

FESTIVAL PARK PLAZA



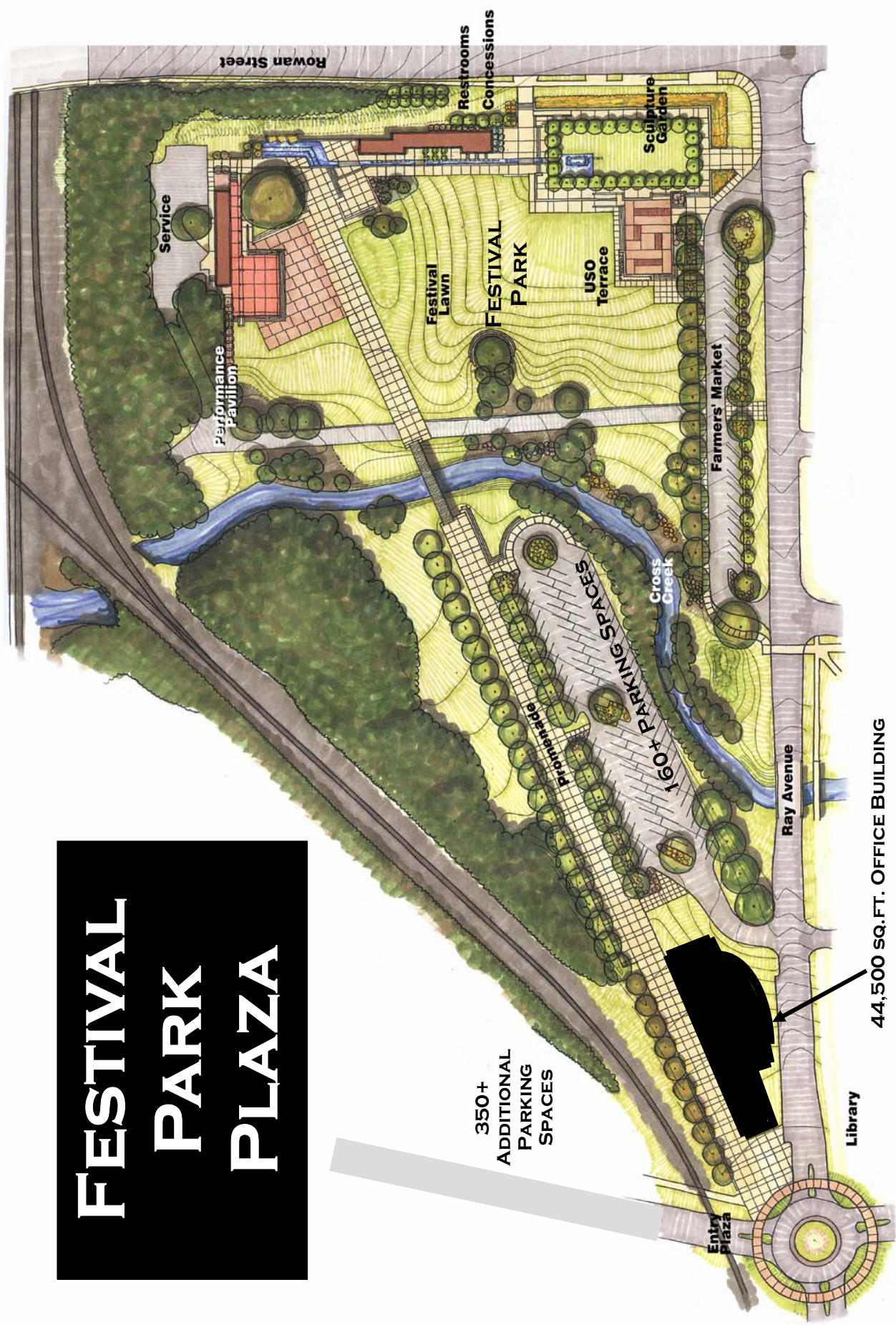
225 RAY AVENUE ~ FAYETTEVILLE, NORTH CAROLINA 28301

KAREN SENCHAK
THE LUNDY GROUP, INC.
P.O. Box 33279 Raleigh, NC 27636
919.821.7890 ofc ~919.821.2070 fax
Toll-free: 1.866.383.3750
ksenchak@lundygroup.com
www.lundygroup.com

FESTIVAL PARK PLAZA

350+
ADDITIONAL
PARKING
SPACES

44,500 SQ.FT. OFFICE BUILDING



PROJECT INFORMATION

Project Festival Park Plaza is a 44,500 square-foot, three-story office building at the corner of Ray Avenue and Maiden Lane. This building is the next step in the Renaissance Plan being implemented by the Downtown Development Corporation and the City of Fayetteville.

Renaissance Plan

This plan was adopted by the City of Fayetteville to redevelop the downtown area. Hay Street has already been redeveloped into shops, lofts and commercial activity. Underway now for the 300 block of Hay Street is another project that will have residential and retail condominium units. The Renaissance Plan already has the commitment of over \$30 million in redevelopment of downtown. The Plan is the genesis of this office opportunity since the office use is an integral part to the revitalization of downtown.

Location The project is adjacent to the main downtown area of Hay Street. Downtown is very attractive due to its large stock of historic buildings, streetscapes, and historic districts. The project will serve as the link between the downtown area and Festival Park that borders Cross Creek. Festival Park will be the center of the City's outdoor entertainment and tourist attraction. Festival Park will have 200 event days per year and could serve over 50,000 attendees. Festival Park will house an outdoor amphitheater larger than Regency Park, located in Cary, NC, a farmers market, and other amenities.

The project is also within walking distance across a shared parking lot to the new Airborne and Special Operations Museum that recently opened. Nearby are the historic Radisson Hotel and restaurants, brew pubs, and festive retail.

Site The site is roughly triangular in shape with the western corner fronting the round-about with the flying sculpture at the corner of Maiden Lane and Ray Avenue. The long side of the triangular shape heads east along the pedestrian promenade accessing Festival Park. This wide, landscaped pedestrian connector will also serve as one side to the building where ground floor retail or restaurant tenants can use the pedestrian walkway for tables, chairs, or other outside amenities.

PROJECT INFORMATION

The other long side of the building fronts Ray Avenue across the street from the City library. This side provides a standard street front approach that gives the building a second “front side.”

The base of the triangular shape will front the parking lot and face east to Festival Park. This is the location of the primary access for the office users including a standard office lobby, elevator bank, and other common facilities.

Parking There are 55 reserved spaces adjacent to the office building for the office tenants out of the total parking lot of 100 spaces. The balance of 45 spaces will not be reserved but available on a first come, first served basis. Across the promenade are another 105 reserved spaces for tenant employees out of a total parking lot of over 450 spaces.

Design The building has approximately 14,500 gross square feet per floor. The building is built of steel and poured concrete with a brick and double-pane, energy-efficient glass facade. The exterior design is meant to bring in the historic aspects of Fayetteville while providing an updated and fresh look.

Floor 1	14,742 sf gross	14,025 rentable	retail/cmrc
Floor 2	14,742 sf	13,995 rentable	office
Floor 3	<u>14,742 sf</u>	<u>13,995 rentable</u>	office
Total	44,225 sf	42,015 rentable	

Team

Developer	Jim Baker, The Lundy Group, Inc.
Principal Architect	David Maurer, Maurer Architects
Contractor	David Lent-Bews, Resolute Building Co.

This team has developed other projects together including three recent buildings in the Triangle area. Jim and Resolute have been working together for over 15 years on various office, retail and commercial projects. This assures smooth communication, a level of understanding of quality standards and a trust that ensures completion on time and on budget.

FESTIVAL PARK PLAZA



225 Ray Avenue in Fayetteville

Located at the entrance of the new
amphitheatre, which will host a variety
of shows and concerts

- Office ~ Retail ~ Restaurant
- 45,000 total SF
- 1st floor: Approx. 11,500 SF available
- 3rd floor: Approx. 900 SF available
- On the promenade for Festival Park
- Excellent downtown location at the intersection of Ray Avenue and Maiden Lane

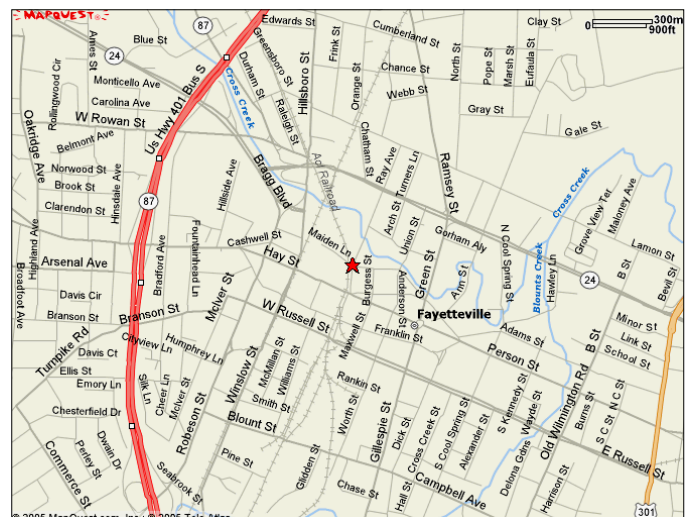
*Don't miss this exciting opportunity!
Reserve your space now!*

Contact **Karen Senchak**
for more information:

919.821.7890

1-866-383-3750

ksenchak@lundygroup.com

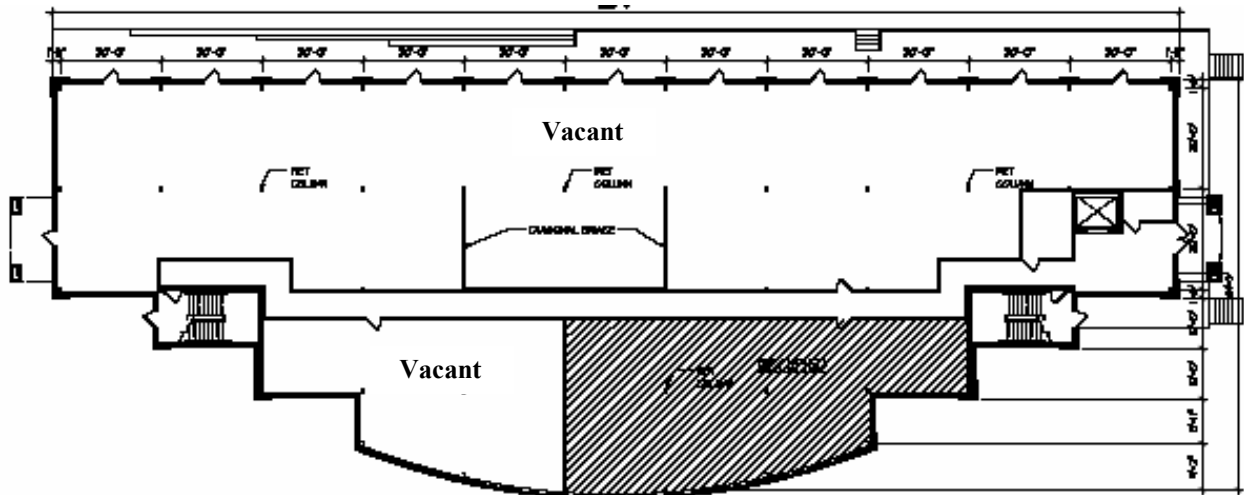


**THE
LUNDY
GROUP, INC.**

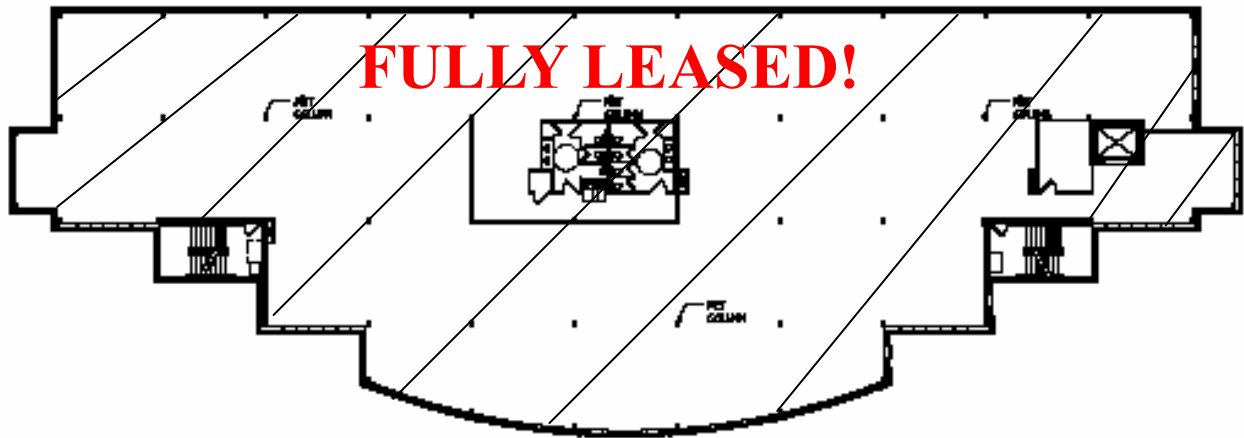
P.O. Box 33279 Raleigh, NC 27636 (919) 821-7890 (919) 821-2070 fx www.lundygroup.com

The information in this flyer is accurate to the best of Lundy's knowledge and is subject to change without notice.

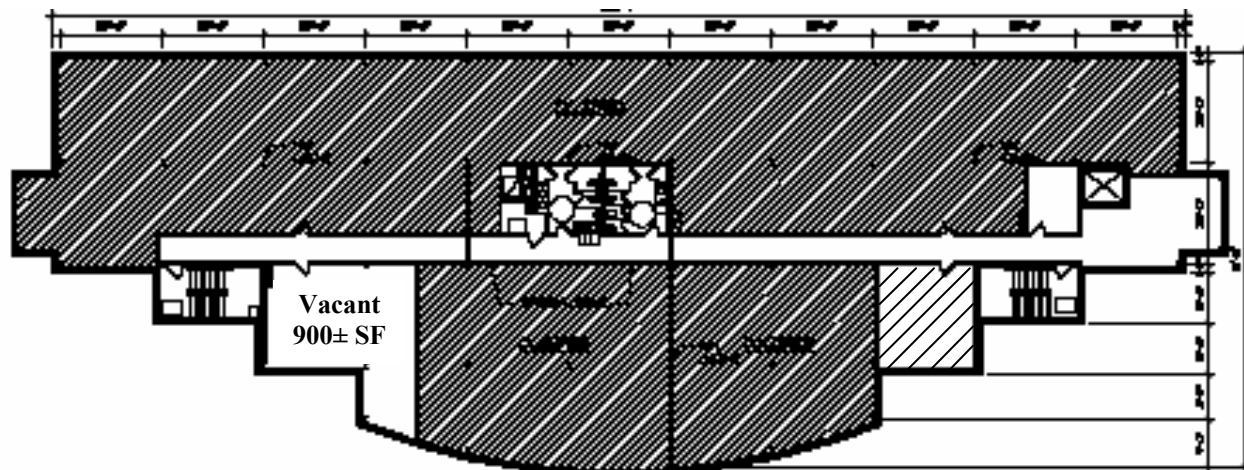
FESTIVAL PARK PLAZA



First Floor



Second Floor

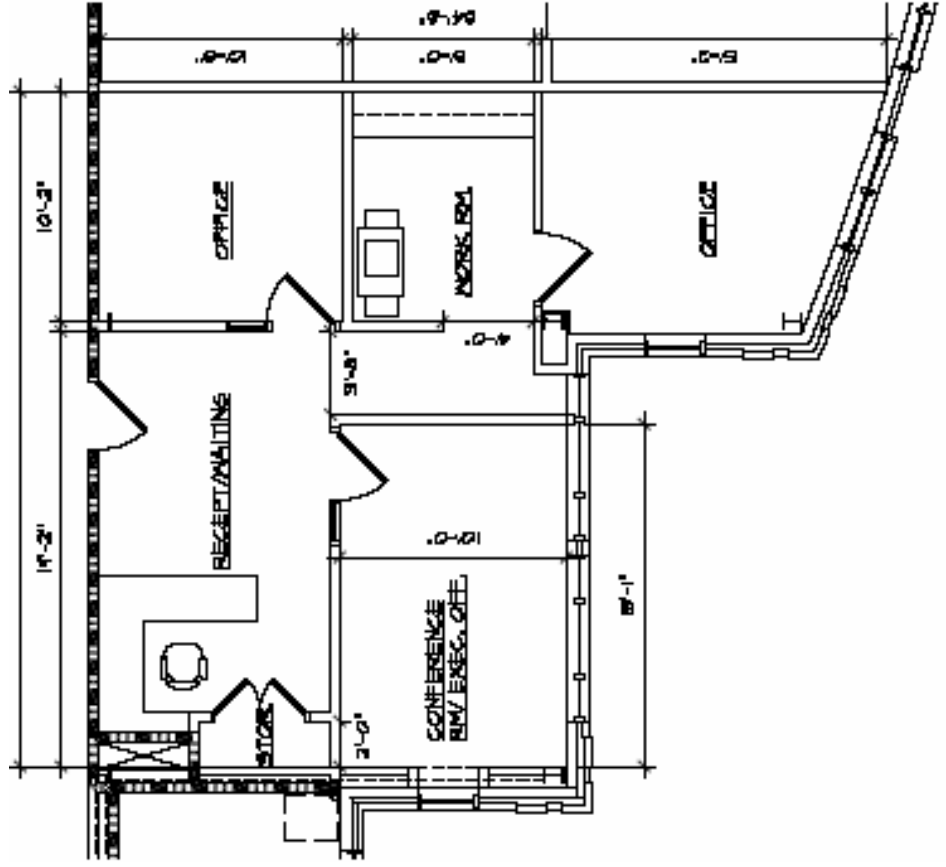


Third Floor

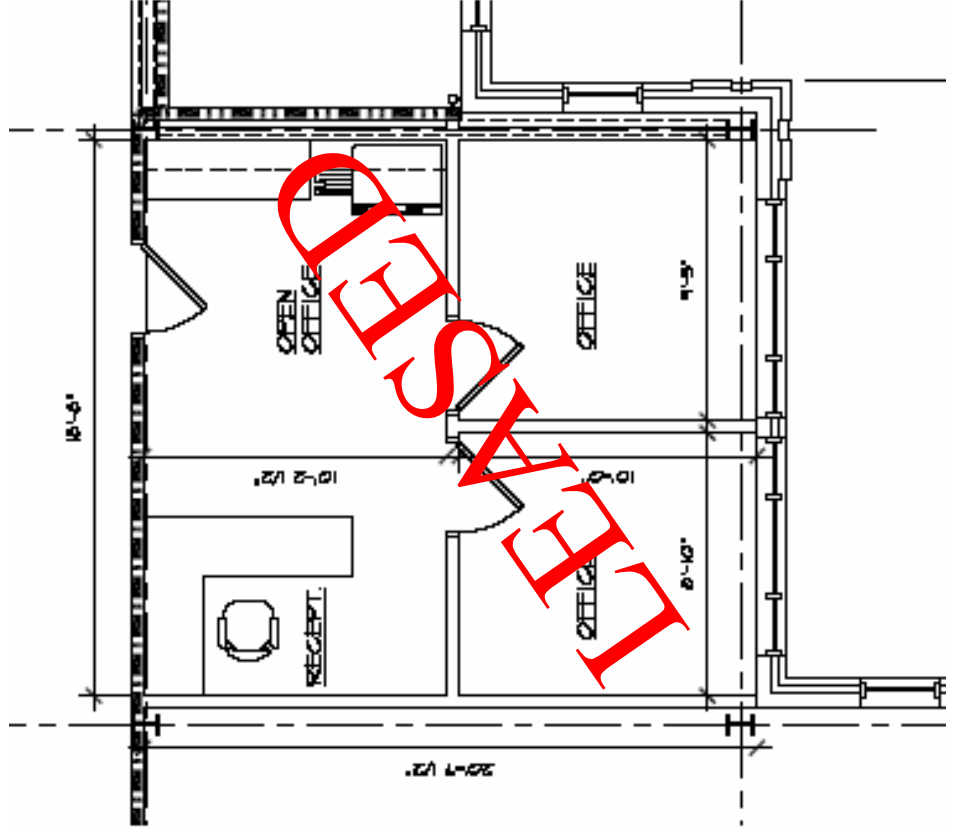
FESTIVAL PARK PLAZA

POTENTIAL THIRD-FLOOR LAYOUTS

Third Floor
Suite 365
900± RSF



Third Floor
Suite 305
480± SF



LEASED

FESTIVAL PARK PLAZA MIXED-USE PROJECT



THE LUNDY GROUP, INC.
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RALEIGH, NC 27636
919.821.7890

FAYETTEVILLE, NC

Fayetteville, the sixth-largest metro in North Carolina, is the economic growth center of southeastern North Carolina. It has numerous historic sites, seven museums, three colleges and universities, many patriotic sites, shopping centers, multiple entertainment venues, a historic downtown, special events, award-winning golf courses and countless restaurants. The city is right next door to Fort Bragg and Pope Air Force Base so it is very military oriented. Immaculate parks and lively recreation centers offer you the chance to experience the outdoors in a local setting or work on a jump shot. Plus, if you're looking to travel, Fayetteville Regional Airport offers Delta and US Airways flights, and Interstate 95 gives you many destination options.



Airborne & Special Operations Museum

Fayetteville was one of only 10 cities in the United States in 2001 to receive the coveted "All-America City" award from the National Civic League.

The 657-square-mile metropolitan community is located on I-95 approximately 60 miles south of the State Capital of Raleigh. Due to the City's excellent geographic location, area firms are well positioned to serve northeastern, mid-western and southern markets.



Fayetteville is undergoing a downtown revitalization to recreate the heart of the city. Efforts are underway to transform downtown into a showplace for arts, culture, shopping, dining and commerce.

Presently Cumberland County (Fayetteville) encompasses approximately 661 square miles. The area is known as the "Sandhills." Cumberland County has progressed from its beginnings as a riverfront distribution center to a highly commercialized area offering a variety of services to its citizens. Cumberland County, along with four other adjacent counties, bring the area population to approximately 550,000.

Whatever you are looking for, Fayetteville has it. This booming city of approximately 174,000 people and 92 square miles is ready to welcome you. Whether you want to visit or relocate, come see how the city is "Making Fayetteville a Better Place for All."

THE AREA'S LARGEST EMPLOYERS

Fort Bragg	Black & Decker
Cumberland County Schools	City of Fayetteville
Kelly Springfield Tire Co.	Purolator
Cape Fear Valley Medical Center	Fayetteville Technical Community College
Cumberland County Government	