

### Developers Jesse Gwinnett Place Mall anchor store

George Thornlyke of Madison Walk recently announced that his company has reached an agreement with Mega Mart Co. Ltd. of Korea to open an "M"-branded store inside the 240,000 square-foot space formerly occupied by Macy's.

According to Thornlyke, the M will be a three-level department and grocery store "with delicate Asian overtones." This is the first of a number of M department stores scheduled to be built across the U.S.

The first floor of the M will house 75,000 square feet of grocery, endless counters of prepared dishes and tasting stations. The second floor will offer merchandise, while the third floor will provide a 60,000 square foot area for a food court with numerous Korean, Chinese and Japanese restaurants, retail and lease space, as well as a designated event hall for weddings, parties and other cultural activities.

The renovation process is slated to be completed in spring of 2009, according to Thornlyke.



### Duke Begins begins mixed-use Legacy development

Duke Realty Corporation recently announced that it has completed the purchase of more than 110 acres of land for the future development of Legacy, a mixed-use project it is planning at Meadowchurch Road and Highway 120.

Acquired over a two-year period, this land can support 1.3 million square feet of Class A office development and 100,000 square feet of out-parcel retail. In the past several years, Duke has developed mixed-use developments similar to Legacy in Florida, Indianapolis, and Minneapolis. Legacy also will build on Duke's developments in Gwinnett County's Sugarloaf corridor, which include approximately 900,000 square feet of office space. In the past year, Duke's office leasing team has closed transactions totaling more than 200,000 square feet in the area, bringing Duke's Sugarloaf-area office properties to 94 percent leased.

### Lavista announces KeyWorth entry into Gwinnett market

Lavista Associates, Inc. recently announced that KeyWorth Bank has entered the Gwinnett and North Fulton markets. According to the realty

firm, KeyWorth recently opened a loan center in Gwinnett Commerce Center at 3700 Crestwood Parkway in Duluth as well as two banking centers in Alpharetta.

Bob Binion of Lavista Associates worked in conjunction with Jim Pope of KeyWorth Bank to procure locations for the Loan Center, as well as both Banking Centers. KeyWorth is an Atlanta-based community bank.

### Duke leases 85,000 square feet to EMC Corporation

Duke Realty Corporation has leased 85,000 square feet to Hopkinton, Mass.-based EMC Corporation at Duke's Business Park at Sugarloaf.

A long-time tenant at Sugarloaf, EMC renewed for 10 years at 2580 Premiere Parkway and will continue to occupy the entire single-story office building. Tom Tindall and Jim Byrd of CRESA Partners represented EMC, while Brian Sutton, vice president of leasing at Duke, represented ownership.

"EMC is an excellent tenant to retain," Sutton says. "They were one of our first tenants at Sugarloaf and they're a cornerstone to our success in this submarket."

### Lavista Associates leases Class A space in Peachtree Corners

Lavista Associates, Inc. recently announced the delivery of Meridian II at Tech Park, 52,000 square-foot Class A office building in Peachtree Corners.


Located at 275 Scientific Drive in Norcross, Meridian II was completed last month and is now home to its first two tenants: Cruser & Mitchell, LLP and Jackson, Reece and Scott, PC.

According to Lavista, it is the first new Class A building developed in recent years in the Peachtree Corners Submarket. Space is available from 1,150 to 36,000 square feet. "Meridian II at Tech Park provides an upscale, professional image in Peachtree Corners."

"newest office building" says Kirven Bentley, Lavista's leasing agent for the building.

### CBRT breaks ground on The Plaza at Breckinridge

Catanzaro, Bowers, Morris and Tesoniz LLC recently began construction of The Plaza at Breckinridge, located at 3550 Breckinridge Boulevard, in Duluth.

According to CBRT, the project will contain approximately 25,000 square feet of Class A retail condominium units, including an end unit with a drive-thru. The Plaza, which is located within the Gwinnett Place Community Improvement District, is being exclusively marketed by Vici Real Estate Units at The Plaza at Breckinridge are available for purchase, lease, or lease-purchase. 

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