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Developer makes quick sales of new Triad office condos

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Office condos sales in a hot Triad submarket are "booming," according to a broker representing the local developer/general contractor.

More than 24,000 square feet of the 34,206-square-foot Lakeview at Mendenhall Oaks Business Park in High Point has been sold with a letter of intent on another 5,200 square feet, according to Spencer Bennett of Meridian Realty Group in Winston-Salem.

Will Stevens' Penn Properties and Penn Construction have developed and built Lakeview, which sits along Davis Lake at 4150 Mendenhall Oaks Parkway, across from Creative Snacks. The park is south of Interstate 40, just east of N.C. 68, and near Palladium and Piedmont Centre Business Park. Four of Lakeview's five buildings are in the upfitting process.

DR Horton (NYSE: DHI) has purchased a 10,632-square-foot building running along the shoreline. TriMed Technologies bought a 7,698-square-foot building, which also backs up to the lake. Bennett said a chiropractic office and a CPA office have purchased 2,646 square



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Will Stevens and Penn Development and Penn Construction Co. are filling the six planned buildings at Lakeview at Mendenhall Oaks Business Park on Davis Lake, which is off N.C. 68 in High Point.

feet and 1,350 square feet, respectively, in the two other constructed buildings.

BreakThrough Physical Therapy, which will have 2,300 square feet, is Lakeview's only tenant so far.

If the LOI results in a purchase, only 3,900 square feet – three spots of 1,400 square feet spots or less – will remain in buildings 2 and 3.

Lakeview was originally scheduled for six buildings on the 3.3-acre tract, but the site plan was changed – the total square footage remained the same – when DR Horton made its purchase. Horton is moving one of its area offices from Heron Place, a nearby Stevens development. Stevens broke ground at Lakeview in January.

As Triad Business Journal reported in January, Stevens originally conceived Lakeview with a mix of smaller purchasers or tenants sharing six buildings.

"The market went a different direction," Bennett said. "It was really cool to see all these buyers and tenant come in and want to have a larger space."

Bennett said TriMed's building is expected to be ready in October, with Horton's to follow in November. He said the other two buildings housing BreakThrough and the chiropractic and CPA offices should be ready in November or December.

Bennett said the cost of the offices should be between \$164 and \$170 per square foot, depending on the upfit chosen by the occupants.

The purchase is an expansion for TriMed, which also leases from Stevens at nearby Heron Village.

Bennett also represents Stevens on two other nearby developments.

Bennett said he has leased to an office user 7,200 square feet at 4005 Meeting Way, which is behind Chop House restaurant off N.C. 68 and only a few thousand feet west of Lakeview. Groundbreaking is scheduled for October. Bennett said groundbreaking on an additional 4,000-6,000-square-foot building on the 1.4 acres there is planned when a tenant is secured.

Stevens also has plans to expand Heron Village with a 9,600-square-foot office building for six or so occupants. Groundbreaking is expected in the first quarter 2020. Heron Village's current retail tenants include Duck Donuts, Burger Batch, Juice Batch, Goofy Foot Taproom, Qdoba (NYSE: APO), Basil Leaf Thai, Supercuts (NYSE: RGS), Fleet Feet, AccuQuest and Domino's Pizza (NYSE: DPZ).

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