

property information

name	razook building
location	105 chinquapin road pinehurst, north carolina 28374
county	moore
sq. footage	23,045
zoning	village commercial
utilities	water, power, cable
potential uses	office / retail

executive summary

FUTURE IS COMING

The Historic Razook Building is 75% completed and 40% leased, with a scheduled grand opening in March 2010. This exclusive building, located in the heart of the Village of Pinehurst, with a 8,000 foot expansion allows for 23,000 feet of high end retail, executive fully furnished executive corporate suites, potential corporate headquarters and wine, martini bar in lower level. This building is eco friendly with dirt walls and green furnishings.

For additional information, please go to www.cliftcommercial.com or call George Manley at 910-695-1909.



History of Pinehurst

In 1895 Boston businessman James Walker Tufts purchased 5,000 acres of sandy East Carolina wasteland for \$1 acre. Attracted by the moderate climate, well-drained soil and fresh pine trees, he thought the area offered natural health benefits and wanted to create a winter resort for New Englanders.

The Holly Inn was opened by the Christmas season and featured electric lights, steam heat and telephones. Tufts contracted with Frederick Law Olmsted, America's foremost landscape architect whose credits also include Central Park, the U.S. Capitol grounds, and Biltmore House, to lay out a town. The village he constructed around an oval green with winding roads remains essentially unchanged in concept today.

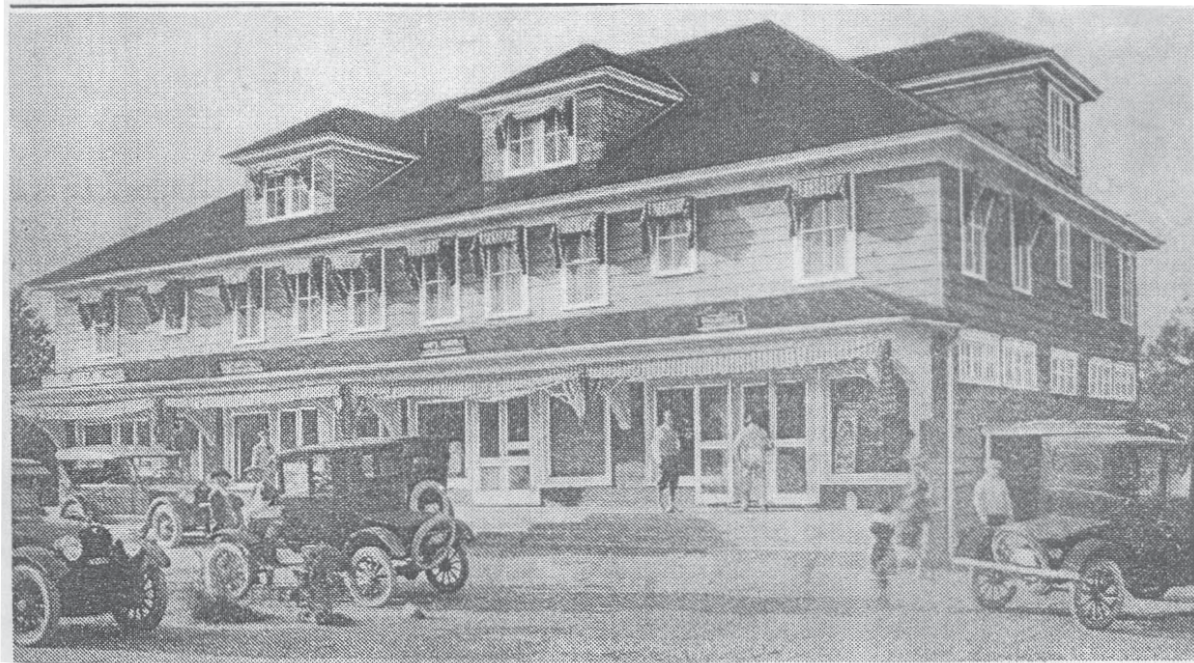
Golf soon became a part of Pinehurst as the 1897 season brought reports of guests hitting little white balls in the cow pasture. The game was in its infancy in America, but Tufts seized the opportunity and had Dr. D. LeRoy Culver of New York lay out nine holes in 1898. Nine more holes were added the next year, and soon the course was attracting notice.

The most significant move of the early days came in 1900 when Tufts convinced Donald Ross of Dornoch, Scotland to take over care and construction of the course. Ross stayed at Pinehurst until 1948 and in that time came to be recognized as one of the founding fathers of American golf. Not only did he design many of the now famous Pinehurst courses, but nearly 400 others nationwide.

The resort prospered, offering among other features riding, hunting, shooting, polo, lawn bowling, bicycling and archery. In 1901 the Pinehurst Hotel (then the Carolina Hotel) opened with the latest in comforts. The facility is still highly regarded and rated, besides being the largest wooden hotel in North Carolina.

Of course the name Pinehurst is most closely associated with golf, and rightly so. The area boasts more than 30 courses, including the world renowned #2. The resort has always been able to attract the biggest names in the sport and continues to do so by hosting the 1999 U.S. Open.

Although still mostly thought of as a resort, Pinehurst and the surrounding area has been gathering a larger number of year-round residents in the last few years, lured no doubt by the climate and peacefulness that attracted Mr. Tufts over 100 years ago.



The History of the Razook building --1932 to 2007

Today this is the best building in Pinehurst because of its key location and beautiful structure. My father, F. R. RAZOOK purchased the building in 1932 when it was a wooden structure housing four stores on the ground floor. I do not know what the top two floors were used for-probably offices. The front of the building was raised but was also was all wood.

My father was a stickler for always buying the best and always sought outstanding people for their advice and skills. 1932 was the depth of the depression and he had been successful during that difficult period because of his dedication to that philosophy. After buying the building everyone told him that when he remodeled it, the front should be lowered to street level. Because of his good taste that advice troubled him since he was intrigued with its raised prominence; however, he was not sure.

Even though he was a young businessman in the depth of the depression he sought the help of the most famous store designer of the time, Eleanor Lamire. She had designed Marshall Field's in Chicago, Bullicks and I. Magnins in California just to name a few of the many many great world famous retail stores that she had designed. He contacted her in California and brought her to Pinehurst to design the present building because, as I said, he only wanted the best transfer Express talent available. It was a long trip by train to Pinehurst but he convinced her to take the job to design our building and do the interior design.

He told me that when he met her at the train station he immediately drove her by the building and ask her whether it should be he left raised or brought down to street level. He told me that was the key decision that he had to make and that was what drove him to seek her out. His hunch had been to keep it raised but he was not sure of himself. He was elated with her answer.

He hired one of the best builders in North Carolina to completely remodeled the building. It became a brick building with the slate roof. The whole ground floor was gutted for his new shop. A sprinkler system was put in the building and Eleanor Lamire's design of the ground floor was in the spirit of the time.

My father wanted the upper two floors to be used as a deluxe small inn for the wealthy people who like to winter in Pinehurst. It was called the Carolina Chambers and it was extremely popular from its inception.

The Carolina Chambers was an immediate success! Many of the people would stay for two months and fought to get in. It was like a club. Mrs. Biddle and her husband spent every winter in the Chambers. I mention her name because there was a Broadway play about her and her life called " the happiest millionaire " which ran on Broadway for several years or more. I believe it was taken from a book of the same name about her.

The Chambers was a huge success but had to be closed in the early 70's because Pinehurst INC, which owned the town and hotels, was jealous of its success and felt it was taking business from their hotels. They accomplished this by no longer allowing the guests of the Chambers to play golf on the Pinehurst golf courses. Thus we had to close it.

I then turned them into offices called the Razook office suites. The second floor was completely rented and several on the third floor. All the second floor offices were air-conditioned. The third floor was not. I was considering the idea of centrally air conditioning the third floor and putting in an elevator.

In the late 40's my father remodeled some of the lower level to house our alteration room and a storage room next to it. The lower level office on the right side as you face the building had been rented in the 30's to barber shop and later became offices. The office on the left side lower level as he faced the building was remodeled later became offices.

Four years ago the lower level office on the right side had to have one wall reinforced. The work was done successfully by Neil Smith who owns a local engineering firm. The roof and gutters have been checked yearly and had been kept in good repair as needed.

Razook's had always been a very successful high-end fashion operation and we kept the building in the best of order. If it needed something, we did not hesitate to do it.

Today, the building is proof of F.R. Razooks foresight and good taste. If I were younger I would develop the property myself. You are fortunate to have the opportunity to do so and I wish you the same success that we had with it.