

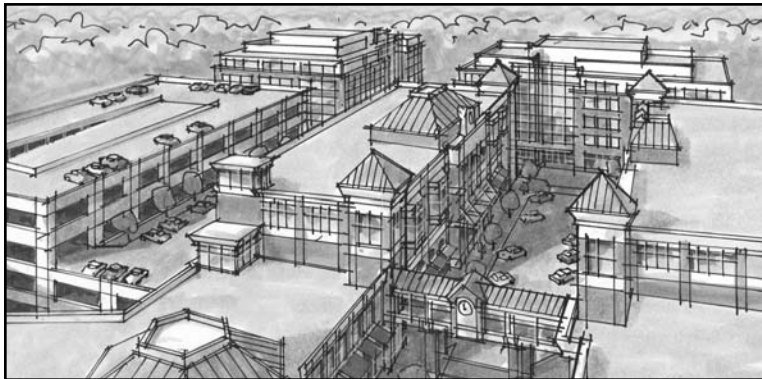


# DELAWARE REAL ESTATE JOURNAL

Section D of the MID ATLANTIC Real Estate Journal

## To include 390,000 s/f of office space and 250,000 s/f or retail space Brown/Craig/Turner updates design of the Town Center at Aquia, a \$189m revitalization

**S**TAFFORD CTY., VA — “Places for People” — that’s what Bryce Turner, president/ceo of Brown Craig Turner — an architectural firm located in Baltimore, MD leads his team to create. BCT is a recognized leader in the design of mixed-use, retail and commercial projects - with over 3 million s/f of retail and mixed – use space designed in the past 5 years throughout the U.S. Their inherent knowl-



Town Center at Aquia rendering



Northrop-Grumman

edge of retail and ground level uses gives them the expertise to design functional and aesthetically compelling destinations where people live, work, shop and dine.

According to Turner, they have the ability to transform vacant industrial eye sores into vibrant centers, plazas and shopping districts that ultimately change a city’s economic vitality. BCT is leading the way in solving urban revitalization for many cities.

The Town Center at Aquia, located in Stafford Cty., BCT’s newest development is no exception. Turner’s vision is breathing new life that will transform the site of an obsolete shopping center into a dynamic mixed-use community with office space, a state-of-the-art cinema, civic space, local and national retailers and a residential component.

His team provided services on this 750,000 s/f mixed-use project that included master planning, concept design, architecture, interior and graphic design.

Brown/Craig/Turner updated the design of the complex, which will highlight the charm and historical sophistication of the area. Walkable streets, plush landscapes and park-like settings are a few of the characteristics that have come to be staples in BCT’s conceptual designs. The plan as part of the development is to create a desirable live, work and shop environment.

The \$189 million revitalization project will include 390,000 s/f of class A office space, 250,000 s/f of specialty

retail, 125,000 s/f of entertainment uses as well as 287 residential units. The first office building at the site opened in January with Northrop-Grumman consuming 70,000 s/f.

Before being environmentally friendly was the “trendy” thing to do, BCT had covered the eco-gamut from Brownfield redevelopment to building near mass transportation to utilizing sites in designated growth areas to creating places with walkable access from home to work to play. BCT’s goal is to create economically successful and environmentally conscience places for people. BCT is currently developing initiatives that will encourage and streamline the process of green retail design. ■

### IronPlanet auctions property for \$1.7 million

DELMAR, DE — IronPlanet Real Estate LLC completed its first successful commercial property sale — a \$1.7 million unreserved auction held on July 18.

“The building and land were in excellent shape and sold for a fair price, but without IronPlanet, it wouldn’t have done half as well as it did,” said Ronald Bridge, owner of the property. “When IronPlanet auctioned equipment for me in the past, they did an excellent job of reaching the right buyers to get the best sale price possible, and it was no different when I sold my property.”

Located in a prime commercial and industrial area the auctioned property included more than 5 acres of land and a 15,990 s/f building with office space, three overhead cranes, several equipment bays and a paint booth. The property also featured a large paved parking area.

“We are extremely satisfied with this sale, and we’re very proud to have been able to generate this level of price performance for Bridge,” said Jeff Jeter, IronPlanet’s senior vice president of international and new business. “We’re confident that IronPlanet is well positioned to succeed in the

real estate market as a result of the strength of our business model and the access we have to a very broad buyer base. As we move forward into this new arena, we will deliver the same compelling value to our real estate customers as we have for our construction and agricultural customers.”

IronPlanet Real Estate has partnered with Higgenbotham Auctioneers, which brings more than 45 years of experience in successful real estate auction marketing, with extensive experience in marketing industrial, commercial and agricultural properties. ■

SEPTEMBER 12 - 25, 2008

## HI-LIGHTS

### Bellevue Realty arranges the Old Custom House \$1.5m sale

Bellevue Realty Company is pleased to announce the sale of a Wilmington, DE landmark, The Old Custom House at 516 North King Street.

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### Nemours Mansion and Gardens reopens

Nemours Mansion and Gardens, one of Delaware’s most magnificent properties, has reopened its gates after being closed for an extensive reconstruction

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## ALSO INSIDE:

ROBERT WHITE ..... 2D	IFMA ORGANIZATION ..... 18-19D
VINCE DUOBINIS ..... 3D	ABC ORGANIZATION ..... 20-21D
TRINA LAWRY ..... 5D	CIRC ORGANIZATION ..... 22D
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