

THE HOBBS TIMES

CHECK OUT OUR NEW
AD IN *THE TRIANGLE
BUSINESS JOURNAL!*
DETAILS ON PAGE 2

INTERVIEW
NC FAMILY
POLICY COUNCIL

PROPERTY
FEATURE
3010 ANDERSON
DRIVE



Issue #4
JANUARY-FEBRUARY 2024

Word Search

E	Y	T	L	Z	T	W	I	C	V	H	G	I	E	L	A	R	S	F	J	Z	K	F
U	L	G	H	O	R	B	X	Y	O	E	M	Y	G	E	C	I	V	R	E	S	H	X
D	F	P	T	C	G	R	D	G	D	N	P	S	S	U	M	J	H	W	A	W	E	V
H	B	F	R	E	X	O	R	Q	L	X	S	X	H	F	M	J	Z	H	N	T	P	A
D	L	L	I	B	F	K	T	A	R	R	X	T	R	Q	T	S	O	K	D	O	O	N
H	A	Y	A	E	Z	E	V	U	F	E	O	I	R	R	Q	J	X	F	E	P	E	P
O	I	T	N	V	J	R	A	F	F	R	A	J	F	U	X	Z	P	D	R	A	R	G
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B	R	E	L	R	V	G	U	H	F	M	T	N	E	L	T	T	K	B	O	F	W	T
S	E	P	E	G	P	E	K	R	O	W	D	Z	T	S	E	D	I	H	N	F	S	N
G	M	O	W	C	C	N	O	W	X	J	K	Z	B	P	T	P	W	O	B	I	S	W
V	M	R	I	S	M	V	G	N	I	S	A	E	L	F	I	A	S	V	N	C	F	O
J	O	P	P	U	Z	F	M	A	N	A	G	E	M	E	N	T	T	Z	N	E	C	T
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T	R	R	E	T	A	I	L	E	P	F	E	J	X	I	P	S	O	M	K	T	W	I
M	A	I	N	T	E	N	A	N	C	E	T	P	R	S	I	X	F	O	R	K	S	M

Find the following words in the puzzle.

Words are hidden     and .

ANDERSON
BROKERAGE
COMMERCIAL
CONSTRUCTION
GROVE
HOBBS
LEASING

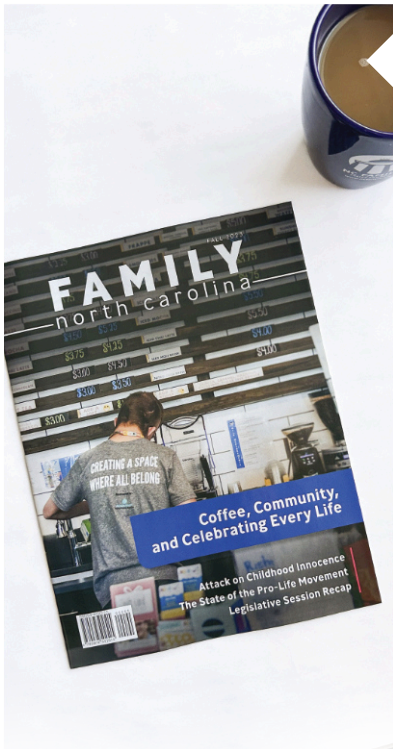
MAINTENANCE
MANAGEMENT
MIDTOWN
OFFICE
PINWOOD
PROPERTY
RALEIGH

REAL ESTATE
RETAIL
SERVICE
SIX FORKS
TRIANGLE
WORK

OUR AD IN THE TRIANGLE BUSINESS JOURNAL

We are pleased to have an advertisement in this quarter's issue of *The Triangle Business Journal*! Thank you for all the support we have received the past few months from our customers, tenants, clients, and fellow associates of the local real estate industry.

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NC Family Policy Council

An interview with Executive Director John Rustin about the NC Family Policy Council, a non-partisan political education and activist group that has been a part of the Hobbs Properties portfolio for two decades.

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3010 Anderson Drive

This issue's property highlight is 3010 Anderson Drive, a prominently placed corner location with spaces well suited to medical practice or traditional office needs.

PAGE 8

03

Stats & Staff

A stats check-in with Hobbs Properties, including our new tenants. We've also included the names and faces of our team of on-campus, in-office staff.

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NC Family Policy Council

“Don’t ever discount the impact
that you can have if you’re willing to
just show up and be a voice.”





INTERVIEW WITH JOHN RUSTIN

WRITER: MIRIAM NAQUI
PH: ANNASCOTT CROSS

01

NC Family Policy Council is a faith-based nonprofit organization that seeks to promote traditional family values at the state level. Founded in 1991, the group has been a member of the Hobbs Properties portfolio for over 20 years.

“We have a very distinct vision and mission of this organization, but one of the things that has provided us constant security and continuity is the stability that we have in our office, being a part of the Hobbs family of tenants,” says John Rustin, current President of the council. “Organizations can spend an unnecessary amount of time, energy and

resources dealing with management, and we’ve always had a great relationship and a great experience with Hobbs that has enabled us to spend more time and energy focusing on pursuing our mission.”

What that mission entails is succinctly summarized front and center on their website: *“Equipping North Carolina families to be voices of persuasion for family values in their communities.”*

→



NCFFPC AT A CASINO PRESS CONFERENCE.

“Interestingly, the strongest opponents to gambling are your most conservative republicans, and your most liberal democrats.”

This equipping is done in multiple ways. While the group does direct advocacy work, with several members of staff recognized by the state as official lobbyists, they also do work to educate likeminded citizens across the state, teaching something that John calls ‘the three Ps of effective advocacy’: knowing the policies, process, and people. One way he does it is through Salt & Light Student Seminars, a “crash course in civics from a Christian perspective.”

“The seminars are so valuable because often times the political and policy arena seems very much an abstract, ambiguous thing... [But] you can become a subject matter expert on an issue in a very short time if you apply yourself,” he says. “Having a base level of knowledge and an understanding of the implications of what a bill is going to do when it gets enacted, how it’s going to manifest itself—the more familiar people become with those issues, the more they can do about them.”

In addition to the seminars, the organization also publishes a magazine, airs a podcast, sends emails, and hosts a show weekly on 20 radio stations—including 540AM Divine Mercy Radio, another Hobbs Properties tenant.

One thing the group makes clear is that you don’t have to have a publication or a show to make a difference.



**PASTOR OUTREACH DIRECTOR TOM KAKADELIS
SPEAKING TO STUDENTS AT A SALT & LIGHT SEMINAR.**

John tells a story about a significant bill moving in the legislature—the advocates at NCFPC were going from office to office to talk about it. The Wake County legislator they were hoping to meet wasn't there at the time, but his assistant was.

"I asked his assistant, 'How many phonecalls do you get on this particular issue?' ...Emails are better than nothing, but when legislators are getting emails, it's easier to put them into folders to gauge how many are for or against something. Phone calls and handwritten letters have more impact."

The assistant answered that they had been getting lots and lots of calls.

"I said, 'How many calls does it take for you to go to your legislator and say, hey, we need to pay attention to this?' And she said, 'Five.' There are not that many people that will take the time to reach out personally, to contact their legislators about an issue, and so it doesn't take that many to have a potentially significant impact. Don't ever discount the impact that you can have if you're willing to just show up and be a voice."

One way that NC Family Policy Council distinguishes itself from many political organizations is its fundamentally non-partisan nature. "There are some individuals in the legislature who we only agree with on a singular issue. For example, one of the issues that's important and a top priority for us is resisting the expansion of gambling in NC. Interestingly, the strongest opponents to gambling are your most conservative republicans, and your most liberal democrats.... so, there are some very liberal democrats that we work very closely with on gambling issues, and we have a very good and effective working relationship with them. Of course we don't see eye to eye on many other issues, but we respect each other and can work together on issues where we have common ground. That is always an enjoyable and valuable experience."

Also foundational to the Council's mission is a strong dedication to honoring people instead of falling into the common trap of disparaging political opposition: "Many of the issues that we work on are considered controversial by many in the culture, but one of the most important tenets of our beliefs is the value and dignity of every life... There are some groups out there that say things and approach things in a way that doesn't uphold the dignity of the human person, but we think that it's very important to do that. We take that seriously."



THE FILMING OF A WEEKLY CHECK-IN VIDEO FOR THE YOUTUBE CHANNEL.

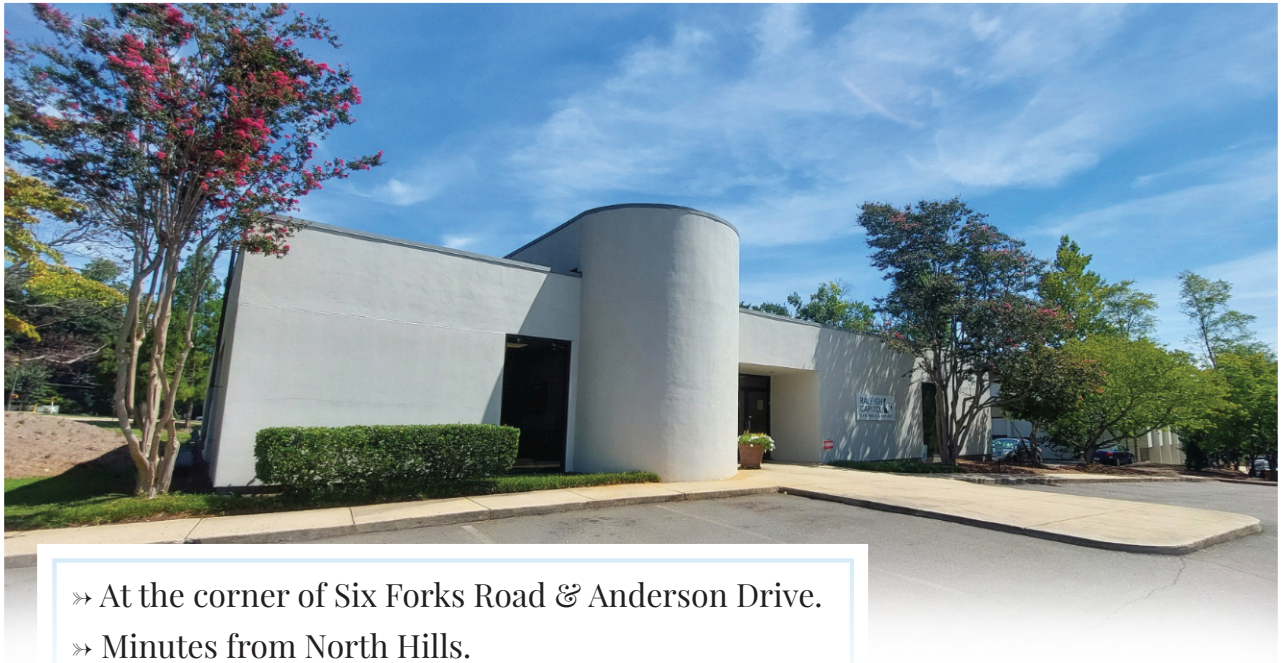
John has warmly invited any interested readers to sign up for the email list, and to contact the office for questions. NC Family Policy Council can be found online at www.ncfamily.org.

3010

ANDERSON DRIVE

RALEIGH

Scan to
watch
drone
footage

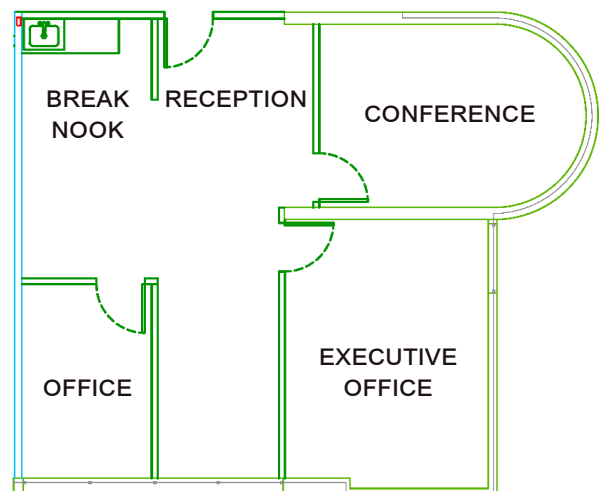


- » At the corner of Six Forks Road & Anderson Drive.
- » Minutes from North Hills.

SUITE 150 - \$28 - 32.00 PSF*

1,054 Sq. Ft.

- **Special Features:** Two perimeter offices and a conference room with an open-air two-story opening along the exterior wall. Reception immediately off the main building lobby and break nook.
- **Ideal For:** A start-up or small business with 5 - 10 employees.



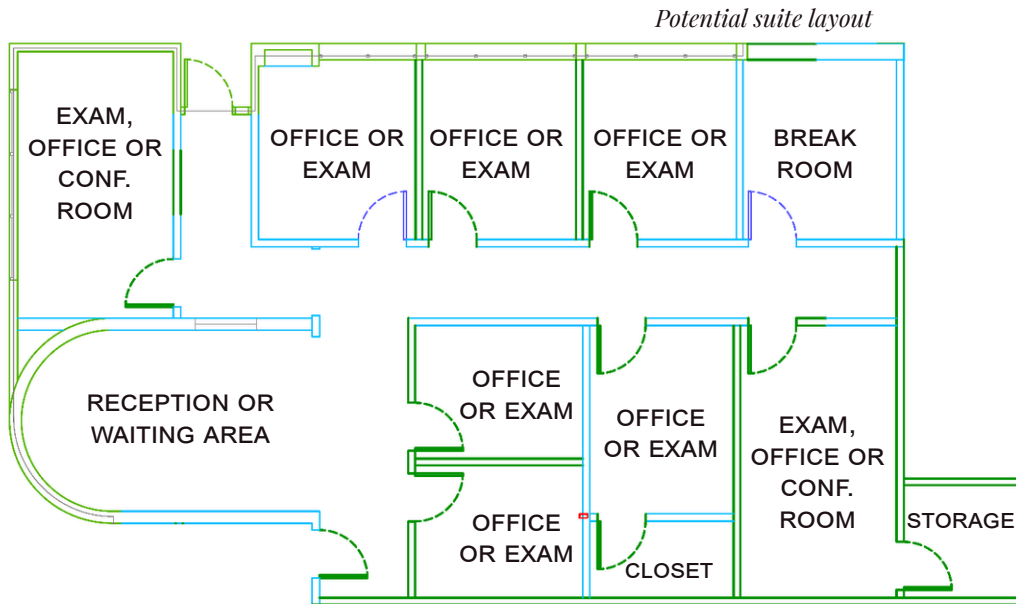
**Per square foot per year.*

Perfect spaces for office or medical use.

SUITE 180 - \$28 - 32.00 PSF

2,127 Sq. Ft.

Vanilla Box | Space can be designed according to client needs.



- **Special Features:** Space can be built to specifications as requested by tenant, subject to agreed lease terms. Suggested layout provides waiting area/reception, conference rooms, break room, multiple offices/exam rooms, and several storage areas.

- **Ideal For:** A small or mid-size business with 10 - 20 employees.





MARY HOBBS
President



ROSIE DANIEL
Vice President



BRITTNEE TODD
Assistant Vice President &
Director of Asset Management



CONNIE AUGUSTINE
Accounting Manager



CAROLINE MEDDERS
Accounting Associate &
Development Assistant



MARY JO LUGO
Office Manager &
Human Resources



CORBIN BEESON
Leasing &
Sales Representative



JAMES LUCK
Marketing Coordinator
& Project Manager



BILL GLOTZBACH
Facilities Maintenance
Manager



RICK GOLDMAN
Facilities Maintenance
Engineer



KEVIN PUNTCH
Facilities Maintenance
Engineer



MITCH MEDLIN
Facilities Maintenance
Engineer



JAY NGUYEN
Facilities Maintenance
Engineer



GREGORY HOBBS
FOUNDER &
OPERATOR OF HOBBS
PROPERTIES FROM
1995 - 2023

OUR TEAM

ON SITE IN MIDTOWN RALEIGH
919-828-9999

343 E. SIX FORKS RD.,
STE. 300 RALEIGH, NC 27609

HOBBS PROPERTIES STATS - JANUARY 2024

144

Tenants

21

**Properties
Managed**

630k+

**Square Footage
Managed**

NEW TENANTS FOR JANUARY

Oncotect, Inc.

Canine cancer risk screening biotech company.

Quality Steel Structures & Garages, LLC

Custom designer for garages, carports, and other steel structures.

Finch & Associates

Comprehensive engineering, design, and consulting firm.

NEW TENANTS IN 2023

Insight Partners

HVAC equipment, service and parts.

North Carolina Virtual Public Schools

State-run online class program.

Jimmy A. Johnson CPA PA

Tax preparation accountant.

Cutco Knives

Marketing & sales company for cutlery.

McKinley Scientific

Provider of laboratory instruments.

Atlantic Packaging

Packaging services company.

Noon Solar

Full-service solar sales provider.

Anew U Counseling

Mental health practice offering counseling services.

Phlebotomy Training Specialists

Phlebotomy & EKG Training provider.

Behavioral Health Wellness

Mental health and wellness care provider.

NC DPS National Guard

Public safety for the state of NC.

Fyzical Therapy

Physical therapy and wellness clinic.

Prodigy Health & Wellness

Healthcare provider.

Pacific Home Health Care

Home healthcare staffing agency.

Rebuild, LLC

Woodworking and light metal fabrication company.

Watch-Commander Security

Full-service security guard & patrol provider.

Single Sourced

Office & sales for hemp products.

Spotlight Revenue

A marketing and software development agency.

Oolala Balloons

Event decor service.

Carolina Outreach

Mental health and wellness care provider.

Global Auto

Car sales company.

Eastcoast Research Services

Focus group recruiter.

Discount Appliances, Inc.

Used & refurbished appliance seller.

Workout Anytime Wake Forest - Rolesville

24/7 workout and fitness center.

Little Caesars

National pizza chain.

Admiral Security Service

Security service provider.

Brightstar Care

Healthcare staffing agency & homecare provider.

Alpacasews

Toy manufacturer.

Heart of the House Hospitality, Inc.

Hospitality staffing agency.

HOBBS PROPERTIES

Serving those who serve others.

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