

Slew of New Development at Parkside

Parkside Partners has plenty of upcoming projects, including two in a JV with **Beau King**. (It's always more fun to bring a friend.)

We spoke with Parkside's **Kyle Jenks** this morning and learned he's close to **breaking ground** on the second phase of 2061 Peachtree, a **60k SF MOB** that will offset the Georgia Hand, Elbow & Shoulder MOB there now. Now in pre-leasing, Kyle hopes to deliver in '15. "We just closed **permanent financing** on phase I with Fidelity Bank, and State Bank & Trust will provide financing for phase II." Kyle says the developer is also breaking ground on Parkside@Armour, a **38k SF loft office building** next to Sweetwater Brewery, by December. He has three tenants but couldn't divulge names.

Parkside is also working with Kim King Associates on two separate loft office projects: Parkside Station, a **21k SF boutique office building**, and Brookhaven Station, a **14k SF office building**, both in Brookhaven. Of the two, Kyle says Parkside Station will likely go first as it closes in on an **anchor tenant**. "We're going to signature, and **we'll kick that building off**," he says. (The shadowy figure on the bike is not part of the deal.)



Kyle also just partnered with Rich Real Estate's **Kirk Rich** to help Sterling Risk Advisors ink a **25k SF deal** at 2500 Cumberland. The insurance brokerage firm has **outgrown its 12k SF Governors Ridge office condo**. (They've been eating their vegetables.) In turn, Sovereign Risk Solutions purchased the office for an undisclosed sum. Cassidy Turley's **Glenn Kolker** and **Sonia Winfield** brokered for the landlord of 2500 Cumberland, Granite Properties, while Lee & Associates' **Taylor Smith** and **Austin Wilson** represented Sovereign.