

10. Acquisition of Property by Lease – NCSU ..... Will Johnson

**Situation:** The acquisition of real property by lease was approved by the NCSU Board of Trustees and requires Board of Governors approval because it is over \$500,000.

**Background:** The NCSU Distance Education and Learning Technology Applications (DELTA) is seeking to lease new space in order to co-locate their administrative offices and operational units. The leased space would be in the Center for Technology and Innovation, a private office building developed on the Centennial Campus. The space is +/- 16,196 SF with a mix of offices and flexible open-cubicle work spaces.

**Assessment:** This lease consolidates Distance Education and Learning Technology Applications into a single space that is currently in the three locations of Partners I, D.H. Hill Library, and Venture Center Complex. The NCSU Board of Trustees Building and Property Committee approved this acquisition of real property by lease at their February 18, 2016 meeting.

**Action:** This item requires a vote.

### Acquisition of Property by Lease – North Carolina State University

The Board of Trustees of North Carolina State University has requested the approval of an acquisition by lease between NCSU and Keystone Corporation, LLC.

The property is needed to accommodate the Distance Education and Learning Technology Applications (DELTA) administrative offices and outlying DELTA operational units currently located in Partners I, D.H. Hill Library, and Venture Center Complex by consolidating the program into a single office space located in the Center for Technology and Innovation at 2401 Research Drive on NCSU's Centennial Campus. DELTA's administrative offices currently occupy 11,754 SF in Venture Center Complex on NCSU's Centennial Campus under a lease that will expire October 12, 2016.

N.C. State is expected to lease 18,623 SF at \$29.50 per square foot for the initial year (year 1). This equals an approximate initial year rent of \$549,378.50. The lease term will be seven years, with one three-year renewal option, both initial term and renewal option increasing by not more than 3% annually. Keystone Corporation is also offering the first three months rent-free, an approximately \$137,345 in savings, equating to lowering the year one rate to \$25.44 per square foot.

It is recommended that the request of the Board of Trustees be approved.

TRANSMITTAL OF REQUEST FOR ACQUISITION/DISPOSITION OF REAL PROPERTY

Form

Number PO-1

Preparation

Date January 6, 2016

Institution: NORTH CAROLINA STATE UNIVERSITY

**Request:** Lease of office space for NC State's Distance Education & Learning Technology Applications (DELTA). Space is needed to accommodate DELTA's administrative offices and outlying DELTA operational units currently in Partners I and DH Hill Library. Lease specifications were prepared and a request for proposals was published.

Approval of a lease of ±16,196 net sq. ft. (±18,623 rentable sq. ft.) from Keystone Corporation at 2401 Research Drive on NC State's Centennial Campus for a seven (7) year term with one three (3) year renewal option is requested. The initial (year 1) rental rate is \$29.50 per rentable sq. ft. increasing by not more than 3% annually. The lease term will commence on or about December 15, 2016.

.....  
RECOMMENDED BY CHANCELLOR, NCSU

W. R. Ward  
(Chancellor's Signature)

.....  
RECOMMENDED BY COMMITTEE ON  
BUILDINGS AND PROPERTY

[Signature]  
(Chairman's Signature)

.....  
RECOMMENDED BY BOARD OF TRUSTEES,  
NCSU

[Signature]  
(Chairman's Signature)

.....  
RECOMMENDED BY BOARD OF GOVERNORS

[Signature]  
(Secretary's Signature)  
.....

STATE OF NORTH CAROLINA  
DEPARTMENT OF ADMINISTRATION  
RALEIGH

\* ACQUISITION OF REAL PROPERTY

Institution or Agency: North Carolina State University

Date: January 6, 2016

The Department of Administration is requested, as provided by GS 146-22 et seq. to acquire the real property herein described by (purchase), (lease), (rental), or (other specify):

This Property is needed for the following reasons and purposes: (attach additional sheets if necessary). To accommodate the Distance Education and Learning Technology Applications (DELTA) administrative offices and outlying DELTA operational units in Partners I and DH Hill Library. DELTA's administrative offices currently occupy 11,754 sq. ft. in Venture Center complex on NC State's Centennial Campus under a lease that will expire October 12, 2016. The program's current need cannot be met at this location. Approval of a new lease is requested so that the program can consolidate operations and outlying units at one location. Lease specifications for this need were prepared and a request for proposals was published.

Name and Address of Present Owner: Keystone Corporation  
5410 Trinity Road, Suite 215  
Raleigh, NC 27609

Description of Property: (attach additional sheets if necessary). ±16,196 net sq. ft. (±18,623 rentable sq. ft.) of office space at 2401 Research Drive on NC State's Centennial Campus, Raleigh, NC

Term: Seven (7) years with one three (3) year renewal option. Lease term to commence on or about December 15, 2016.

Rental price (if applicable): \$29.50 per rentable sq. ft. (year 1) increasing by no more than 3% annually

Funds for the acquisition of this property are available in our budget under Code:

Item: Other:

In the event the above described real property is not acquired, is there other real property available, owned by the State or otherwise, that you believe would, if acquired, fulfill the requirement of your agency? If so, give details. None

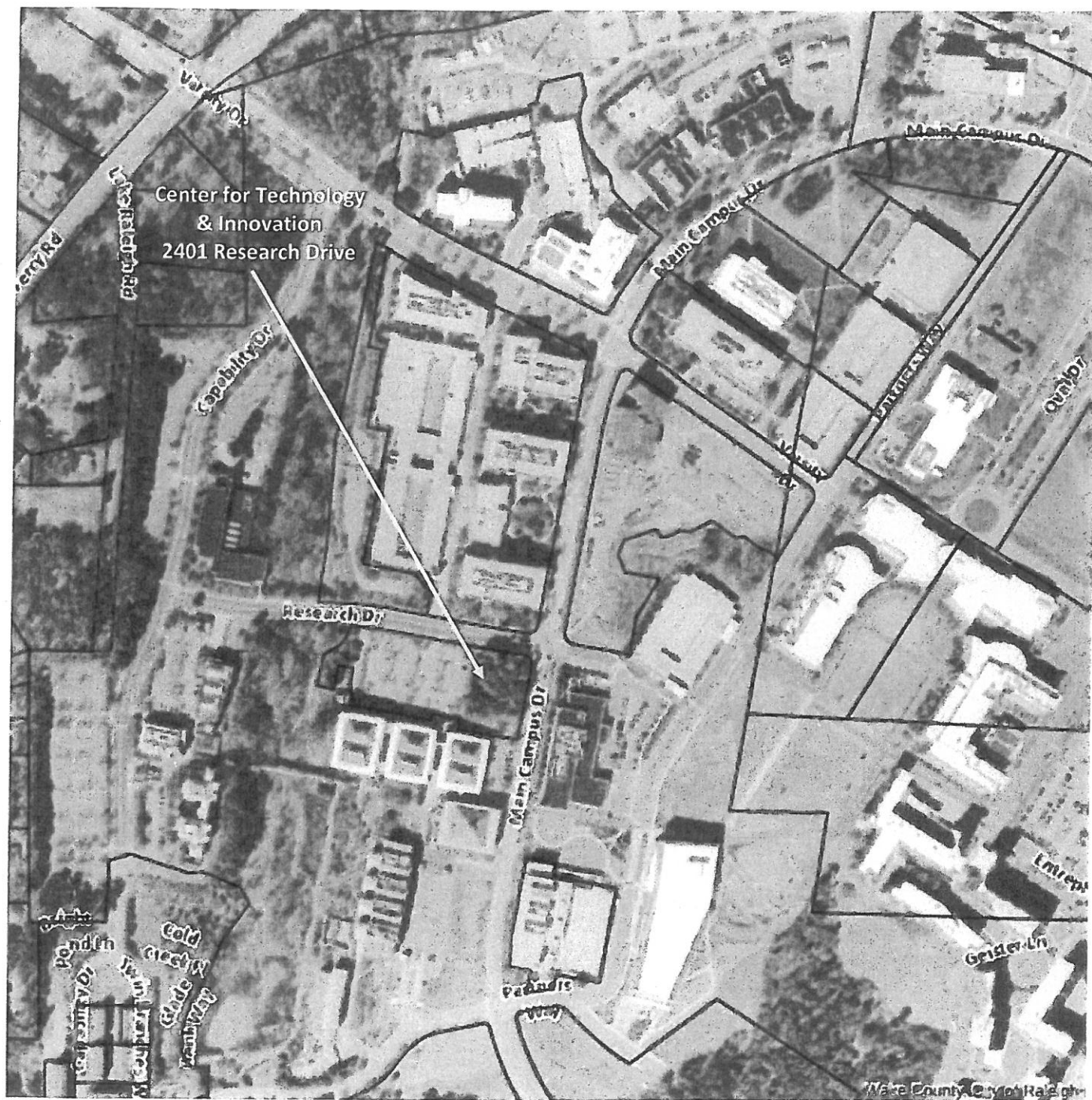
Action, recommending the above request, was taken by the Buildings and Property Committee of the Board of Trustees and is recorded in the minutes thereof on 2-18-16 (Date).

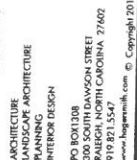
Signature W. R. Wood  
Chancellor

**ACQUISITION  
OF REAL PROPERTY**

**Lease**

<b>LESSEE</b>	State of North Carolina for North Carolina State University
<b>LESSOR</b>	Keystone Corporation
<b>LOCATION</b>	2401 Research Dr., Raleigh, NC - NC State University's Centennial Campus
<b>SIZE</b>	±16,196 net sq. ft. (±18,623 rentable sq. ft.) of office space
<b>RATE</b>	\$29.50 per rentable sq. ft. (year one) increasing annually by no more than 3%
<b>TERM</b>	Seven (7) years with one three (3) year renewal option. Lease term to commence on or about December 15, 2016.
<b>USE</b>	Space is needed to accommodate the Distance Education and Learning Technology Applications (DELTA) administrative offices and outlying DELTA operational units currently located in Partners I and DH Hill Library.





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CENTER FOR  
TECHNOLOGY AND  
INNOVATION

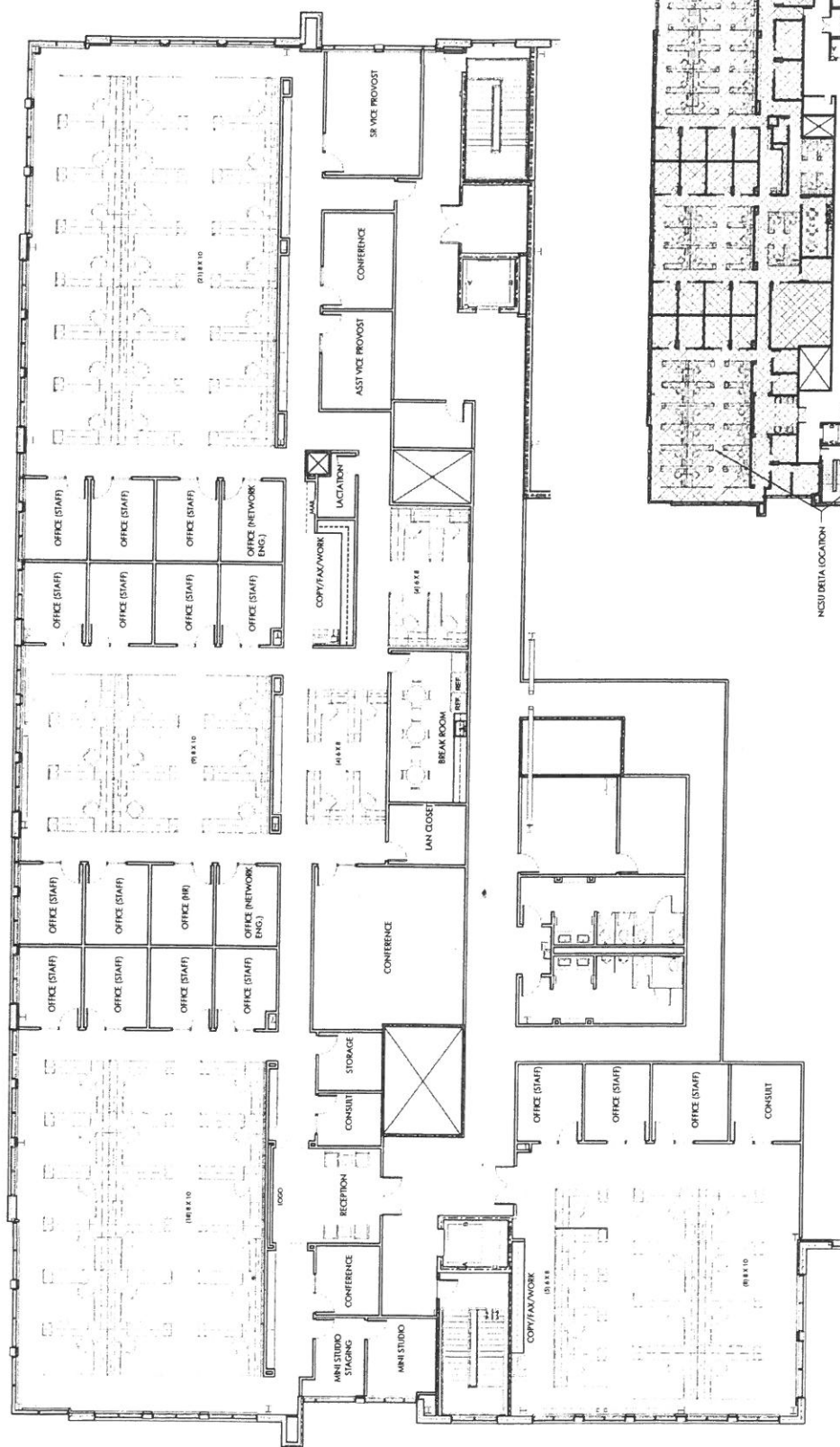
2401 RESEARCH DRIVE  
RALEIGH, NC



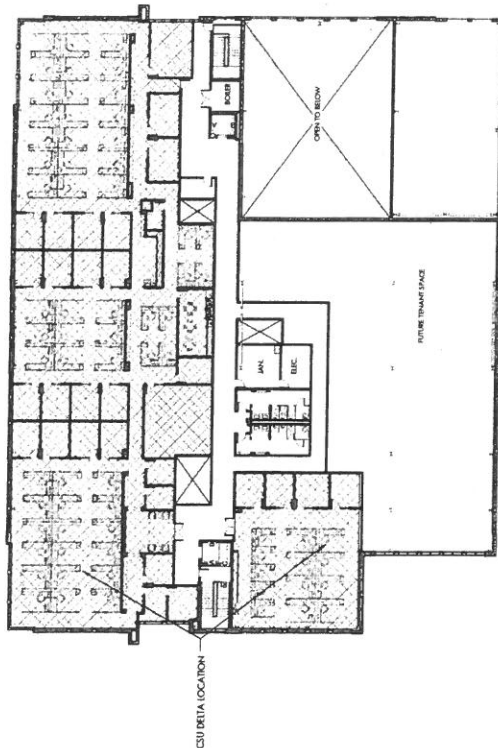
NCSU DELTA SPACE PLAN

[illegible]

SP-310 OF 2



1 THIRD FLOOR NCSU DELTA  
SP310 1/A" = 1'-0"



2 THIRD FLOOR NCSU DELTA KEY PLAN  
1" = 20'-0"