

# FPX

Forest Park Ten  
8333 Forest Point Boulevard  
Charlotte, NC 28273



**CARDINAL**  
REAL ESTATE PARTNERS, LLC

For More Information, Contact the  
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# SUPER EFFICIENT TECH SPACE

FPX's design, layout and location provide everything needed for a corporate user desiring move-in ready operations space.

- ✓ 61,151 RSF
- ✓ 8.2:1000 Car Park Ratio
- ✓ 827 Very good condition workstations manufactured by Evolve Furniture Group (2010)
- ✓ Floor to ceiling glass on three sides of the building providing ample natural light throughout the space
- ✓ Modern data room up-fitted in 2010
- ✓ Contact John Culbertson for rent and expense information [jculbertson@cardinal-partners.com](mailto:jculbertson@cardinal-partners.com)



## Built for teams who serve

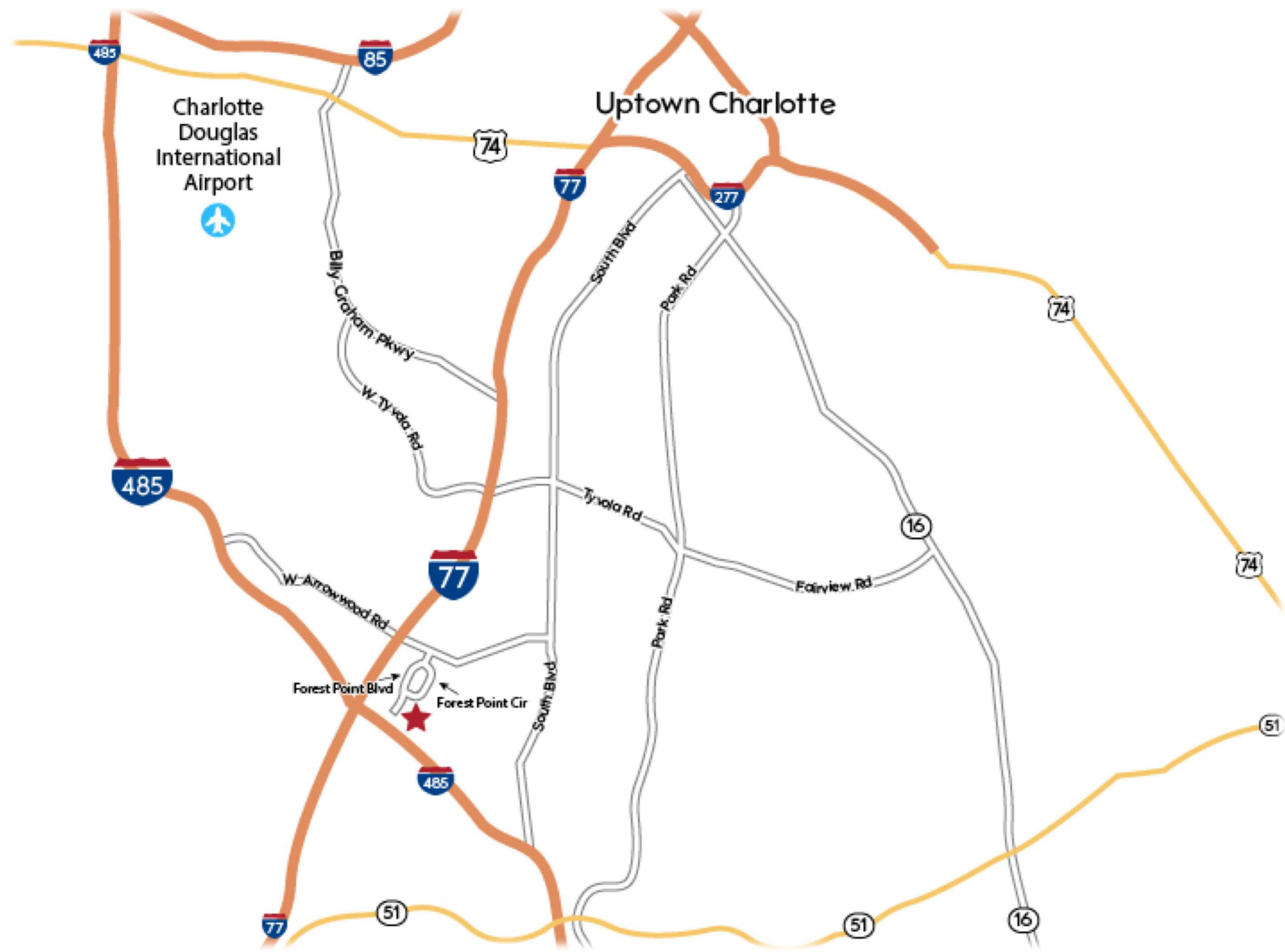
FPX has an efficient layout, and furniture arrangement that allows for managers to work effectively with their teams.

- ✓ Fully-furnished with modern, clean and bright furniture.
- ✓ 812 employee work stations that measure 4'X4'. Options exist to reconfigure the workstations ~ call for details
- ✓ 48" cubicle height
- ✓ 7 modern training rooms with 166 "plug and play ready" work stations
- ✓ 3 training rooms have dividers that can be retracted to create a large room with 78 work stations
- ✓ 15 Manager work stations that measure 6'X8'
- ✓ 12 private managerial offices that are conveniently on the floor.
- ✓ 1,100 chairs that accompany the work stations and manager offices
- ✓ Open floor plan and low cubicle heights

# Awesome park-like setting and “breathing spaces”

There are three break rooms in the building that provide the employees with a comfortable environment to relax and enjoy their lunch. Building located directly adjacent to a public park with walking trails and ballfields.





- ✓ Fully signalized entrance at Arrowwood Road
- ✓ Easy Access to I-77, I-485 and South Blvd
- ✓ Less than 20 minutes to Charlotte Douglas Airport
- ✓ 15 Minutes to Uptown Charlotte
- ✓ Located in a well maintained, professional office park

Our members  
are at the heart  
of everything  
we do.

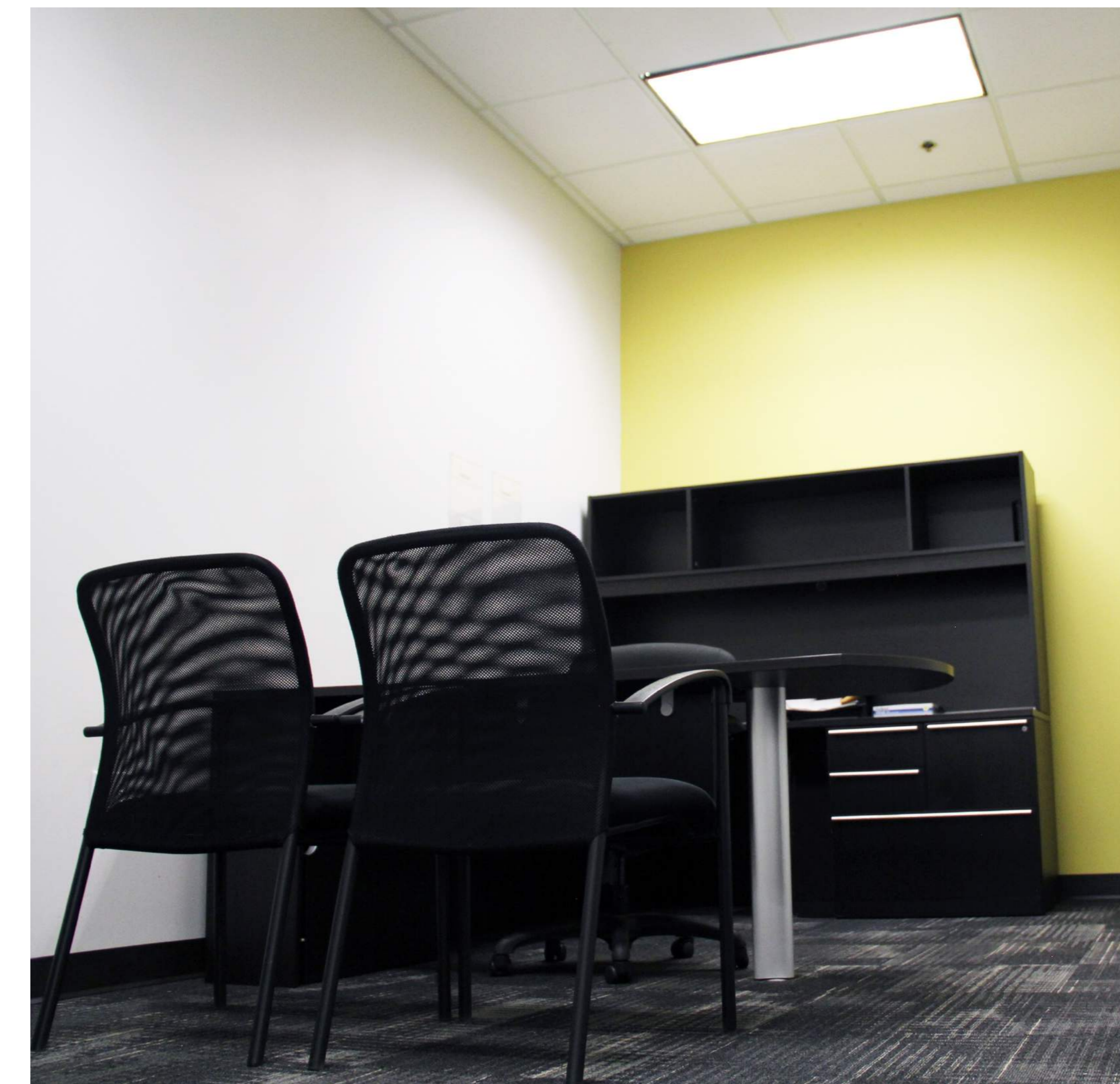
## IDEAL LOCATION

Located at I-77 and I-485 this location is easily accessible and close to restaurants, retailers, The YMCA and hotels. Forest Park X is located in the second-largest submarket in the Charlotte metro area in terms of total office SF. The Airport Submarket is characterized by utilitarian office space in low-rise business parks—the perfect host for a high concentration of white-collar or back-office employment.

# FPX EXECUTIVE SUITES



This polished space will ensure that any clients of the tenant will have a positive impression of the company.



- ✓ 8 furnished executive offices in the front of the building.
- ✓ Customized receptionist desk to greet visitors
- ✓ Space includes a polished executive boardroom with furniture with a retractable projector screen
- ✓ Private executive kitchen
- ✓ Large, quite, fully-furnished offices with floor to ceiling glass.

# PROFESSIONALLY DESIGNED MEETING ROOMS

The Executive board room is a polished meeting space where sophisticated meetings can take place in a highly professional environment.

- ✓ Conference rooms in addition to The Executive Boardroom provide a place for lower level employee meetings to occur.
- ✓ A separate Human Resources department is located in the building with a private entrance, a large waiting area, 3 private offices, 3 interview rooms, a filing room and a Unisex bathroom.
- ✓ FPX is equipped with two security desks, one at the front entrance of the building and one in the rear
- ✓ All doors leading to the Executive Offices, The Human Resources Department, and The Contact Center Floors automatically lock and require a key card to gain access.





## SPECIFICATIONS:\*

### MECHANICAL

- ✓ The general facility is served by a series of air cooled direct expansion rooftop units and consist of the following:
- ✓ (4) Nominal 40 ton Trane TCD 480 these units were manufactured in 2003
- ✓ (1) Nominal 20 Ton Trane WCD240 heat pump manufactured in 2003

Additional direct expansion air cooled HVAC units for dedicated or specialized service to limited areas of the building are as follows:

- ✓ (1) Nominal 12.5 ton Trane TCD150 rooftop unit with internal electric resistance heat, this unit is dedicated to the UPS room. Manufactured in 2011
- ✓ (1) Liebert DH 199A Nominal 15 ton computer room unit with internal humidity control this unit is dedicated to the Data room. Manufactured in 2003

### FIRE PROTECTION

- ✓ The facility is protected throughout with a wet pipe sprinkler system, and additionally includes a double interlocked water based fire suppression system in the data room.

### ELECTRICAL

- ✓ The electrical service to the facility is supplied by the local utility provider. Secondary feeders enter into the MDF room, the service is 1600A, at 480Y/277 volt three phase, 4 wire; in addition dry-type transformers are utilized to step-down to 120/208 volt three phase, for local receptacle circuits. The facility has a generator back-up, sized at 1000kW. The manufacturer information is as follows:

(1) CAT Generator, 1000kW (1250kVA), 480Y/277V, 3 Phase, 4 wire Serial # MJE02693; C27 Engine model; AR.No. 267-1232 (Located outside MDF room)

(1) Russelectric ATS 1600A, Serial # 36175-1 Model # RTS03-

ATA16003AMF3R (Located in MDF room)

UPS Unit, Liebert NXL 400kVA (located in MDF room), providing power to the data room and other critical equipment.

## STATE OF THE ART TECHNOLOGY AND MECHANICAL SYSTEMS

The Building at Forest Park X is “Plug-and Play” ready, ensuring that tenants can become operational in a very short window of time to maximize the efficiency of relocating or starting a new facility.\*



*All information provided above is from sources deemed reliable. Users of this information do so at their own risk and agree that no liability of any kind will be imposed on either Cardinal Real Estate Partners, LLC or any agents acting on behalf.*

# FLOORPLAN

*Below is the current floorplan and furniture layout. It is important to note that Landlord does not make any representations that the furniture, fixture and equipment represented in this plan will be available to a tenant. Exact inventory will be made available upon request.*

