-scale development*

- › National developer Fairfield Residential closed on a property in recent weeks at 125 Milton Av, where 320 apartments are planned.
- › This latest project could claim about 9 postindustrial acres due south of downtown.
- › The project is expected to break ground in 2Q of 2020 and deliver the first Phase 18-months later.
- › Beltline officials say it could be years before the entirety of the 4.5 mile Southside Trail is open, but the initial \$16 million piece stretch .75 miles could be under construction later this year

# CONGRATULATIONS TURNER!!!



Fast Twitch? Come on Bro.

Sorry Ladies.

Look at that rock!!  
Like Stone Mountain!

Social media game  
stronger than Roman.