

FOR SALE OR LEASE

97,596 SF AVAILABLE

10330 David Taylor Drive
Charlotte, NC 28262

Class A Office / Call
Center Space

BRAD GROW, SIOR

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Opportunity

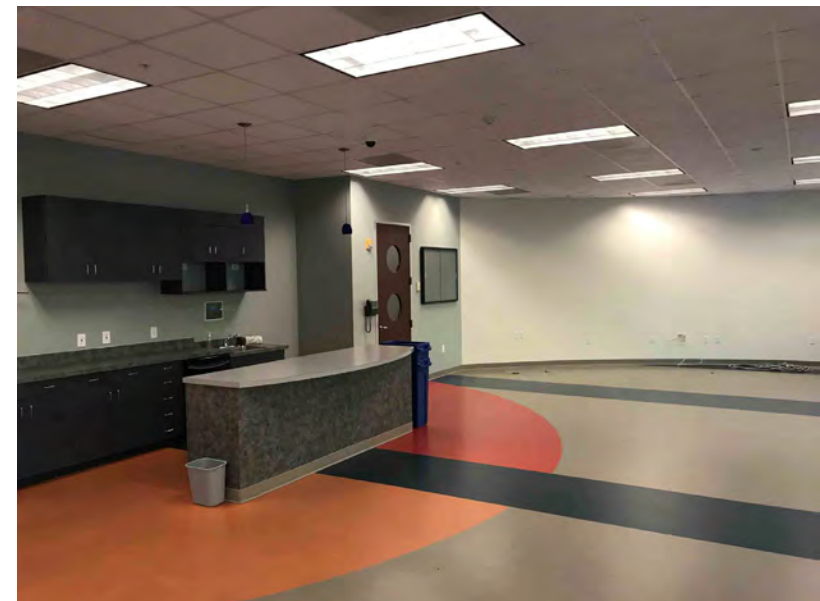
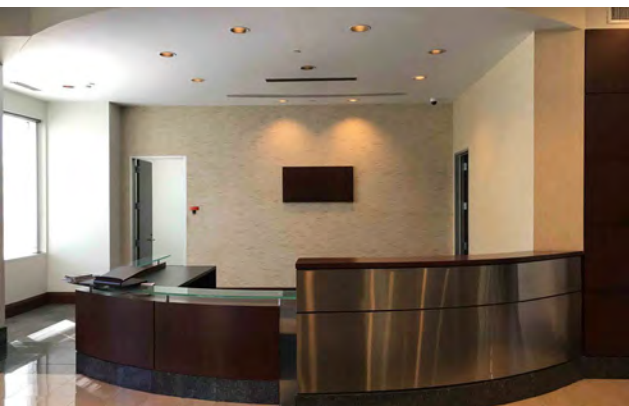
±97,596 RSF Class A Office / Call Center Space located in University Research Park with convenient access to interstate and retail amenities. Under new ownership, this building is in excellent condition and available immediately.

LOCATION

Interstate 85	1.5 Miles
Interstate 485	2.5 Miles
Charlotte CBD	12.0 Miles
Charlotte Douglas International Airport	17.0 Miles

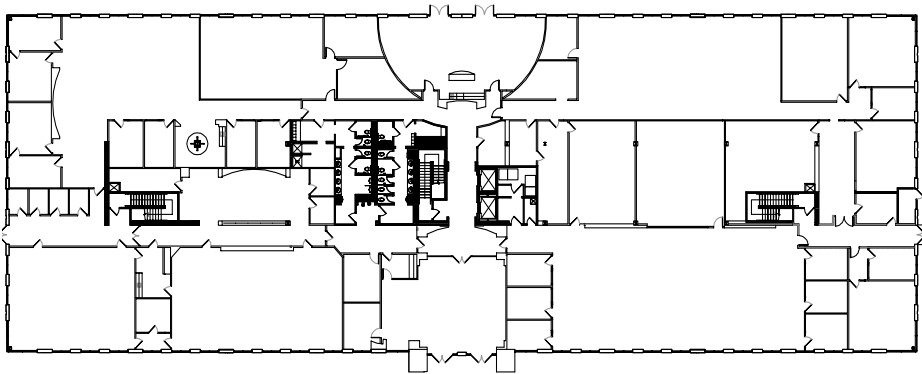
BUILDING FEATURES

- > ±97,596 RSF Available on 13.7 Acres
- > 5.0/1,000 SF Parking Ratio with Ability to Get to 8.0/1,000 SF on Surface Lots
- > Huge, Efficient Floorplates of 32,532 SF
- > Modern Decorated Common Area
- > Monument Signage Available
- > Includes: Large Open Areas, Private Offices, Conference Rooms, Meeting Rooms and Break Rooms
- > Well Established New Ownership, Broker Friendly
- > Call for Pricing Details

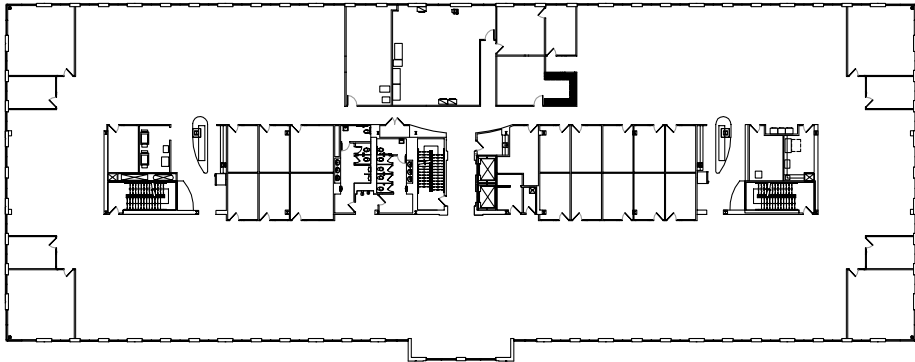


FLOOR PLAN / SITE PLAN

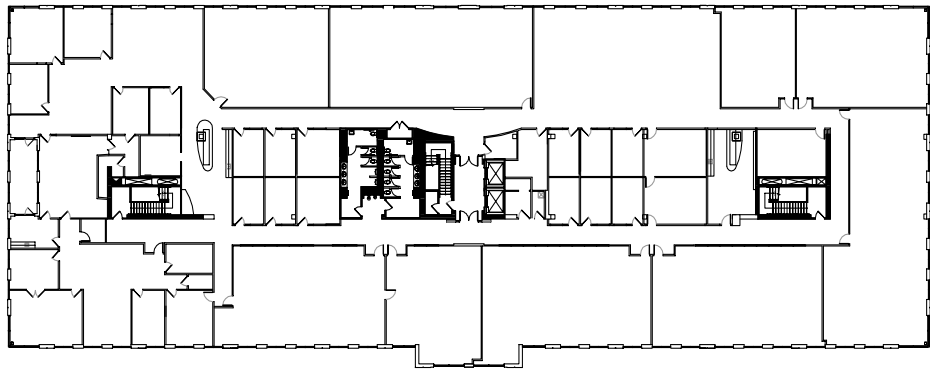
1ST
FLOOR



2ND
FLOOR



3RD
FLOOR



LOCATION AERIAL



AERIAL OF PROPERTY



POTENTIAL EXPANDED PARKING FOR 7.8/1,000 SF



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CLAUDE FREEMAN DRIVE

1000 S. MAIN STREET

PROPOSED FIVE STORY BUILDING
BUILDING HEIGHT: 48'
BUILDING FOOT PRINT AREA: 31,000 SF

SURFACE PARKING SPACES: 481
DECK PARKING SPACES: 148
TOTAL PARKING SPACES: 1235

PARKING RATIO: 5.1000 SF

EXISTING THREE STORY BUILDING #1230
BUILDING HEIGHT: 36'
BUILDING FOOT PRINT AREA: 32,330 SQ FT

PARTIALLY COVERED PLAZA CONNECTING TWO BUILDINGS

BUILDING RENDERINGS - OPTION III



BUILDING RENDERINGS - OPTION III





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