



Proximity Park

Brad Grow | SIOR
Charlotte, NC
Partner | Office
brad.grow@colliers.com

Chandler Knox
Charlotte, NC
Associate | Office
chandler.knox@colliers.com

Dylan Kwasniewski
Charlotte, NC
Associate | Office
chandler.knox@colliers.com



TABLE OF CONTENTS

1.) BUILDING SUMMARY	3
2.) BUILDING CAPITAL IMPROVEMENTS	6
> Facade Rendering	
> Design Scope	
> Building Elevations	
3.) BUILDING & PARKING SITE PLAN	3
4.) AREA AMENITIES	22
> Light Rail Blue Line Extension	
> McCullough Drive Street Plan	
> Nearby Amenities	
5.) UNIVERSITY CITY OVERVIEW	27

1 | BUILDING SUMMARY



Proximity Park BUILDING SUMMARY

**Current Aerial View*



Current Building Summary

- › 199,571 SF Available on 32 Acres
- › Expandable to over 280,000 SF
- › Walkable to New Lynx Blue Line Light Rail
- › 3 Floors Ranging from 45,000 to 70,000 SF
- › 15 minutes to Uptown Charlotte
- › 20 Minutes to Charlotte Douglas International Airport
- › Three (3) 1750 KW Cat Genset Generators
- › Dual Power Feed
- › Multiple Fiber Providers

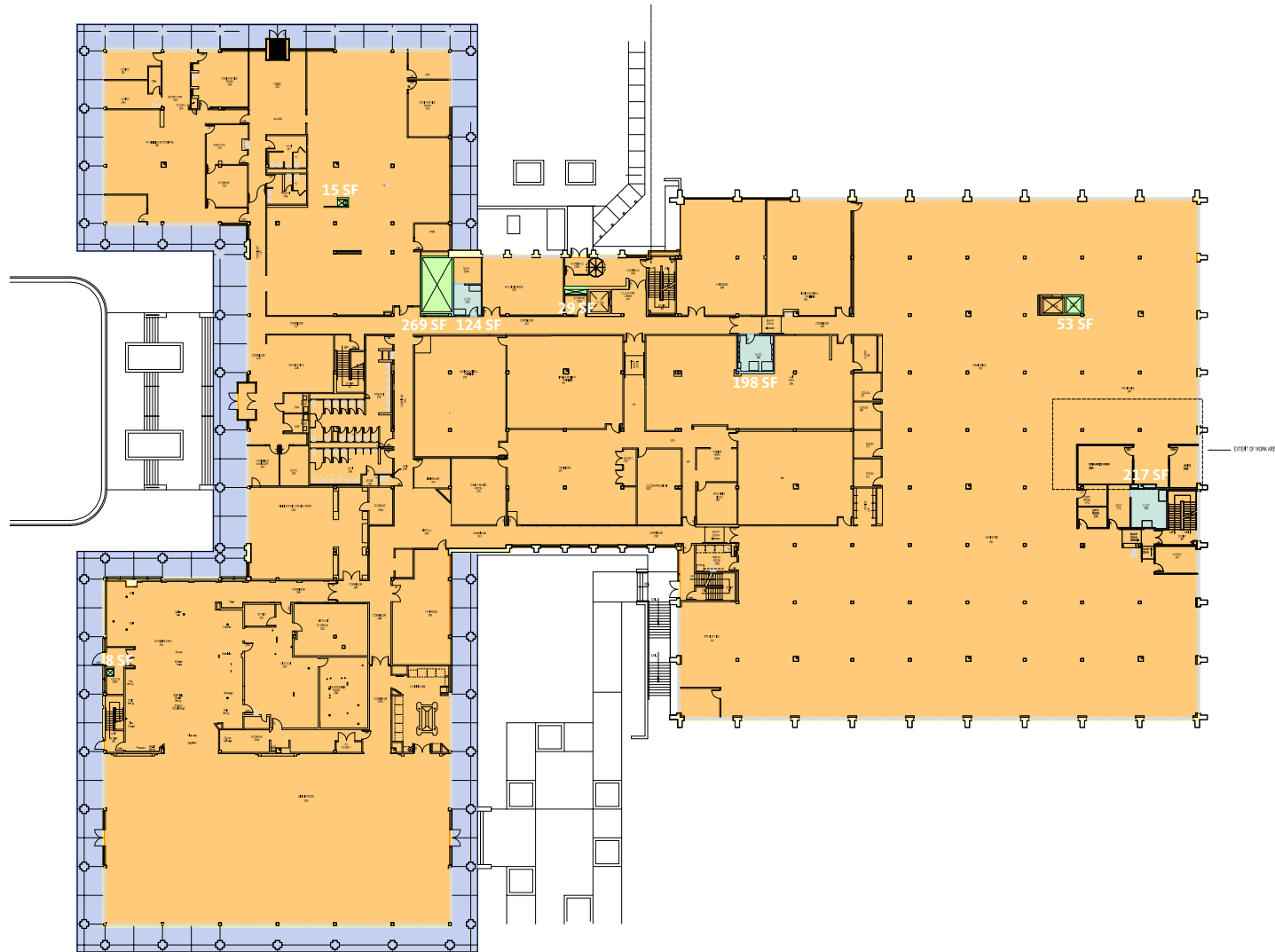
Planned Renovations

***Starting November 2017**

- › New Building Facade with Architectural Metal Panels
- › New Efficient Passenger Elevator
- › New Two-Story Decorative Stairwell in Lobby
- › All New Energy Efficient Windows
- › Entryway with 20' x 56' Curtain Wall System
- › Surface Parking for Total of 1,313 Spaces (6.9/1,000 SF)
- › Steel & Aluminum Louver Trellis Covering Outdoor Seating Area
- › Steel Canopy at Entryways
- › Concrete Pavers, Lighting & Planters
- › Fresh, New Landscaping with Pedestrian Walkway
- › New Energy Efficient Roof
- › New Chiller System



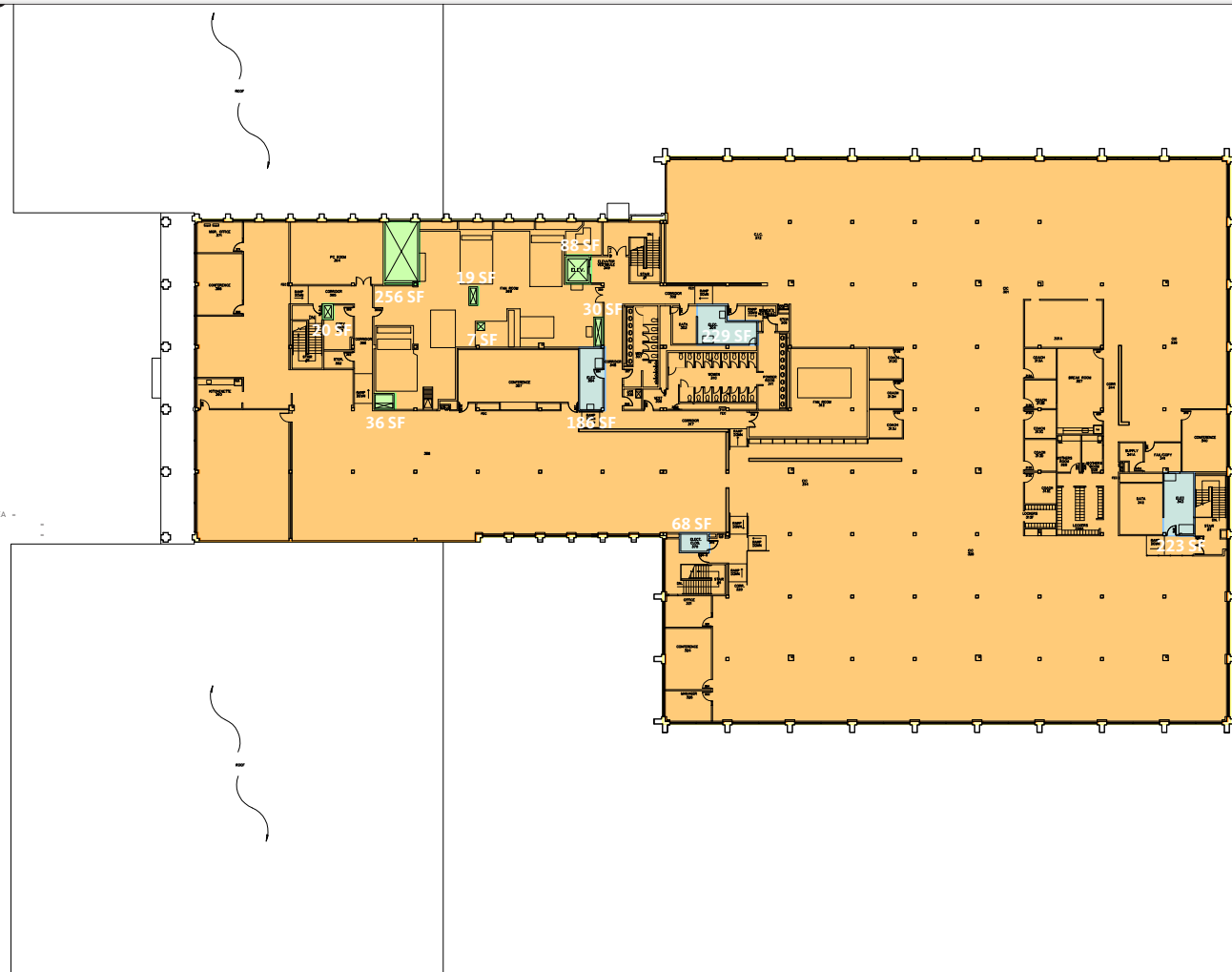
EXISTING FLOORPLAN - LEVEL I



FLOOR RENTABLE AREA= 79,490 SF
FLOOR USABLE AREA = 77,624 SF

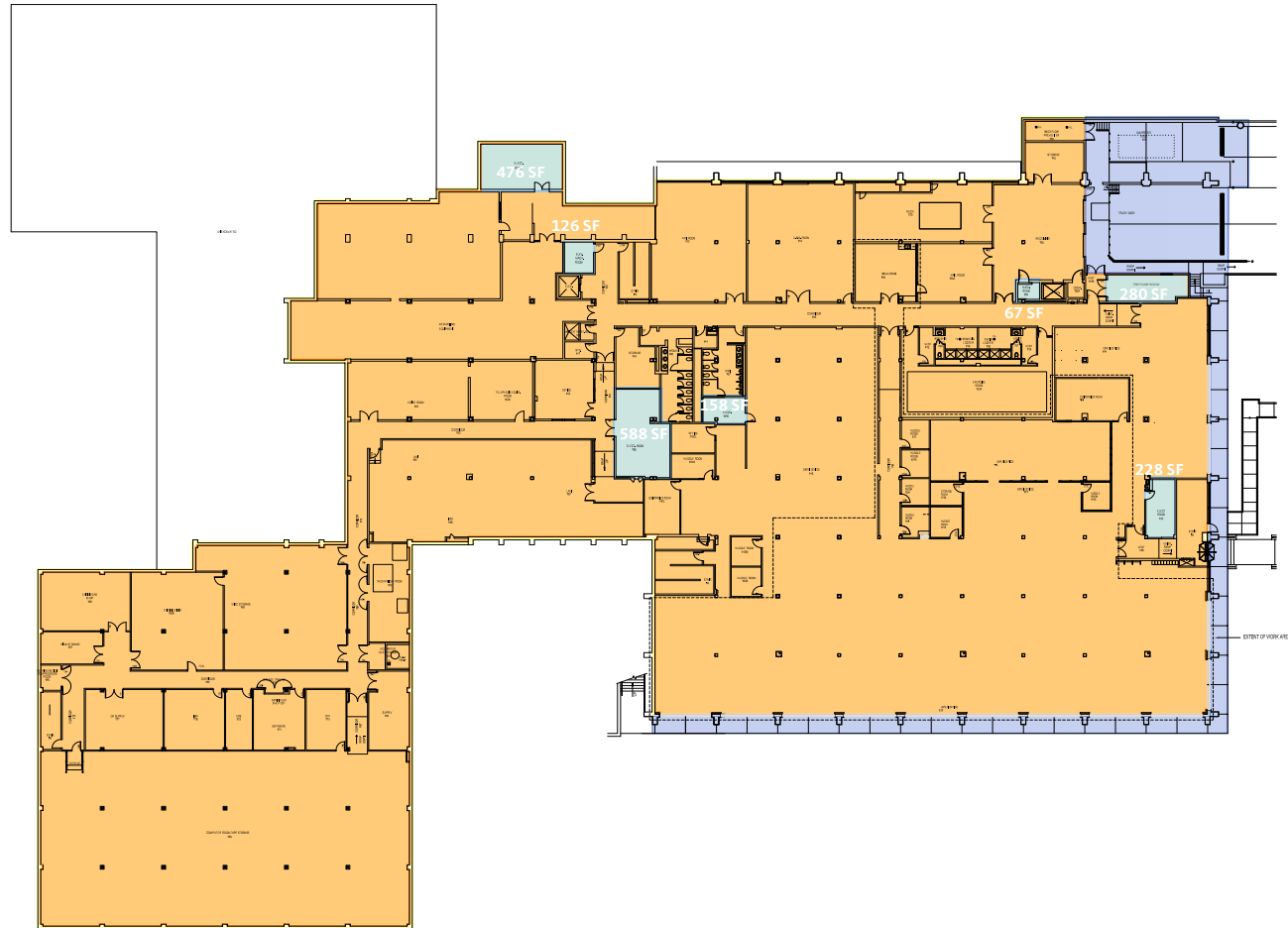
EXISTING FLOORPLAN - LEVEL II

FLOOR RENTABLE AREA =
FLOOR USABLE AREA
FLOOR R/U RATIO



FLOOR RENTABLE AREA= 53,339 SF
FLOOR USABLE AREA = 51,546 SF

EXISTING FLOORPLAN - LOWER LEVEL



FLOOR RENTABLE AREA= 66,742 SF
FLOOR USABLE AREA = 63,380 SF

2 | BUILDING CAPITAL IMPROVEMENTS



EXTERIOR CAPITAL IMPROVEMENTS



EXTERIOR CAPITAL IMPROVEMENTS

STEEL AND GLASS ENTRY CANOPY

NEW CURTAIN WALL

METAL PANEL CLADDING



NEW STOREFRONT GLAZING

NEW SURFACE PARKING LOT

NEW "JEWEL BOX" GLASS ENTRY LOBBY WITH NEW STAIRCASE TO SECOND FLOOR



REPLACE EXISTING GLAZING WITH NEW ENERGY EFFICIENT LOW-E GLAZING



10X20 STEEL CANOPY STRUCTURE WITH POLYCARBONATE ROOF

NEW CONCRETE PAVERS, LANDSCAPE, PLANTERS, LIGHTING, & FURNISHINGS. DEDUCT ALT FOR STAINED/STAMPED CONCRETE

NEW ROOF

METAL PANEL CLADDING



STEEL STRUCTURE WITH ALUMINUM LOUVER TRELLIS



NEW CONCRETE PAVERS, LANDSCAPE, PLANTERS, LIGHTING, & FURNISHINGS. DEDUCT ALT FOR STAINED/STAMPED CONCRETE

NORTH VIEW AT ENTRY COURTYARD



VIEW OVER WEST COURTYARD



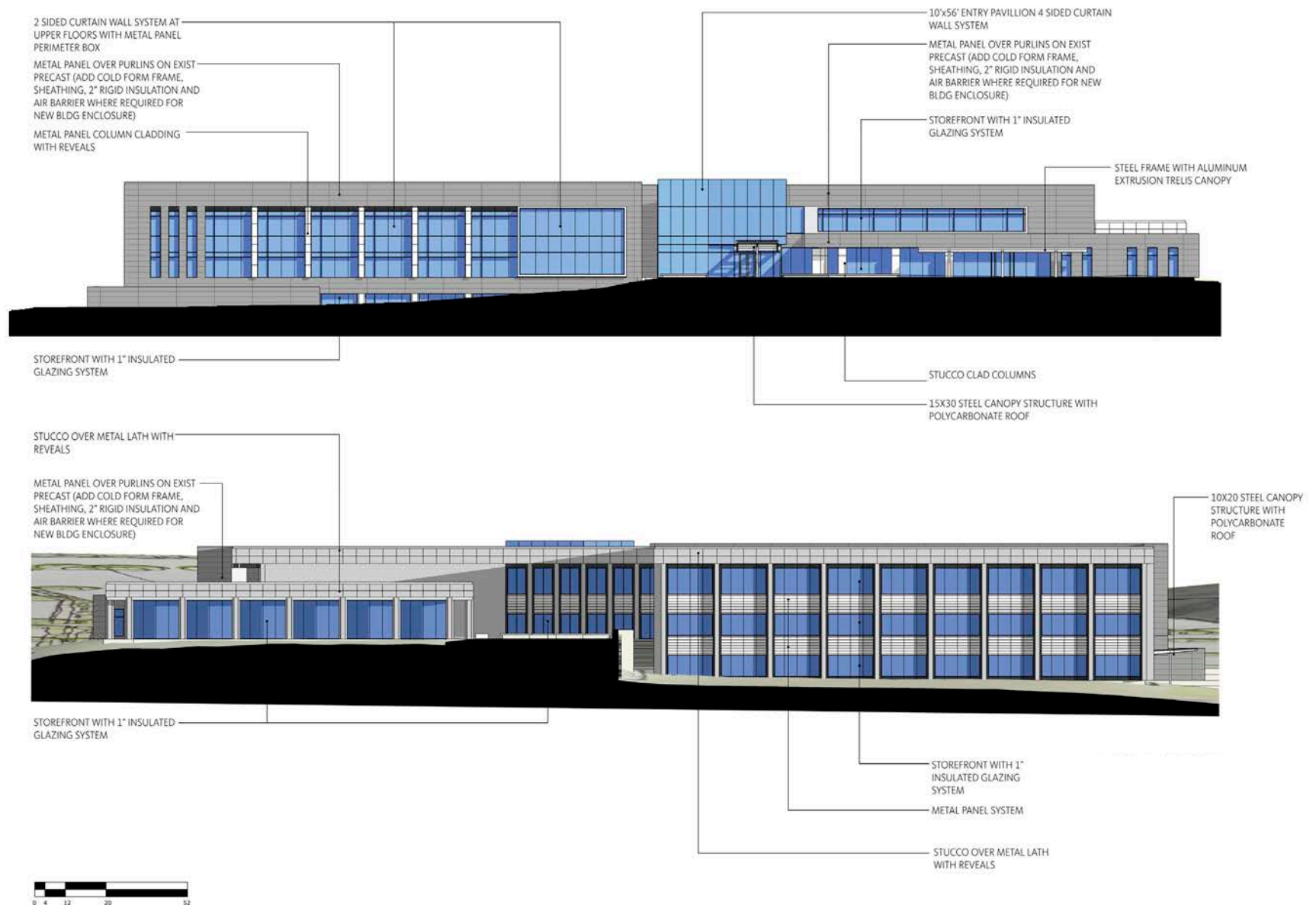
WEST VIEW FROM I-85



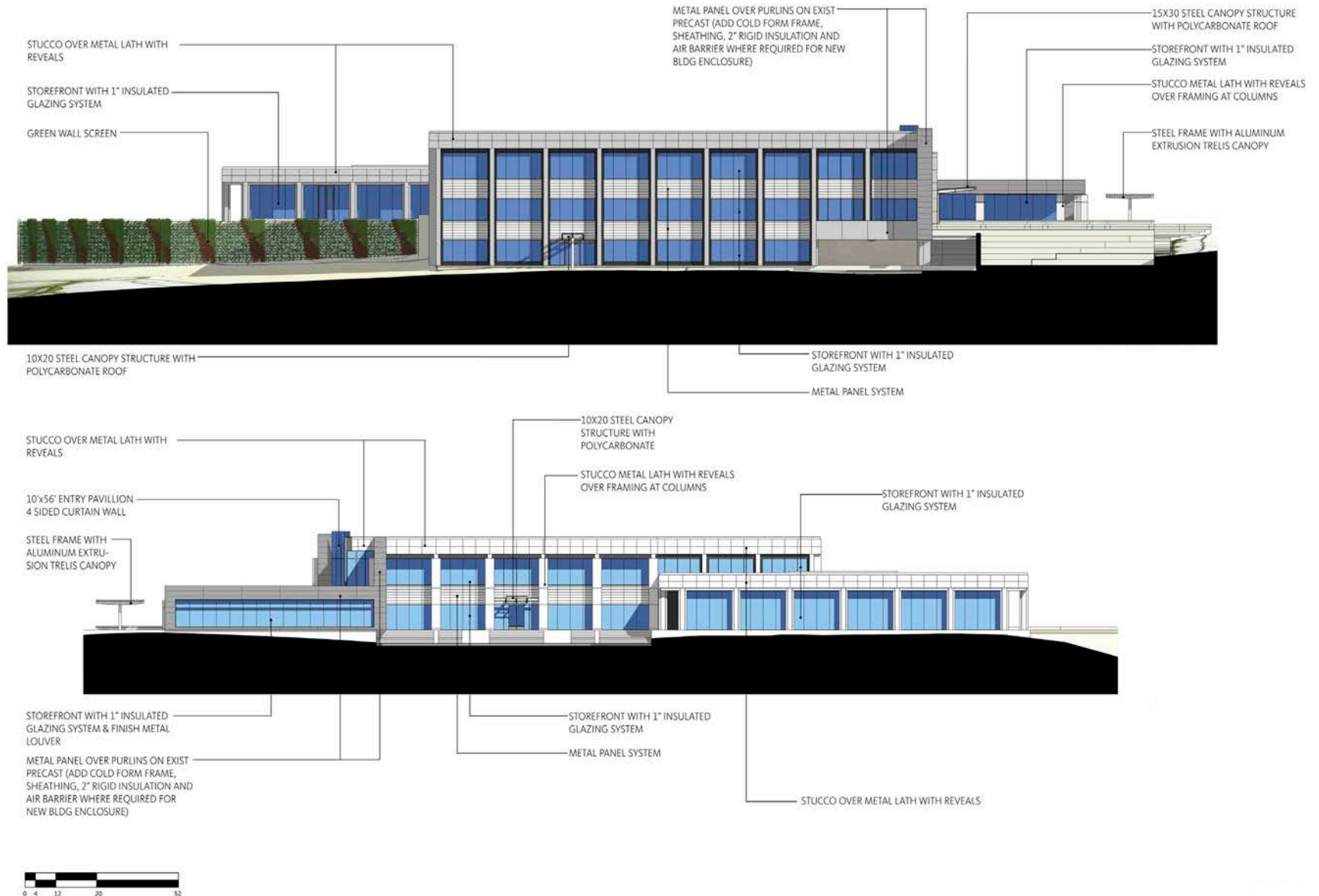
SOUTH VIEW OVER LOADING DOCK



BUILDING ELEVATIONS - EAST & WEST

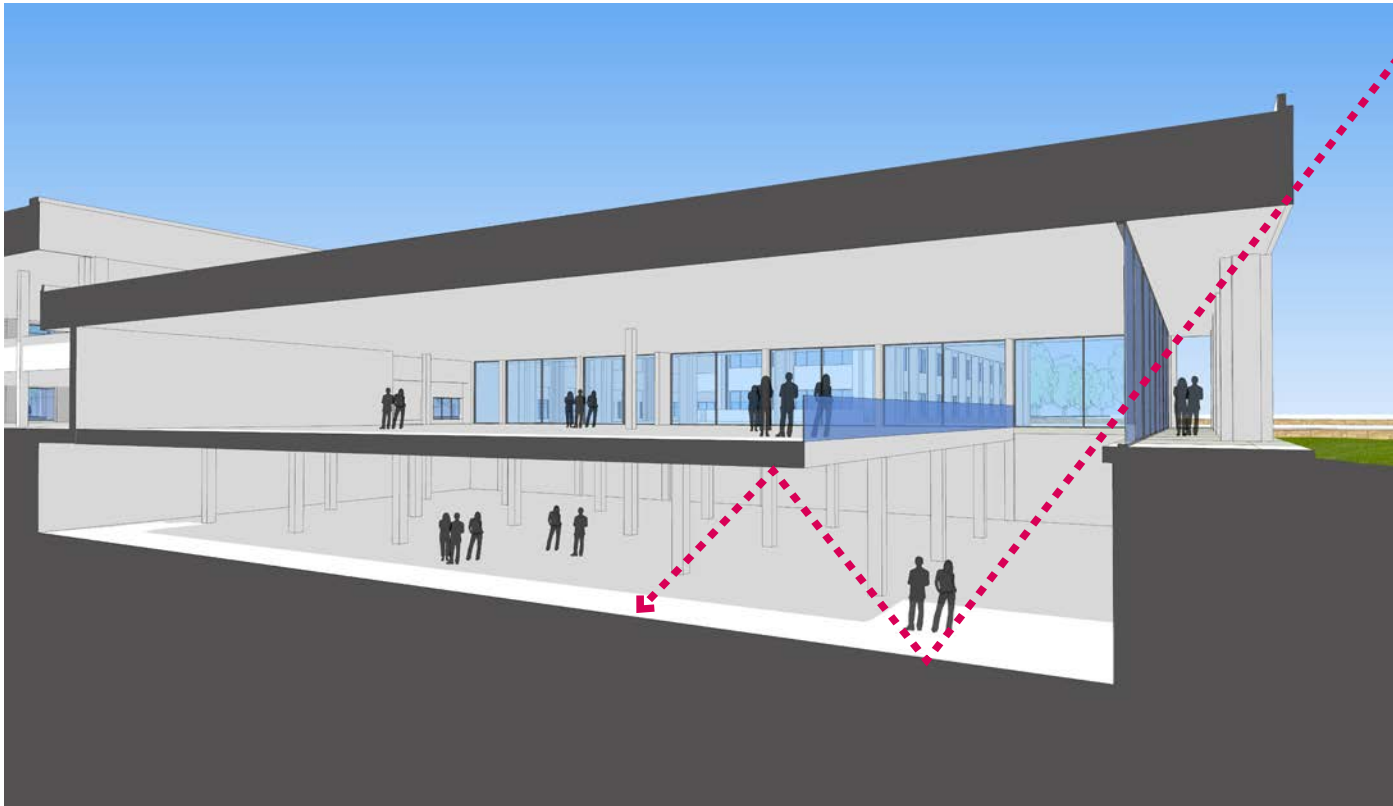


BUILDING ELEVATIONS - NORTH & SOUTH



LOWER LEVEL ATRIUM CONNECTION I

Lower Level - Atrium Connection Opt 1



CONNECT WITH ATRIUM ALONG PERIMETER FOR MORE LIGHT

ADD STAIR FOR CONVENIENCE

MORE LIGHT FOR FUNCTION

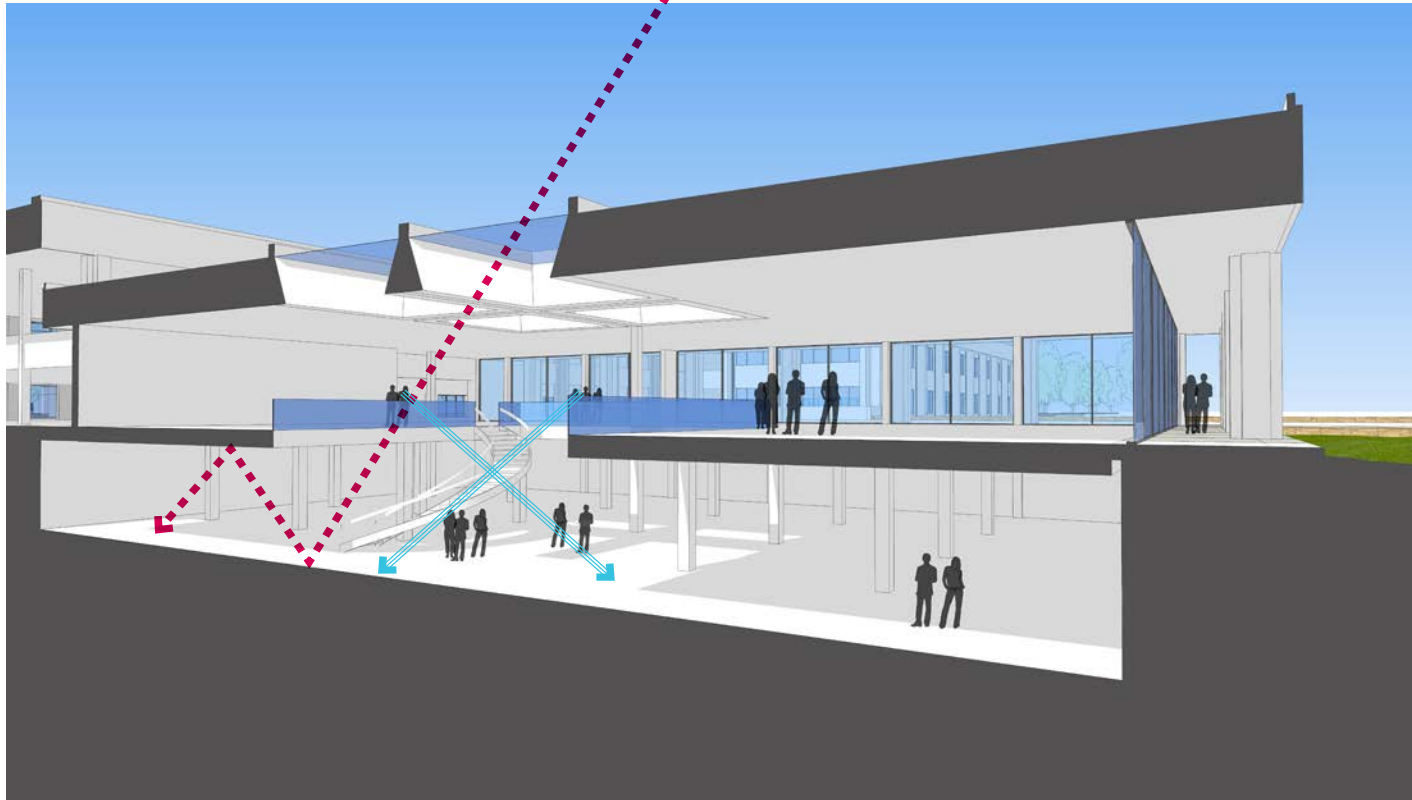
Lower Level Renovation

Maximize existing by adding light and connectivity



LOWER LEVEL ATRIUM CONNECTION II

Lower Level - Atrium Connection Opt 2



**CONNECT WITH CENTRAL
ATRIUM IN MIDDLE OF FLOOR
PLATE**

ADD STAIR FOR CONVENIENCE

**SKYLIGHT FOR DEEPER LIGHT
TO THE MIDDLE OF FLOOR
PLATE**

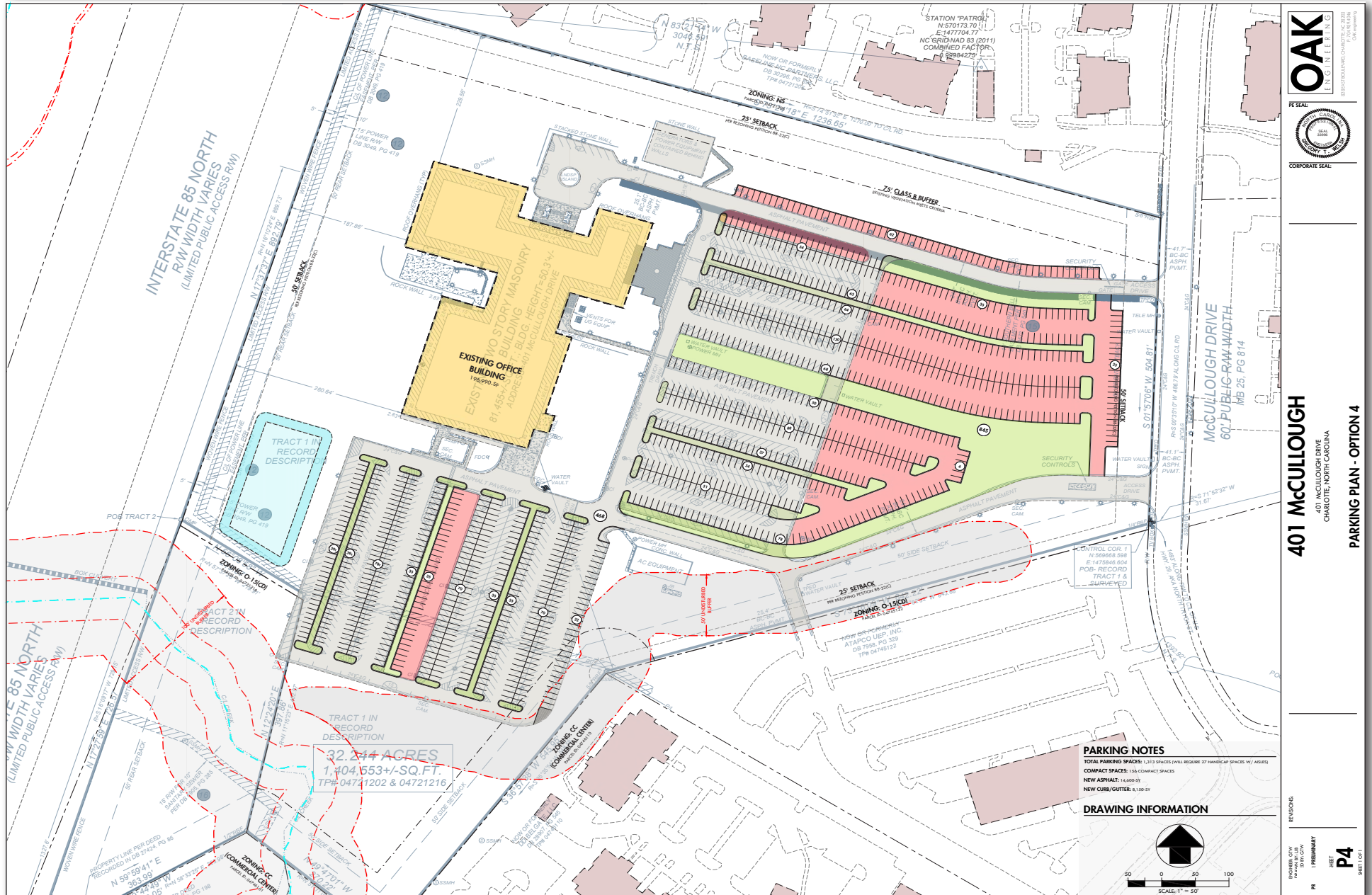
Lower Level Renovation
Maximize existing by adding light and
connectivity



3 | BUILDING & PARKING SITE PLAN



1,313 SPACES OR 6.9/1,000 SF



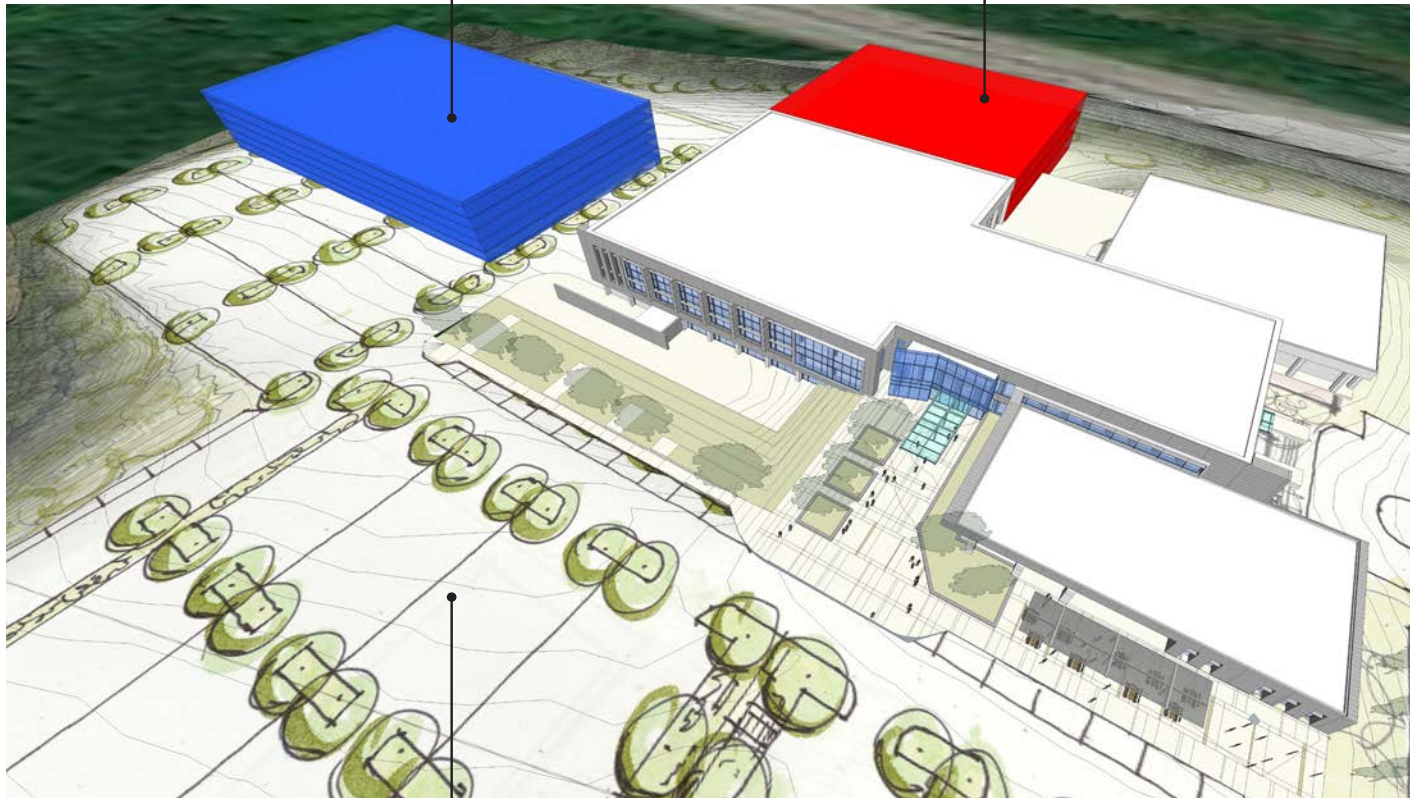
BUILDING & PARKING EXPANSION OPTION

New Parking Deck 320' x 180'

220 per deck x 5.5 decks above grade
1200 new spaces

New Addition 200' x 140-160'

28k-32k sf per floor x 3 levels =
84k-96k gsf addition



Existing Surface Parking

SITE DATA

CURRENT ZONING: O-15
SITE AREA: 32.63 ACRES

Existing Building Data

Ground	66,742
1st	79,490
2nd	53,339

Total 199,571 gsf

Future Building Data

3 story	84,000-96,000gsf
Total	280,000-300,000gsf

Phase I New Parking

Office surface	1200 approx (assume some loss)
Parking Deck	1200 approx
Total	2400 approx

*Expanded parking provided = 8/1000

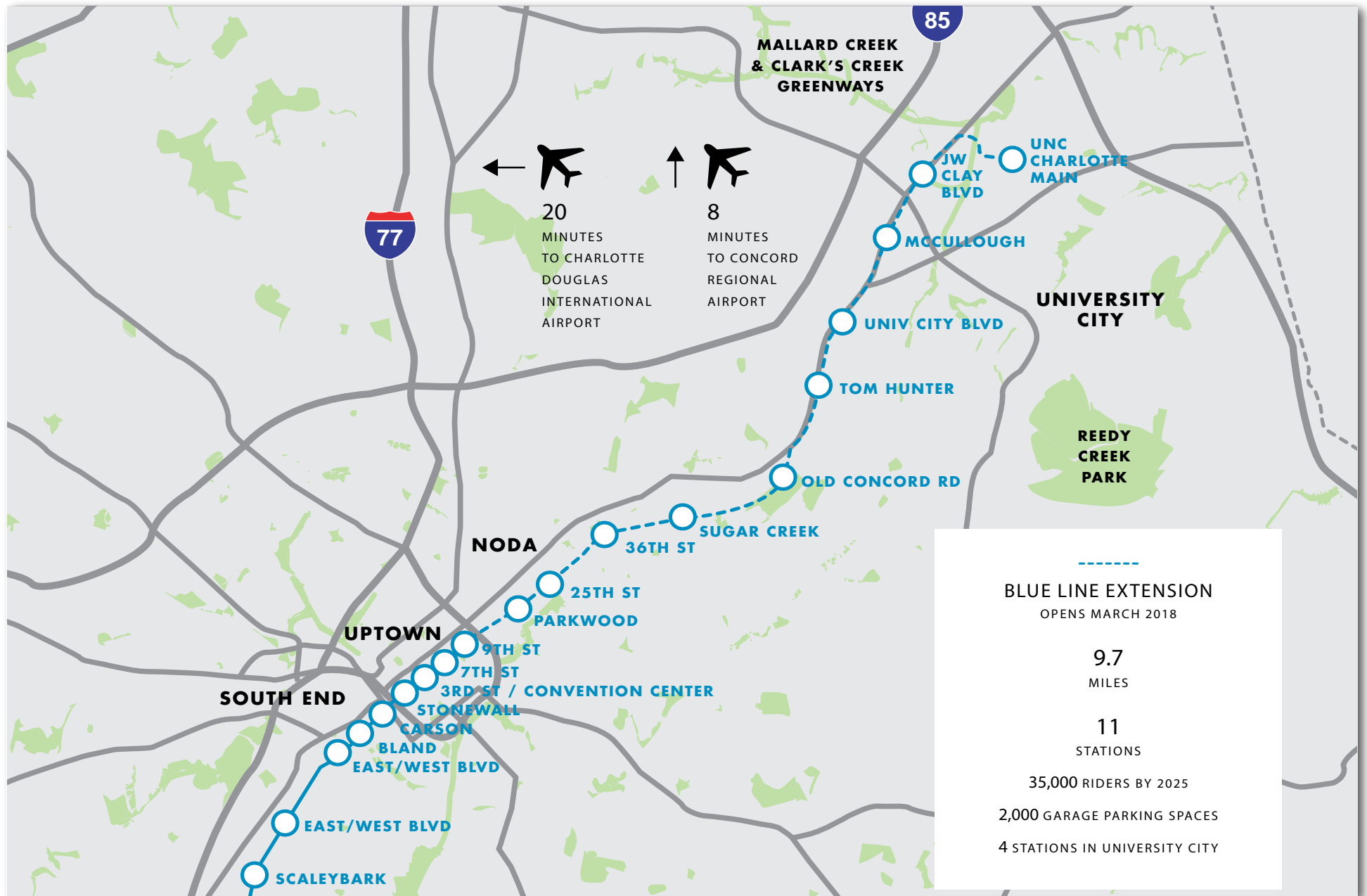
4 | AREA AMENITIES



AREA AMENITIES



LIGHT RAIL BLUE LINE



NEW McCULLOUGH DRIVE STREETSCAPE

FULLY FUNDED & APPROVED PEDESTRIAN STREETSCAPE ALONG MCCULLOUGH DR.



McCULLOUGH DRIVE TRANSIT STATION

NEW MULTI-FAMILY & RETAIL DEVELOPMENT PLANNED AT MCCULLOUGH DR. BLUE LINE STATION



5 | UNIVERSITY CITY OVERVIEW



UNIVERSITY CITY OVERVIEW

University City: Tomorrow's Urban Center

University City is poised to begin a new chapter as the opening of Charlotte's LYNX Blue Line Extension offers fast and convenient service connecting the central business district (CBD) to UNC Charlotte every ten minutes. University City's four light rail stations are buzzing with energy as investors look to capitalize on infrastructure investments unparalleled by anytime in the area's history.

We believe in the possibilities and so should you.



Access

Connect to 165 destinations worldwide via Charlotte-Douglas International Airport located a short 20-minute drive from University City. Connect to the CBD and UNC Charlotte 107 times per day by light rail. Connect in minutes to I-85, I-77 or I-485 to access the Charlotte region and its 1.9 million residents.



Location

It may be home to NC's fastest growing University, Charlotte's 2nd largest employment center and a 2,200-acre business park hosting Fortune 500's, but it's also 3 hours from the beach and 2 hours from the tallest mountains in the eastern U.S.



Talent

University City is home to young talent and seasoned professionals. UNC Charlotte produces 6,000 graduates annually led by engineering, tech and health sciences, and the 28269 zip code in University City hosts a higher percentage of Uptown workers than any other.



Housing

In 2016, Charlotte Magazine recognized the 28269 zip code as a top zip code for investors, and the delivery of light rail has spawned a building boom that promises to further add to our broad spectrum of housing options.



Attractions & Amenities

University City boasts NCAA Division-1 athletics, NC's most popular shopping destinations, as well as over 100 theater productions and musical performances ranging from the largest touring acts in the U.S. to UNC Charlotte's most talented artists.



Weather & Climate

No more snow shovels or extreme weather to contend with. The toughest part of your weekend will be deciding how to spend the afternoon outdoors in Charlotte's 21,000+ acres of parks and 37+ miles of greenways.



University City Highlights



Leader in value for high-tech software and service companies.

— CBRE Tech Thirty



3rd in top tech hubs with the lowest cost of living.

— Payasa.com



1st in tech talent growth among small growth markets.

— CBRE Scoring Tech Talent



Home of NC's fastest growing university, currently 30,000 students strong, anchored in engineering, health sciences and computer informatics.

— UNC Charlotte



Over \$1.5B in infrastructure improvements in rapid transit, road and bicycle connectivity, greenways and streetscapes.



UNIVERSITY CITY OVERVIEW

DOING BUSINESS

It's all about access and location

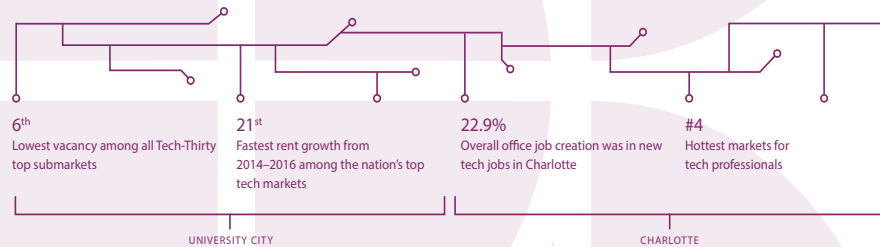
This community thrives as Charlotte's second largest employment center. Corporate campuses locate in the University Research Park for its state-of-the-art infrastructure, access to twelve miles of greenway and lush tree canopy. Engineering, finance, R&D and tech companies flourish from the pipeline of talent from UNC Charlotte.

This is why University City and northeast Charlotte shine on CBRE's annual Tech-Thirty list as a leader in value for high-tech software and service companies.

FAST FACTS

75,000 Employees	23 Fortune 500 regional offices	11M Square feet office space	9.5% Office vacancy
\$650M Commercial Property Transactions 2015-2016	3 Headquarter locations	150 Medical offices & services	4.8M LEED certified square feet

Tech Center



LIVE

Where smart people live

University City offers easy living and extensive housing choices ranging from apartments and condos near transit to custom homes overlooking forests and greenway trails. Get out and about to the city's most popular grocers and retailers, a broad selection of international cuisine options, and an abundance of medical services, college sports, concerts, and performing arts.

Regardless where you live in University City, expect more home, convenience and access for less.

FAST FACTS

2,178 Multi-family units delivered or in the pipeline	\$250M In residential development	29.5 Average median age	171,000 Area population
6th Most moved-to neighborhood nationally	52% Household income over \$75,000	45,000 Homes	6th Largest "City" in North Carolina



227,600
Households are within
a 15 minute drive of
University City



28269
More Uptown employees
live in 28269 than in any
other zip code



Top 5
In 2016, Charlotte Magazine
listed University City's 28269
as one of 5 top zip codes for
investors



49%
Increase in property values
in 28269 since Spring 2012



1,368
Residential units
in the pipeline



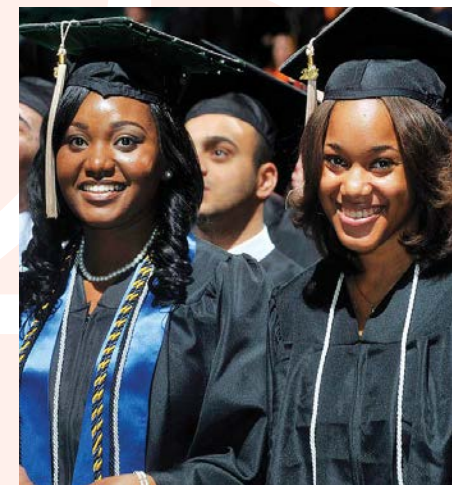
Education

UNC CHARLOTTE

28,700 Students	87 Bachelors, 70 Masters, 20 Doctoral Candidates	34.4% Enrollment increase in 10 years	61% of total growth in the UNC system since 2009
--------------------	--	--	--

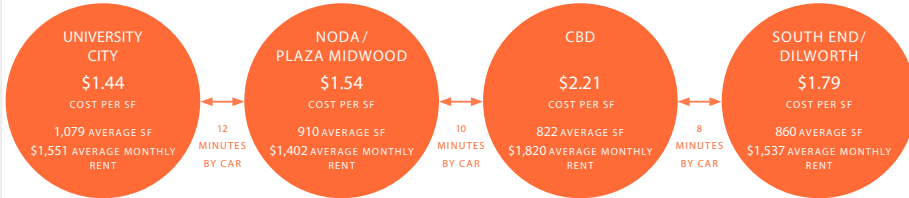
GRADES K-12

12 Public K-12 schools	2 Private K-12 schools	6 Charter / Magnet schools	2 Early college schools
------------------------------	------------------------------	----------------------------------	-------------------------------



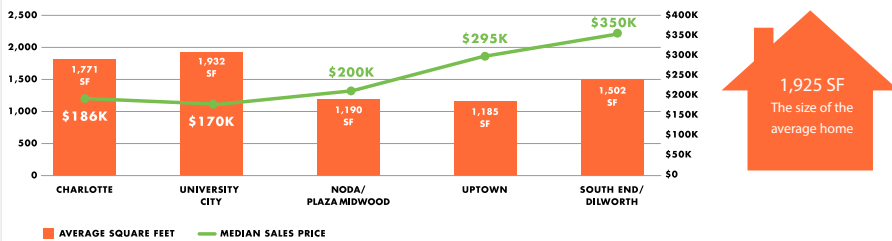
UNIVERSITY CITY OVERVIEW

Home Rentals



Source: Real Data 2016

Home Size and Average Price



EXPLORE

Explore, discover and get lost

Experience nature, NCAA athletics, urban amenities and Charlotte's best shopping in University City. Connect to the city's most popular venues for nightlife by light rail in minutes, saving the hassle and cost of parking. Spend an evening at UNC Charlotte or the PNC Pavilion for one of more than 100 event nights annually.

No matter your fancy, it's a few minutes from your doorstep in University City.

FAST FACTS

\$14 Average rate to park in CBD	\$0 To park in one of University City's 2,000 parking spaces next to transit	37% Premium for CBD hotels over University City's competitive set	\$230M Annual local economic impact of Charlotte Motor Speedway
#1 Most popular tourist destination in NC is Concord Mills	17M Annual visitors to Concord Mills	1.6M Annual visitors to Ikea	19,500 Seats in PNC Music Amphitheater



737
Acres to roam at Reedy Creek Nature Preserve



14.7
Miles of greenway



10
Acre botanical garden at UNC Charlotte



3
Hours to the tallest mountains and best beaches in the eastern U.S.



310,000
Fans attend UNCC athletic events



UNIVERSITY CITY OVERVIEW

GETTING AROUND

University City connects to the world

University City is one of the most easily traversed areas of Charlotte and the LYNX Blue Line now allows you to navigate within University City and beyond, 107 times a day. Bike paths will connect the northern edge of University City 26-miles south to Pineville by 2022.

No matter how you get here, come discover Charlotte's next walkable, transit oriented community.

FAST FACTS

2,264 Free public parking spaces adjacent to the LYNX Blue Line Extension (JW Clay Station & University City Station)	22.9M In bicycle & pedestrian connectivity improvements planned or under construction	\$170M In new transportation infrastructure	107 Light rail trains per day connecting to the CBD
165 Non-stop destinations from CLT, a 20-minute drive from University City.	8 Minutes to Concord Regional Airport	3 Major interstates: I-77, I-85 & I-485	19 Minute average commute time



22
Minutes to CBD from University City via LYNX Blue Line



17,000
Square feet of retail space at transit stations



\$1.1B
LYNX Blue Line Extension



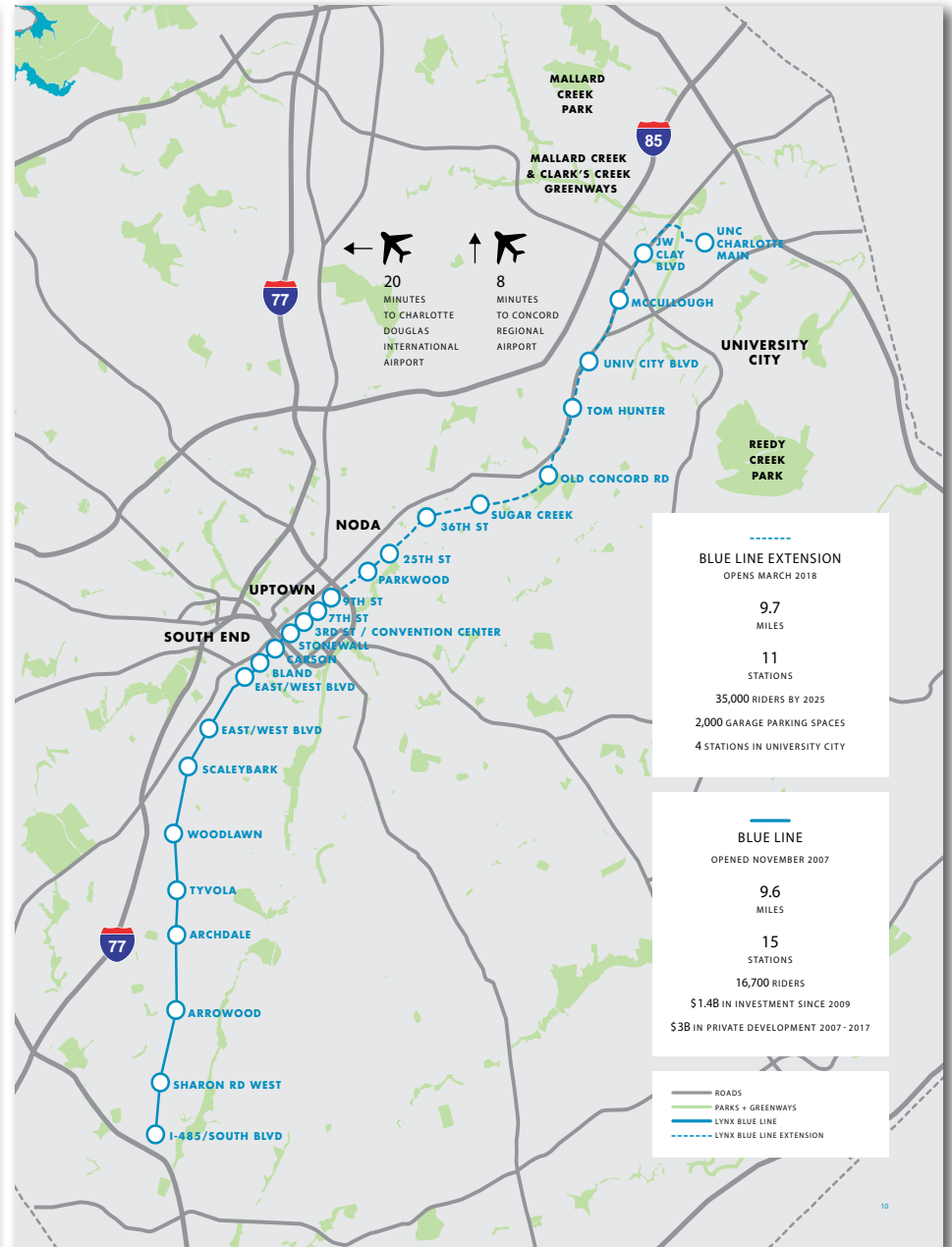
\$2.1B
In private investment LYNX Blue Line's south corridor

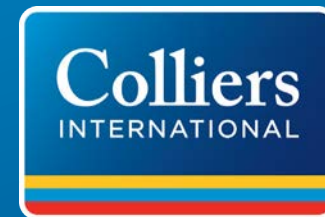


5,000
Multifamily units constructed on LYNX Blue Line's south corridor



10
Minute headways for LYNX Blue Line Extension during peak travel times





This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2010. All rights reserved.