

## Media Release

### **For Immediate Release**

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### **Ballantyne Corporate Park Announces New Office Building**

**Charlotte, NC**, January 11, 2010 – Bissell Development is pleased to announce construction of the Everett Building, a new speculative 150,000 square foot office building in Ballantyne Corporate Park with an estimated completion of December 2010. The building, named in honor of civic activist Mac Everett, will be located on North Community House Road next to the Irby and Hayes Buildings and overlooking the 12<sup>th</sup> hole of The Golf Club at Ballantyne. The Everett Building will be six-stories and will include a three-story 1,200 car parking deck. Current development plans for the balance of the site associated with this building call for an adjacent twin six-story building also overlooking the golf course that will share the parking deck. When completed, the Everett Building will bring the total office development to over 3.3 million square feet in just 13 years.

“The Everett Building will be built to LEED Gold Standards (Leadership in Energy and Environmental Design), representing The Bissell Companies’ continuing commitment to sustainability,” says Clifton Coble, President of Bissell Development. Everett will be Bissell Development’s fifth LEED building comprising approximately one-million square feet of speculative office space for which LEED Gold Certification is being pursued, representing one of

the largest commitments to energy efficiency and design for speculative office buildings in the United States.

The strategic thinking behind what some might call risky and others might call adventuresome is simple – it is optimism about Ballantyne and in a broader sense, in Charlotte’s ability to rebound. In February, 2005, Ballantyne Corporate Park acquired three very large bronze bulls that were prominently placed in the Corporate Park in an area appropriately named Bull Park. The bulls in Bull Park have been a frequent setting for family and school gatherings and are a favorite photo opportunity for children of all ages. The inspiration behind the acquisition and placement of the bulls is summarized in a plaque in Bull Park which reads:

“Bullish on our families.  
Bullish on our work.  
Bullish on our country.  
Add value in all you do.”

“We have endured many economic slowdowns in Charlotte and on each occasion our City has rebounded in a more diverse and strong fashion and I firmly believe that this is what is happening now in Charlotte,” offered H. C. “Smoky” Bissell, Chairman and Founder of the Bissell organization. “We are starting this building because we think it makes good business sense. We also feel it is a statement to the outstanding business recruitment teams representing our City and region that we will continue to have Class A office inventory available to present to businesses considering growth in Charlotte,” said Ned Curran, President & CEO of the Bissell organization.

The building is named for Malcolm E. “Mac” Everett, General Chairman of the Quail Hollow Championship. Mac has played a prominent role spearheading a number of initiatives that have made our community better. “It seems totally appropriate that the start of a building, signifying confidence in our community’s ability to rebound, would be named after a gentleman who has throughout his career volunteered his time and energy with the sole purpose of making our community a better place to live,” said Mr. Bissell.

In 2008, Bissell Development completed construction of 800,000 square feet of new speculative Class “A” office space in Ballantyne Corporate Park. At the time, occupancy in the

Park was just over 96%. Over the last 15 months, The Bissell Companies has leased approximately 500,000 square feet of the 800,000 square feet of new inventory delivered in 2008. Barry Fabyan, Vice President-Office Leasing Services, offered that, “The inventory we had in 2009 contributed greatly to our ability to attract the new headquarters for both Premier, Inc. and Lance.” Lance chose to move their corporate headquarters facility to Ballantyne Corporate Park occupying three floors in the ten-story Harris Building and Premier, Inc. signed a lease for 262,600 square feet in the adjacent Boyle Building. Over 80 other leases and renewals were signed in 2009.

Howard Bissell, Senior Vice President and Director of Leasing, shares Curran’s optimism in that most major blocks of space in the Park have been leased with the exception of the available Hayes Building, which is adjacent to the Everett Building. “Currently in Ballantyne Corporate Park the largest second generation contiguous space we have is 11,000 square feet,” says Bissell. “One of our goals is to meet the space needs of prospective companies looking for a new location within Charlotte, as well as to assist the efforts of the Charlotte Chamber and Regional Partnership in attracting companies to Charlotte,” continues Bissell.

The west side of the Ballantyne Corporate Park (west of Johnston Road), comprising 2.3 million square feet represented in 26 buildings, is largely complete. With the focus now on the east side, Bissell continues to develop larger buildings with a combination of structured and surface parking with the objective of building around the Ballantyne Hotel’s Golf Course thus, preserving it as wonderful and active green space. Ballantyne has office entitlements of approximately 5 million square feet allowing for the development of over 2.6 million square feet on the east side of the Corporate Park.

The Everett building was designed by LS3P Associates and is the 33<sup>rd</sup> building designed in Ballantyne Corporate Park by the firm. The building will be built by Cox & Schepp Construction Company, Inc. Upon completion of the Everett Building, the total office space developed by Bissell in Ballantyne Corporate Park since 1997 will total over 3.3 million square feet.

To watch the construction process, please visit our online camera at [www.go-ballantyne.com](http://www.go-ballantyne.com) or [www.coxschepp.com/webcams.html](http://www.coxschepp.com/webcams.html).

**Ballantyne Corporate Park**

A 535-acre master-planned office community and first-class business community in Charlotte, North Carolina, has approximately 3.2 million square feet of Class A office space and almost 600 hotel rooms in place as well as restaurants, medical and banking facilities and will eventually grow the office space component to over 5 million square feet. Located adjacent to both Interstate and State Highway Systems, Ballantyne Corporate Park is positioned in the heart of Charlotte's largest concentration of educated and experienced labor market. A sampling of current clients at Ballantyne Corporate Park includes SPX Corporation, AXA, Bank of America, Lance, Premier, Inc., Liberty Mutual, LendingTree, ESPN and the Carlisle Companies. For more information, visit the company's website at [www.ballantynecorporate.com](http://www.ballantynecorporate.com).

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