

WELLS FARGO CULTURAL CAMPUS



Photo: 10th Floor Green Roof

The *Wells Fargo Cultural Campus* will feature vibrant plazas, retail, public art and 2,200 parking spaces... but the centerpieces of the development include the 48 story LEED Gold certified Duke Energy Center, Bechtler Museum of Modern Art, Mint Museums, Wells Fargo Auditorium, the Harvey B. Gantt Center for African - American Art & Culture and the new Knight Theater. In addition to Wells Fargo's occupancy in the office tower, Duke Energy will have a significant presence including its corporate headquarters. Other commercial tenants include KPMG, Deloitte and Katten.

The Duke Energy Center

After 5 years of planning and construction, the *Duke Energy Center* is on schedule to receive a Temporary Certificate of Occupancy (TCO) by the end of December. Questions have swirled about the status of construction due to the perceived lack of progress on the tower crown. To most people, pictures of the building appear fairly straightforward; however, the geometry at the top of the tower is incredibly complex! That being said, we are on track for a December TCO with all tower floors from 40 down substantially complete. Conditioned air and fire pumps were activated in July. Lobby finishes will wrap up in October, and the final tower crane will come down in November. The first tenants will start up-fitting their floors late 3rd Quarter 2009, with move-ins starting after TCO and continuing throughout 2010 and beyond. There is about 155,000 SF of office space still available in the building with contiguous spaces ranging from 2,000 SF to over 75,000 SF, and leasing efforts are underway.



Photo By: Mitchell Kearney

Tenants

Anchoring the 1.5 million square foot *Duke Energy* is one of the nation's leading electric power companies. The Fortune 500 company supplies approximately 4 million US residential and business customers with electricity and natural gas. Duke Energy also provides electric generation in Latin America. Duke will relocate its headquarters from its current location on Church Street into the Duke Energy Center.

Deloitte is an alliance under which 165,000 professionals in independent firms throughout the world collaborate to provide audit, consulting, financial advisory, risk management, and tax services to selected clients. Some of the industries Deloitte serves include aerospace, the U.S. Federal Government, real estate, insurance and utilities.

Serving as a global network of professional services firms with over 135,000 people working together in more than 140 countries, *KPMG*

draws on their deep industry experience to provide audit, tax and advisory services to a wide variety of industries.

Katten Muchin Rosenman (Katten) is a full-service law firm with more than 600 attorneys in locations across the United States and an affiliate in London. The firm's core areas of practice are corporate, financial services, litigation, real estate, commercial finance, intellectual property and trusts and estates. Their clients are a wide range of public and private companies, including a third of the Fortune 100, as well as a number of government and nonprofit organizations and individuals.

Wells Fargo & Company, one of the largest financial services companies in the United States with their Eastern Banking Headquarters located in Charlotte, is reserving the first 10 floors of the building for their use.

Retail

We are in the process of finalizing the strategy for our 38,000 SF of street level retail. Targeted tenants include gourmet coffee/café, an upscale bar/lounge, an art gallery, wellness center, sandwich shops, a food market, and a signature restaurant to open Fall 2010. These retail stores will line First Street, Church Street, Stonewall Street and the retail arcade between the office tower and Mint Museum.



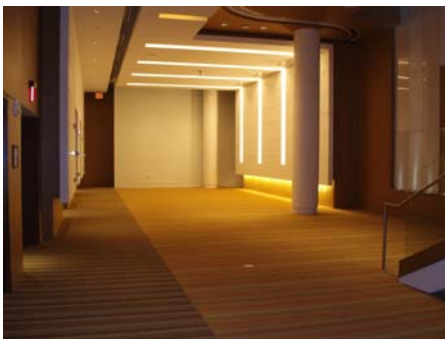
Photo by: Spine 3D

Parking

The 2,200 space below grade parking garage will be ready for use in January 2010. About 200 parking spaces will be reserved for daily visitor parking and will be located on the first two levels. Visitors will enter the garage through the Church Street entrance or the Stonewall entrance under the office tower. Monthly parkers will park on levels 3-8 and will enter

primarily through the entrance off of Stonewall Street under the Gantt Center. Visitors to the Cultural Facilities will pay a discounted daily rate. Daily, monthly, evening and weekend parking rates will be finalized in the near future. If you need parking prior to January 2010, spaces are available at several nearby locations.

Wells Fargo Auditorium



The new **Wells Fargo Auditorium** is located below the Knight Theater lobby (you enter through the Knight front door) and underneath the plaza of the 400 S. Tryon block. With approximately 300 seats, the auditorium is owned and managed by Wells Fargo and can be utilized by other occupants of the Wells Fargo Cultural Campus and Duke Energy Center. In addition to state of the art audio/visual systems (high resolution projector, wireless microphones, and theatrical lighting), the auditorium has 2,500 SF of adjacent pre-function space (and a catering kitchen) for cocktail and sit down dining events for up to 100 people. The auditorium is substantially complete and will be available for meetings and events in October 2009.

Contact Molly Fowler at 704.374.6760 or
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 for more information.

Harvey B Gantt Center for African–American Arts & Culture

The *Harvey B. Gantt Center for African– American Arts & Culture* will be the first facility to open to the public. Their Grand Opening Gala will be on October 17th 2009. The current Afro–American Cultural Center will relocate from their existing location, a 10,000 SF historic church to their new 44,000 SF home in the Wells Fargo Cultural Campus and will be able to significantly enhance their operations. A multipurpose event space will accommodate a variety of uses and exhibition spaces will display the internationally significant Vivian Hewitt Collection, as well as other traveling exhibits. The Gantt Center will have a street level museum shop as well as a rooftop terrace and event space that you can rent for your special events.

www.aacc-charlotte.org



Photo By: Mitchell Kearney

Bechtler Museum of Modern Art



Photo By: Mitchell Kearney

The *Bechtler Museum of Modern Art* will open their doors for the first time ever on January 2, 2010. Thanks to the generosity of Andreas Bechtler and the gift of his art collection to the City of Charlotte, visitors will be able to see more than 1,200 works of art that were acquired directly from the artists who were personal friends of the Bechtler family. Some of the featured artists will be Georges Rouault, Alberto Giacometti, Joan Miro, Marino Marini, Andy Warhol, Pablo Picasso, Edgar Degas and Niki de Saint Phalle. In addition to gallery space, the 35,000 SF museum will include a 2nd floor sculpture terrace, a street level café and gift shop.

www.bechtler.org

Knight Theater

The *Knight Theater* will open their doors for “LIGHT THE KNIGHT” at the Gala Grand Opening on January 8th 2010! This 1,200 seat theater will be managed by the North Carolina Blumenthal Performing Arts Center, and will be the new home for North Carolina Dance. The Knight Theater will also host a variety of other performance types, including orchestral music, opera, musical theater, popular music and other touring productions. The Knight Theater has a connector linking it to the Bechtler Museum and stairs lead you from their street level pre-function space down to the Wells Fargo Auditorium.

www.ncbpac.org



Photo By: Mitchell Kearney

Mint Museum



Photo By: Mitchell Kearney

Tremendous progress is currently being made on the new Mint Museums. We expect to complete construction and turn this building over to the City of Charlotte and the Mint in April 2010. It will take the Mint about 6 months to prepare for their Grand Opening in October 2010. This new facility will house the entire Craft + Design collection, as well as the Contemporary, American and Romare Bearden collections from the current Randolph Road location. In addition to gallery space, this 145,000 SF museum will include classrooms, a Family Interactive Center, an auditorium, a 2nd level terrace café, roof top terrace and event space, as well as a street level museum shop. A highlight of the new facility is sure to be the multi-story “Grand Room” complete with a curtain wall of glass that allows guests to look out onto First Street, and at the same time allows pedestrians to see the vibrancy and activity taking place inside the museum. www.mintmuseum.org

All of the cultural groups are planning an array of exhibitions, speakers, and special events to engage diverse attendees in a meaningful way.

Future Residential Condominiums

While construction of the Wachovia condominiums is not moving forward at this time, the infrastructure has been built, the table has been set, for a future high rise condominium/hotel to be located in the heart of the Wells Fargo Cultural Campus. It will rise above the Mint Museum, with residences beginning on the tenth floor, and will feature street level retail and restaurants. The Bechtler Modern Art Museum and the Knight Theater will be located immediately across First Street, and parking will be conveniently located in a secure private garage beneath the tower and hidden from the street.



Rendering by Spine 3D

Public Art

The Wells Fargo Cultural Campus will feature four public artworks created by internationally known and local artists including Niki de Saint Phalle, Jennifer Steinkamp, Juan Logan, and David Wilson. The media of each piece varies greatly and ranges from statues to murals to electronic art.

Visitors to the Bechtler Art Museum and Knight Theater will be greeted by Niki de Saint Phalle’s Firebird, an eighteen-foot-tall sculpture, made of 7,000 pieces of mirrored glass. The piece, tall enough for people to walk under it, will reflect rays of sunlight. John Boyer, the Museum’s President, describes Firebird as “a wonderfully expressive piece by an artist at her full power.”

On the southern wall of the Knight Theater, a 37’ x 20’ LED screen will display the electronic artwork of Jennifer Steinkamp. The piece will feature a colorful animation of cloths falling across the LED screen.

It will also be designed to allow participants to scan in their own art creations which will then be superimposed onto the falling cloths.

Fronting South Tryon Street, the plaza in front of the Harvey B. Gantt Center for African–American Art + Culture was designed by local artist Juan Logan and is titled Intersections. The plaza’s dominant motif, dynamic patterning inspired by Central African Kuba textiles, embodies intertwined relationships between the historical occupants of this site, the present residents moving through the thriving downtown area and future generations of contributors to society. A head shaped sculptural granite form in one corner of the plaza features the names of African–American communities and streets in Charlotte, past and present, engraved in layers on the stone. Seating extends from the stone to provide a space for remembering and discussion.

Public Art – *Continued*

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Located on the southern wall of the Gantt Center at the intersection of Stonewall and College streets, local artist David Wilson's artwork *Divergent Threads*, *Lucent Memories* features vibrant and bold 10'x5' glass panels spanning approximately 500 square feet.

Colorful, flowing, synchronistic, organic forms adorn the panels and metaphorically convey the Gantt Center's mission to present, preserve and promote African-American art, culture and history for the education and enlightenment of all. Inspired by the rich history of African-American fabric quilts, this glass art mural discloses a story and encourages the passer-by to engage with the architecture and the community.

Conclusion

The Wells Fargo Cultural Campus Newsletter will be updated and distributed every other month.

If you have any questions or need additional information, please feel free to contact Molly Fowler at molly.fowler@wachovia.com or call (704) 374-6760.



Rendering by Spine 3D