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<https://www.bizjournals.com/charlotte/news/2022/02/17/birdseye-renewable-energy-switch-yard-lease.html>

Birdseye Renewable Energy snags space at Switch Yard adaptive-reuse project in west Charlotte

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Another tenant has landed at an adaptive-reuse project in FreeMoreWest's Freight District in west Charlotte.

Birdseye Renewable Energy, a solar developer owned by Dominion Energy Inc. (NYSE: D), has signed a lease for 11,000 square feet of office space at the Switch Yard. The project is being developed by a joint venture between Charlotte-based Abacus Capital, Florida-based Big Cypress Capital and Stockbridge out of San Francisco. It includes two buildings on Tuckaseegee Road that are being redeveloped into a combined 96,000 square feet of office space.

Birdseye is occupying space in the first building, which is at 925 Tuckaseegee Road and branded as 925 Tuck. The 30,000-square-



REDLINE DESIGN GROUP

The \$30 million Switch Yard project will include adaptive-reuse office space. A new jewel box is being constructed at 1001 Tuckaseegee.

foot building delivered in September and is now 75% leased. The anchor tenant at 925 Tuck is Redline Design Group, which signed on for nearly 40% of the building in late 2020. Birdseye is moving into its space in the third quarter.

CBRE's Joe Franco and Kris Westmoreland represented the landlord in the lease deal with Birdseye. John Christenbury and Spencer Hawkins of CBRE's tenant representation team represented Birdseye.

The developers have also confirmed that construction has started on the redevelopment of the second building, a 66,000-square-foot building called 1001 Tuck. That building is expected to be completed by the end of the year. The joint venture acquired the buildings for the Switch Yard in August 2020 for \$9.1 million.

"Abacus and its partners are ecstatic to welcome Birdseye Renewable Energy, a leader in renewable energy development throughout the Southeast, to 925 Tuck at the Switch Yard," said Wes McAdams, managing partner of Abacus Capital. "The strong leasing interest we have received in the Switch Yard reflects the quality of not only the location and the concept but the bold architectural style, design standards and focus on creating spaces that appeal to the highest-quality creative-class tenants."

The Switch Yard is not the only partnership between Abacus, Big Cypress and Stockbridge. The joint venture also owns the 38,300-square-foot Wray Ward headquarters building adjacent to the Switch Yard, which was acquired in late 2020.

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