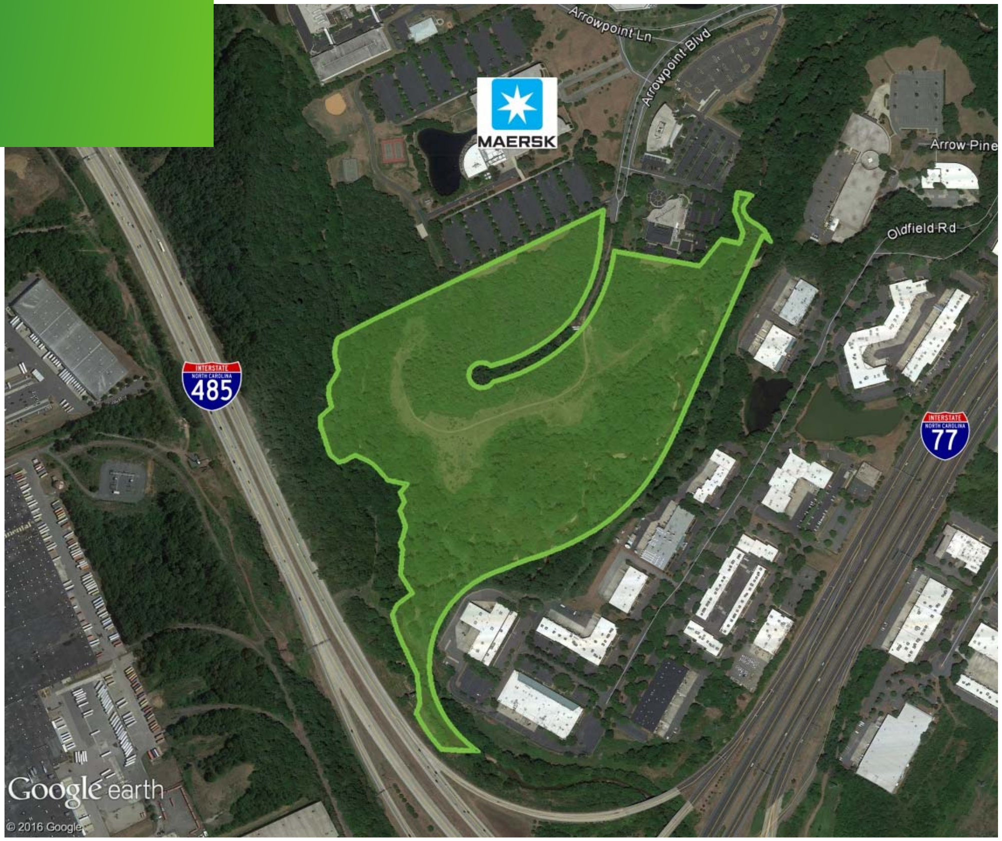
OFFERING MEMORANDUM

# PREMIER DEVELOPMENT SITE

I-77 CORRIDOR OFFICE SUBMARKET

**ARROWPOINT OFFICE PARK**

Charlotte, North Carolina




## THE OFFERING

+ 53.64 acres; 32.7 buildable acres
+ Zoned I-1=Light Industrial
+ Mecklenburg County Tax ID# 203-021-01
+ Located within the established Arrowpoint Office Park
+ Estimated to accommodate a 340,000-square-foot office building with 1,700 surface parking spaces
+ Excellent accessibility—centered among I-77, I-485, NC 49/S Tryon St and W Arrowood Rd
+ Strategically located within the Charlotte–Concord–Gastonia, NC–SC Metropolitan Statistical Area
+ 15-minute drive from Charlotte Douglas International Airport
+ 12-minute drive from downtown Charlotte

## THE OFFERING

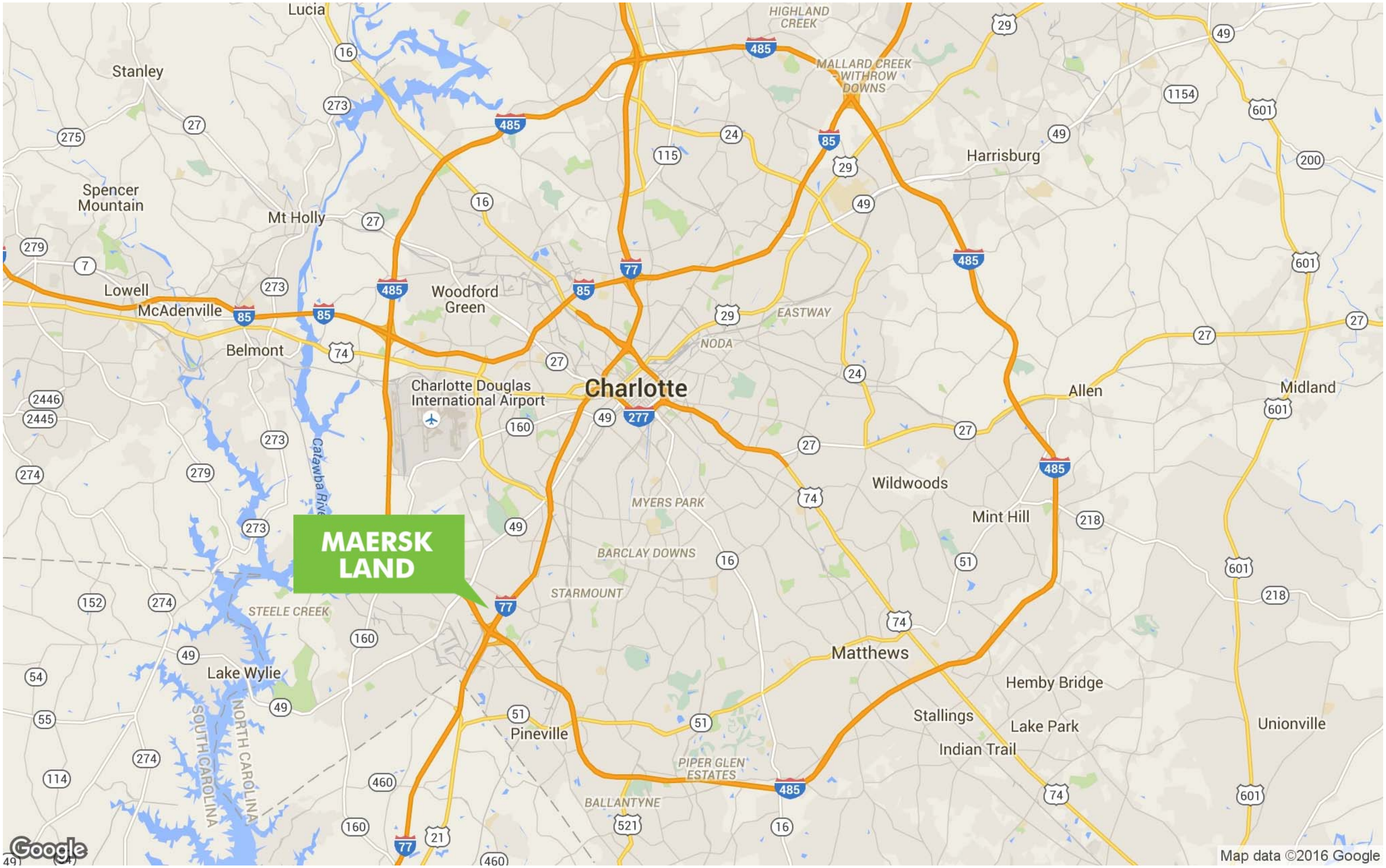
CBRE, on behalf of Maersk, Inc., is pleased to exclusively offer the opportunity to purchase the fee-simple interest in 53.64 acres of land located within Arrowpoint Office Park in Charlotte, North Carolina.

The offering represents an opportunity to acquire ownership of a prime office development site located at the northwest quadrant of I-77 and I-485 within the Charlotte–Concord–Gastonia, North Carolina–South Carolina Metropolitan Statistical Area (MSA). The site is minutes from the CBD and Charlotte Douglas International Airport.

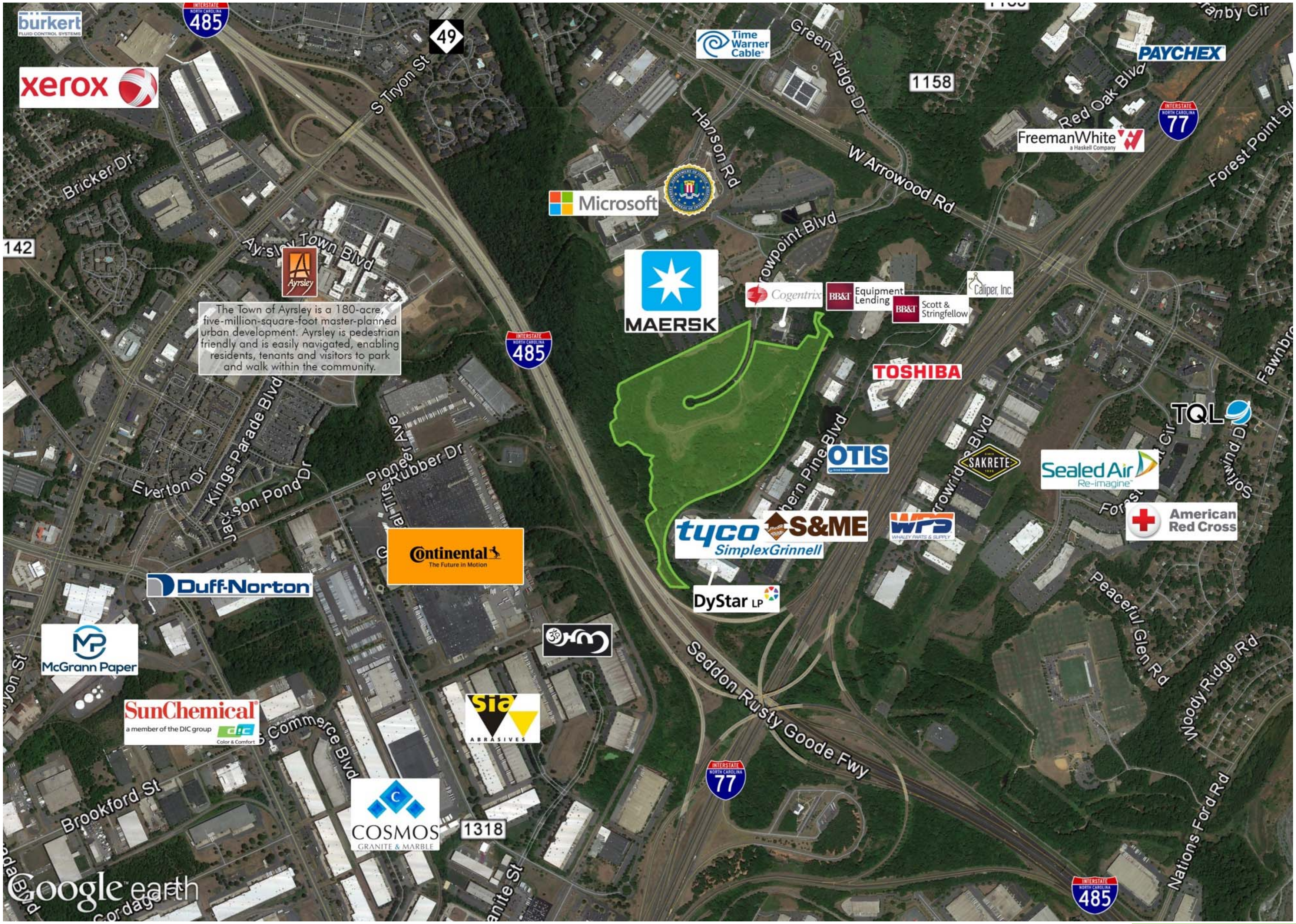
| Site Specifics | | | |
|---|---|---|---|
| Jurisdiction | Mecklenburg County, NC | Dimensional Standards | I-1 – Existing zoning abutting I-1 and I-2 zoning |
| Parcel Number | 203-021-01 | Maximum FAR | 80′ (may increase by 50% if a parking deck is provided) |
| Rights Conveyed | Fee Simple | Minimum Lot Area | 8,000 square feet |
| Zoning | I-1=Light Industrial | Minimum Lot Width | 50 feet |
| Total Acreage | 53.64 Acres | Minimum Setback | 20 feet |
| Utilities: Potable Water System | City of Charlotte | Minimum Side Yard | 0 feet |
| Wastewater System | City of Charlotte | Minimum Rear Yard | 10 feet |
| Electrical Service | Duke Energy | Maximum Height | 40 feet* |
| Natural Gas | Piedmont Natural Gas | | |

*A building in a district may be erected to a height in excess of forty (40) feet, provided the minimum side yard is increased one (1) foot for every two (2) feet in building height in excess of forty (40) feet.

## SITE MAP


MAERSK LAND
Charlotte
Charlotte Douglas International Airport
Lucia
Stanley
Spencer Mountain
Mt Holly
Lowell
McAdenville
Belmont
Woodford Green
Harrisburg
Allen
Midland
Wildwoods
Mint Hill
Matthews
Hemby Bridge
Stallings
Lake Park
Indian Trail
Unionville
Pineville
Lake Wylie
HIGHLAND CREEK
MALLARD CREEK - WITHROW DOWNS
EASTWAY
NODA
MYERS PARK
BARCLAY DOWNS
STARMOUNT
STEELE CREEK
PIPER GLEN ESTATES
BALLANTYNE
SOUTH CAROLINA
NORTH CAROLINA
Catawba River
Google
Map data ©2016 Google

## PROXIMITY AERIAL



## CHARLOTTE ECONOMY

Charlotte is the financial capital of the southeastern United States, and the second-largest financial center in the country, behind New York City. In the new millennium, the Charlotte economy has diversified to include energy, healthcare, education, manufacturing and technology, among many other industries.

The Charlotte region emerged sooner and more robustly from the Great Recession than the rest of the country. The Charlotte MSA labor force is 1.2-million strong and continually maintains a sub-6% unemployment rate, outpacing the state and national rates. Employment is growing at an impressive pace at well over 30,000 new and expanded jobs each year.

Charlotte is currently the nation's 16th largest city, with approximately 800,000 residents within the city limits and 2.4 million living in the MSA. Charlotte is projected to grow 71% by 2030—faster than any other large U.S. city.

### FORTUNE 500 COMPANIES IN THE CHARLOTTE REGION

| | | | |
|---|---|---|---|
| Bank of America | #26 | Sonic Automotive | #297 |
| Lowe's | #47 | Sealed Air Re-imagine™ | #375 |
| Duke Energy | #115 | Domtar | #489 |
| Nucor | #170 | | |

# CHARLOTTE ECONOMY (Cont'd.)

### CHARLOTTE-REGION COMPANIES EXPANDING 2013–2020

| Company | Business/Product | Jobs Added |
|---|---|---|
| Alevo Group | Electric grid management products and battery systems | 2,500 |
| Red Ventures | Marketing and sales | 1,700 |
| Giti Tire Group | Tires | 1,700 |
| MetLife | Life insurance and employee benefits | 1,700 |
| Convergys | Customer service call center | 1,600 |
| Sealed Air Corporation | Food safety and security, facilities hygiene and product protection | 1,262 |
| LPL Financial | Independent brokerage | 1,200 |
| Synchrony Financial | Consumer financial services | 1,000 |
| Electrolux | Home and professional appliances | 810 |
| Movement Mortgage | Mortgage loans | 650 |
| AvidXchange | Automated invoice and bill payment processes | 600 |
| Daimler Trucks North America | Medium-duty trucks | 605 |
| WESTMED Practice Partners | Health-care management-services | 503 |
| Keer Group | Industrial cotton yarn | 500 |
| Home Depot | Home and garden merchandise | 450 |
| MSC Industrial Direct Co. | Distributors of metalworking and industrial supplies | 400 |

### MAJOR CHARLOTTE-REGION EMPLOYERS

### CHARLOTTE-REGION ACCOLADES

**#14** Top-Performing Industrial Markets (of 17), *National Real Estate Investor*, May 2016

**#13** America's Fastest-Growing Cities (of 100 most populous MSAs), *Forbes*, March 2016

**#15** Best Places to Live (of 100 metro areas), *U.S. News & World Report*, March 2016

**#6** Fastest Growing Economies (of 260 large cities), WalletHub.com, September 2015

**#5** Cities Winning the Battle for Information Jobs, *Forbes*, June 2015

**#7** Foreign Direct Investment Strategy in a Major American City & **#10** Human Capital and Lifestyle in a Major American City (population of more than 750,000) in the American Cities of the Future, *Foreign Direct Investment Magazine*, 2015/16

**#2** Fastest-Growing Big Cities in the U.S. (of 34 cities), U.S. Census Bureau, December 2014

# MARKET SUMMARY

## CHARLOTTE OFFICE MARKET OVERVIEW

The Charlotte office market totals over 40.4 million square feet and is reporting a 9.2% vacancy rate as of first quarter 2016. With nearly 16 million square feet of space, the largest submarket is the CBD, followed by the I-77 Corridor, the 51 Perimeter and SouthPark with 6.6, 4.5 and 4.2 million square feet, respectively.

The Charlotte office market has grown considerably over recent years. Since 1995, the overall Charlotte office market has grown by approximately 100% (with more than 20 million square feet added to the market). Throughout this period of incredible growth, office rents grew steadily as Charlotte recorded a 61% growth in average office rents from first quarter 1995 through first quarter 2016. Average asking rents climbed $8.76 per square foot from $14.31 to $23.07.

## CHARLOTTE OFFICE MARKET STATS, FIRST QUARTER 2016

| Submarket | Square Feet | Direct Vacancy Rate | Total Vacancy Rate | Last 4 Qtrs Net Absorption (SF) | Q1 Net Absorption (SF) | Weighted Avg Rent (SF/Yr) | Under Construction (SF) |
|---|---|---|---|---|---|---|---|
| CBD | 15,997,421 | 7.6% | 8.9% | -34,901 | -228,545 | $27.49 | 1,019,722 |
| Midtown | 1,847,848 | 1.5% | 1.6% | 96,157 | 7,962 | $25.29 | 0 |
| Cotswold | 224,611 | 6.2% | 6.2% | 11,913 | 5,243 | $17.70 | 0 |
| SouthPark | 4,241,998 | 7.8% | 8.4% | 245,141 | 2,833 | $27.97 | 0 |
| Park Road | 625,184 | 6.5% | 6.5% | 68,954 | 4,700 | $17.72 | 0 |
| **I-77 Corridor** | **6,593,695** | **12.3%** | **12.8%** | **230,828** | **67,238** | **$19.28** | **0** |
| East | 1,044,688 | 9.3% | 10.9% | 31,717 | 5,696 | $14.62 | 0 |
| 51 Perimeter | 4,692,425 | 7.2% | 7.3% | 89,727 | 19,828 | $23.77 | 287,500 |
| Crownpoint | 508,896 | 26.1% | 26.1% | 17,383 | 4,849 | $14.66 | 0 |
| Northeast | 3,397,252 | 7.4% | 8.1% | 97,027 | 24,019 | $19.08 | 0 |
| North | 1,237,559 | 12.8% | 12.9% | 64,194 | 37,187 | $20.89 | 0 |
| **Market Total** | **40,411,577** | **8.5%** | **9.2%** | **918,140** | **-48,990** | **$23.07** | **1,307,222** |

## SUBMARKET SUMMARY

### I-77 CORRIDOR OFFICE SUBMARKET

The I-77 Corridor is Charlotte's largest and premier suburban office submarket. The 6,593,695-square-foot submarket represents 16.3% of the overall Charlotte market base, which places the submarket ahead of all other suburban markets. Factoring in Downtown, the I-77 Corridor is the second-largest submarket in Charlotte. As the home to Charlotte Douglas International Airport and positioned along Interstate 77, the I-77 Corridor is extremely accessible to the regional population base—the primary reason for its sustained growth and success over the past two decades.

The I-77 Corridor is home to significant operations for some of the city's most notable corporations including United Technologies, Compass Group, Belk, Billy Graham Evangelistic Association, Microsoft, AT&T, the Vanguard Group, Time Warner Cable and US Airways. The economic makeup of the I-77 Corridor is exceptionally well-diversified with numerous industries represented including wholesale trade, transportation and utility, FIRE, manufacturing, retail trade and service. Of these economic segments, wholesale trade and manufacturing are the largest, as the area is also home to the Southwest industrial submarket, Charlotte's largest industrial submarket.

Transportation is also a large component of the I-77 Corridor economy, as Charlotte Douglas International Airport (CLT) is home to the second-largest hub of American Airlines Group Inc., the world's largest airline. CLT ranks as the fifth-busiest nationwide in overall operations and ninth-busiest nationwide in passenger traffic. The airport serves nearly 45 million passengers annually.

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