



Flextronics Campus

6800 SOLECTRON DRIVE | CHARLOTTE, NC

CONFIDENTIAL INVESTMENT SALES OFFERING

A 445,806 SF OFFICE & MANUFACTURING BUILDING

Executive Summary

Cushman & Wakefield is pleased to present this opportunity to acquire the Flextronics Campus, a 445,806 square foot office/manufacturing/warehouse building located in Charlotte, North Carolina. The property is 100% leased to Flextronics International USA, Inc., a subsidiary of Flextronics International Ltd (NASDAQ: FLEX) through March 31, 2018. Flextronics provides innovative design, engineering, manufacturing and logistics services to companies around the world. Built in 1982 as part of IBM's campus in Charlotte's University Research Park (a larger portion of which is now known as Innovation Park), the property consists of a 153,600 square foot, two story office building and a 292,206 square foot manufacturing and warehouse building located on 50.97 acres of land. The buildings feature heavy, redundant power and other building systems originally designed to IBM's highest standards for manufacturing and office uses.

Located in Charlotte's University City area, the Flextronics Campus is surrounded by many well-known, high quality neighbors, including IBM, Allstate, Wells Fargo, AXA, Areva, Aon Hewitt, Electrolux, Duke Energy, and TIAA. University City offers a strong mix of amenities, a wide variety of housing options, and an excellent transportation network. In addition to easy access to I-85, I-77, and I-485, the new Lynx Blue Line Light Rail extension is under construction to the east of Flextronics and will offer easy access to Charlotte's Central Business District.

Flextronics has announced its intentions to cease operations in this facility, presenting investors with the rare opportunity to re-position this property into a wide variety of potential uses, including high density or creative office, data center, high tech manufacturing, or printing, to name a few.

OFFERING SUMMARY & TERMS

Address	6800 Soletron Drive, Charlotte, NC
Tenant	Flextronics International USA, Inc.
Building Area	
Office (two stories)	153,600 SF
Industrial Warehouse	292,206 SF
Total Building Area	445,806 SF
Site Area	50.97 Acres
Lease Expiration	March 31, 2018
Year 1 NOI	\$2,364,666
Current Rent Rate (As of 5/1/17)	\$6.08NNN
Escalations	None Remaining
Parking	1,081 Spaces - 2.4/1,000 SF

Investment Highlights

Multiple Repositioning Opportunities

The 445,806 square foot Flextronics Campus, consisting of a 153,600 square foot two story office building and a 292,206 square foot single story manufacturing/warehouse building, presents multiple repositioning opportunities such as all office, or a combination of high tech office and warehouse, similar to the highly successful nearby Innovation Park (innovationparknc.com). The building offers rare large floor plates required by today's high density office users and opportunities to significantly increase parking ratios on site via expansion of existing surface parking or construction of structured parking. In addition to providing high quality, 100% air conditioned manufacturing space, the current manufacturing/warehouse space is highly adaptable and well-suited for office conversion, given the floor plate size and ceiling height. There is also an undeveloped front parcel of 12.39 acres which could be developed.

Limited Competition For Large Block Spaces With Large Floor Plates

Large blocks of vacant office space with large floor plates and ample parking are nearly non-existent in the Charlotte market. Only four competitive office buildings in the entire market have blocks of 150,000 square feet of space and offer contiguous vacancy. Of the four buildings, only two offer floor plates of 50,000 square feet or more and provide a parking ratio of at least 4.00/1,000 square feet. The current owner has studied various options to add significant parking on-site through expanded surface lots and structured parking. Buildings with large floor plates and high parking ratios have an extremely captive audience in the market and are well positioned to capture tenant demand in this supply constrained market.

Unmatched Building Infrastructure

As a former IBM campus, the Flextronics Campus enjoys premium technology and building infrastructure amenities. Electrical capacity is well above typical building standards and, with access to two nearby Duke Power substations, the system provides virtually 100% power redundancy. The HVAC systems are also fully redundant. Additionally, the campus is currently served by two fiber providers with many more offering high speed internet access within the University Research Park. The Flextronics Campus is well-designed for today's demanding corporate users.



Highly attractive submarket

Anchored by University Research Park, the University submarket has experienced remarkable growth and represents an ideal corporate environment for large users with back office, corporate headquarters, and research facility needs. The 2,200 acre University Research Park is home to more than 100 businesses that support a workforce of 30,000 employees. Launched in 1966 as a premier location for research and development companies, University Research Park has become one of the nation's largest university research parks and is the second largest employment center within the second largest retail center in the region. The University area boasts a sterling tenant roster, including Wells Fargo (2.2 million square feet), TIAA (1.6 million square feet), Areva, AXA, Electrolux, Merck, Duke Energy, IBM, Allstate, AON Hewitt, and Carolinas HealthCare System's University Hospital.

In addition to the 2,200 acre University Research Park, the area is anchored by UNC Charlotte, the largest institution of higher education in the region with an enrollment of 28,000 students. Employers are attracted to the University submarket for its abundance of amenities, flexible office space in corporate settings, housing options for mixed incomes, and premium transportation network.



Central Location With Unmatched Transportation Network

While the University area already boasts the best connectivity to I-85, I-77, and I-485, several transportation infrastructure improvements are currently under construction to further enhance access to the submarket. The highly anticipated 9.3 mile Charlotte LYNX light-rail Blue Line Extension is under construction and expected to be completed in 2017. CATS has plans for a regular shuttle between several LYNX stations and various points in University Research Park. Additionally, several road improvement projects are currently in progress to provide University Research Park with seamless access to the light-rail and the surrounding retail amenities, including two new bridges over Interstate 85 north and south of the W. T. Harris interchange and the Graham Street Extension, which will connect University City Boulevard with Mallard Creek Road, Sugar Creek Road, and Graham Street.

Stable Income Through March 2018

The current Flextronics lease does not expire until March 2018 and provides a new owner with a steady income stream while preparing for repositioning the property. A new owner will be able to focus its efforts on re-tenanting the property during the final years of Flextronics' occupancy, thus minimizing downtime.



FLEXTRONICS

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