

**FOR IMMEDIATE RELEASE**

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## **CUSHMAN & WAKEFIELD | THALHIMER'S CAPITAL MARKETS GROUP COMPLETES SALE OF THE 3 PHOENIX CAMPUS IN WAKE FOREST**

**RALEIGH, NORTH CAROLINA** – October 2014: Cushman & Wakefield | Thalhimer's Capital Markets Group is pleased to announce the sale of the 3 Phoenix Campus, a two-building, 63,000-square-foot product development and testing facility located at 136 & 204 Capcom Avenue in Wake Forest, NC. The buildings are fully leased for 10+ years to 3 Phoenix, Inc. a leading supplier of intelligence products and solutions to the U.S. Department of Defense and related commercial contractors. The newly-constructed, class A corporate campus-style buildings are well-located in Raleigh-Durham's fastest growing suburb of Wake Forest and includes additional land of over 5 acres to support potential future development .

Cole Office & Industrial REIT (CCIT II), Inc. acquired the asset for \$10.4 million. Scot W. Humphrey, Chris Norvell, SIOR, and Justin Good of Cushman & Wakefield | Thalhimer's Raleigh office handled the sale negotiations on behalf of Brookwood Capital Partners.

<b>Thalhimer Center</b> 11100 West Broad St. Glen Allen, VA 23060 804.648.5881	<b>The Town Center at VA Beach</b> 222 Central Park Avenue Suite 1820 Virginia Beach, VA 23462 757.499.2900	<b>Compass Pointe</b> One Compass Way Suite 100 Newport News, VA 23606 757.873.2900	<b>Ruscon Building</b> One Unity Alley Suite 310 Charleston, SC 29401 843.724.0100	<b>Hearst Tower</b> 214 N. Tryon Street 40th Floor Charlotte, NC 28202 704.705.3850
<b>Millrace North</b> 725 Jackson Street Suite 101 Fredericksburg, VA 22401 540.373.0600	<b>Wells Fargo Tower</b> 10 S. Jefferson Street Suite 1750 Roanoke, VA 24011 540.767.3000	<b>Coffee Crossing</b> 6000 Boonsboro Rd. Suite A Lynchburg, VA 24503 434.237.3384	<b>Wells Fargo Center</b> 15 South Main Street Suite 925 Greenville, SC 29601 864.370.8155	<b>Crabtree Overlook</b> 2301 Sugar Bush Road Suite 520 Raleigh, NC 27612 919.576.2680



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**ABOUT CUSHMAN & WAKEFIELD | THALHIMER.** Thalhimer was founded in 1913 and currently has offices in Richmond, Newport News, Virginia Beach, Fredericksburg, Roanoke, Lynchburg, VA; Charlotte, Raleigh, NC; Charleston, Greenville, SC. The company has over 130 broker professionals and employs over 400 associates with a property portfolio of over 62 million leasable square feet, and management of over 23,000,000 square feet of commercial property, and over 5,300 multifamily units. In 2013 Thalhimer completed over 2,000 transactions with a transactional volume of almost \$1.5 billion. Thalhimer is the region's leading provider of comprehensive commercial real estate services. The firm offers comprehensive commercial real estate services including corporate services, investment sales, tenant representation, construction management, project management, asset management, and the sale and leasing of office, industrial and retail properties. [www.thalhimer.com](http://www.thalhimer.com)

Thalhimer's Capital Markets Group is the region's leading investment sales team made up of professionals focused solely on capital markets and the sale of income producing properties in Virginia outside of the Washington, D.C. beltway and the Carolinas. The team is experienced in office, industrial, retail and multi-family dispositions and has completed over 14.7 million square feet in nearly \$1 billion worth of transactions since 2012.

Cushman & Wakefield (C&W) is the world's largest privately-held commercial real estate services firm. The company advises and represents clients on all aspects of property occupancy and investment, and has established a preeminent position in the world's major markets. Founded in 1917, it has 253 offices in 60 countries, employing more than 15,000 professionals. The firm has more than \$3.7 billion in assets under management globally. A recognized leader in local and global real estate research, the firm publishes its market information and studies online at [www.cushmanwakefield.com/knowledge](http://www.cushmanwakefield.com/knowledge).