



Rendering of Boxer building renovation (right) and its proposed companion building.

Illustration/WAGNER MURRAY

# Boxer building latest Morehead rehab site

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The remaking of West Morehead Street continues with the renovation of another historic building and construction of a companion building.

The project, called 1000 West Morehead, entails the rehab of the 42,000-square-foot Boxer Textile Machinery Co. Inc. building at McNinch Street.

Lincoln Harris is developing the project, which is being designed by Wagner Murray Architects. A general contractor has not been selected.

Wagner Murray will also be a tenant, taking 10,000 or 12,000 square feet in phase two of the development. Phase two calls for construction of a three-story, 63,000-square-foot building atop a 210-space parking deck.

Renovation of the Boxer building, which dates to the early 1920s, is expected to get under way immediately, with occupancy anticipated by January.

Lincoln Harris is working with the Charlotte-Mecklenburg Historic Landmarks Commission to determine the historic significance of the building.

Dan Morrill, landmarks commission consulting director, says such redevelopments stem from successful predecessors, including South End's rejuvenation.

"It shows that people are willing to pay the rents that make these properties work economically," Morrill says.

A start date for construction of phase two has not been set. The entire project, however, is expected to wrap up within 18 to 24 months. Development costs have not been released.

The second phase could be a mix of office or residential space, depending on market demand, Lincoln Harris says.

Lincoln Harris expects to close on the Boxer building and 1.2-acre site by Sept. 30. A sale price was not disclosed. The property, assessed for tax purposes at \$699,140, is owned by Karl Boxer.

Lincoln Harris hopes to attract investment interest in the project from prospective tenants, says Jubal Early, company vice president of corporate services. The developer is offering them a percentage ownership in the building, Early says.

1000 West Morehead is the latest in

a string of developments that are bringing new life to the street.

Among other recent announcements:

- Monty Ritchey, president of Charlotte-based Conformity Corp., plans to spend \$4.1 million acquiring and refurbishing the Causby Furniture Distributors building at 1023 W. Morehead.

- Colliers International is coordinating redevelopment of the Grinnell Supply Sales Inc. complex at 1431 W. Morehead St. for property owner Ed McCoy.

- Neighboring Concepts is well under way on the 1230 W. Morehead building, which is being renovated into 30 office condominiums.

**Ian Bertolina successfully represented the owners of 1000 West Morehead Street with the sale of their building.**