



TE  
THE EDISON  
ARROWOOD

7910 Microsoft Way Charlotte, NC 28273

**CBRE**

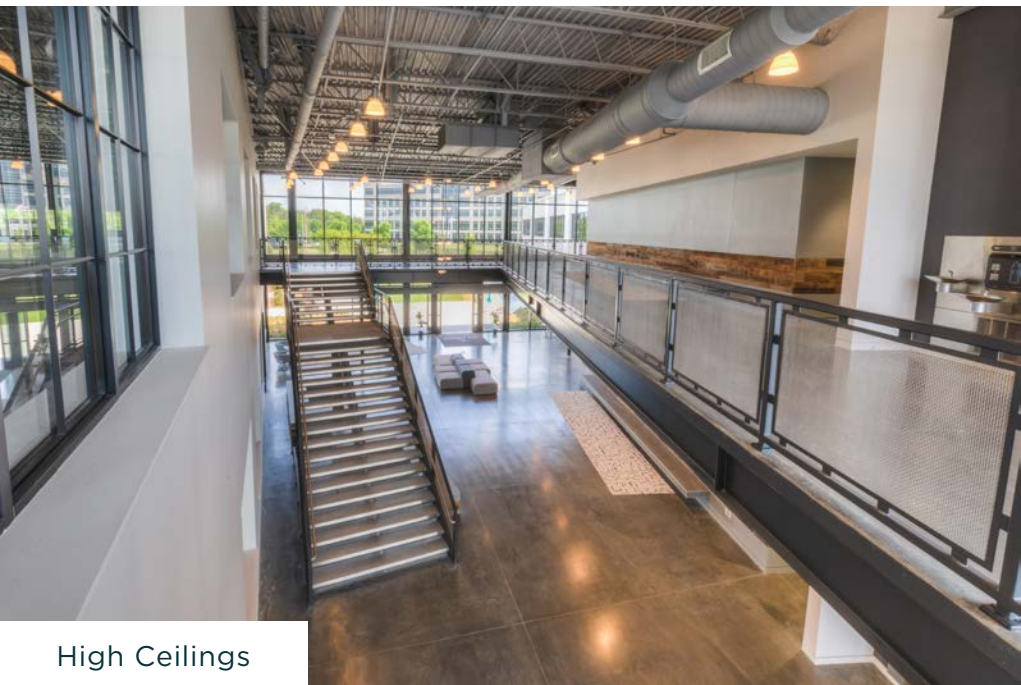
ATTRACT. ENGAGE. RETAIN

# DESIGNED

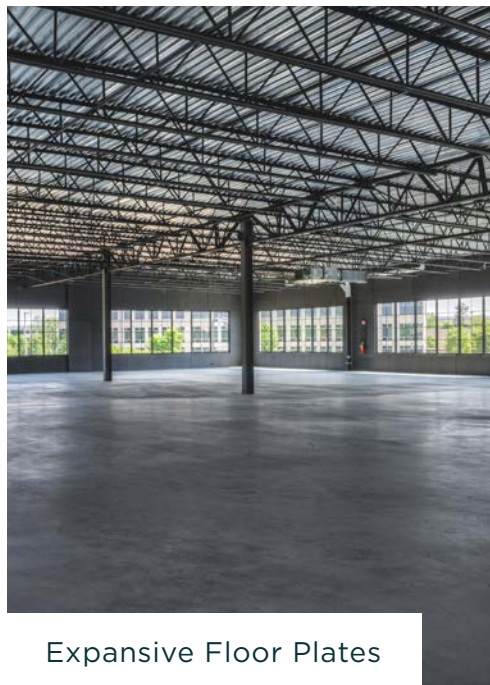
## FOR THE NEXT GENERATION

- + (2) 62,448 RSF Floorplates with 30,000 SF Wings
- + Connected by Common Lobby
- + Modern Building Systems
- + Ample 5.6/1,000 SF Parking Ratio with ability to expand to 7.4/1,000 SF
- + Surrounded by an abundance of dining and retail amenities
- + Close Proximity to I-77 & I-485
- + Accessibility to SouthPark, Ballantyne, Uptown and Charlotte Douglas International Airport
- + (3) access points make for great ease of access





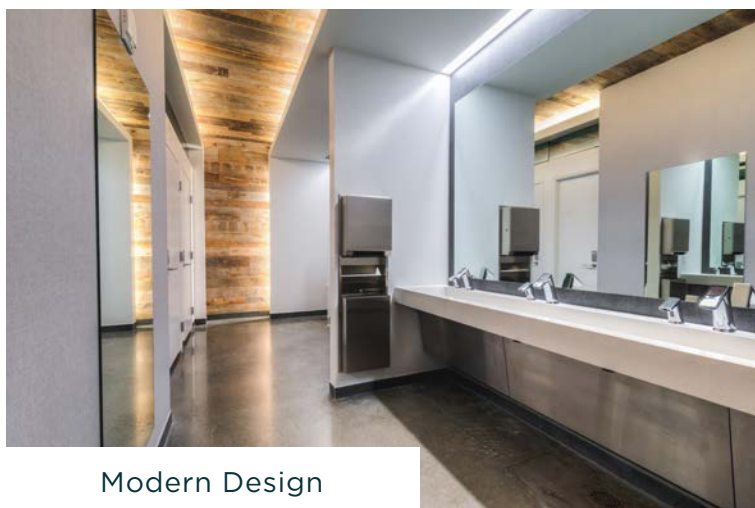
High Ceilings



Expansive Floor Plates



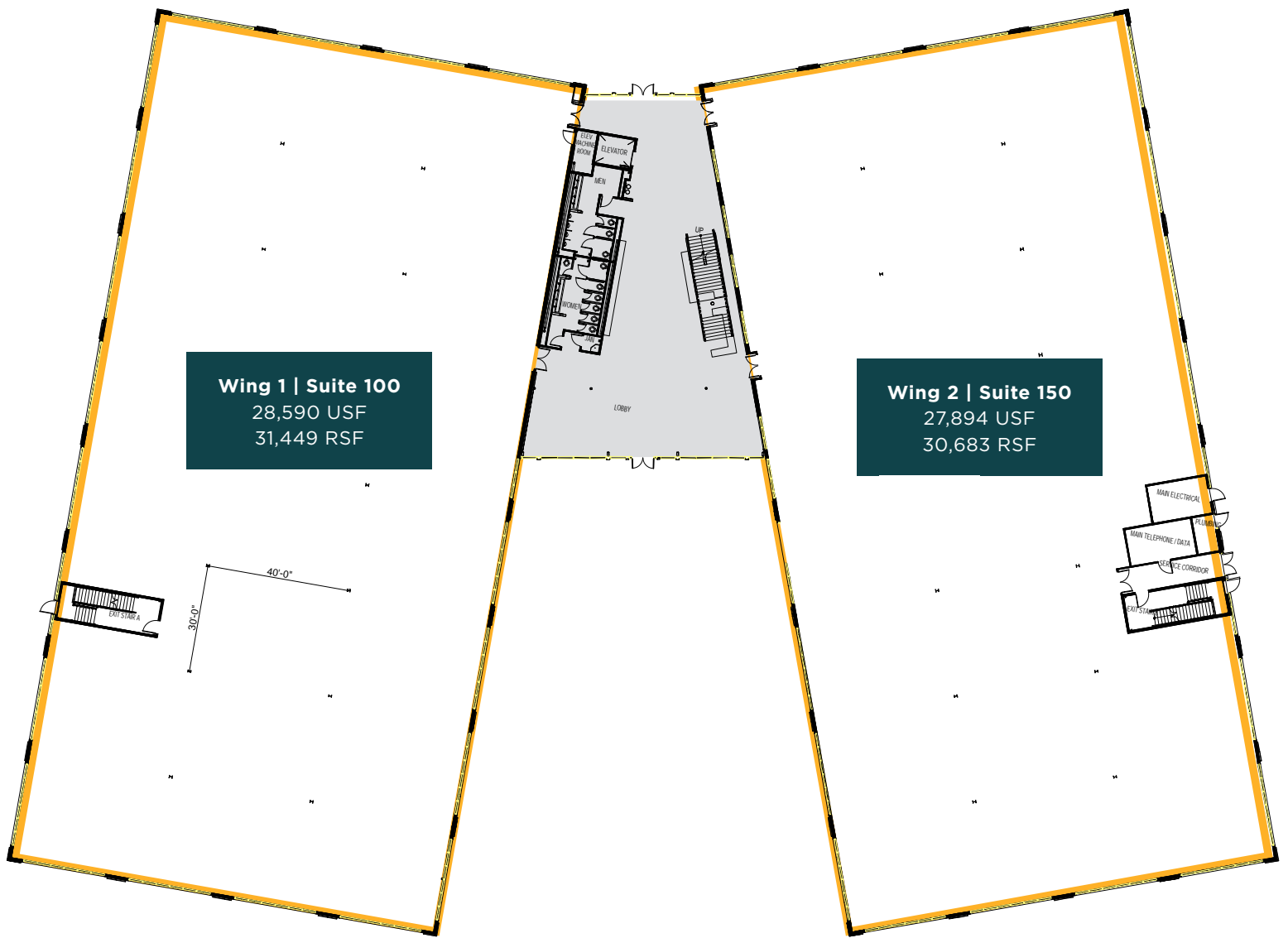
Public Spaces



Modern Design



Roll up doors to merge indoors with outdoors



CLASS A MODERN WORKPLACE

# 124,896 SF

## OF CREATIVE SPACE



Easy Access to  
I-77 & I-485



24/7  
On-Site Security



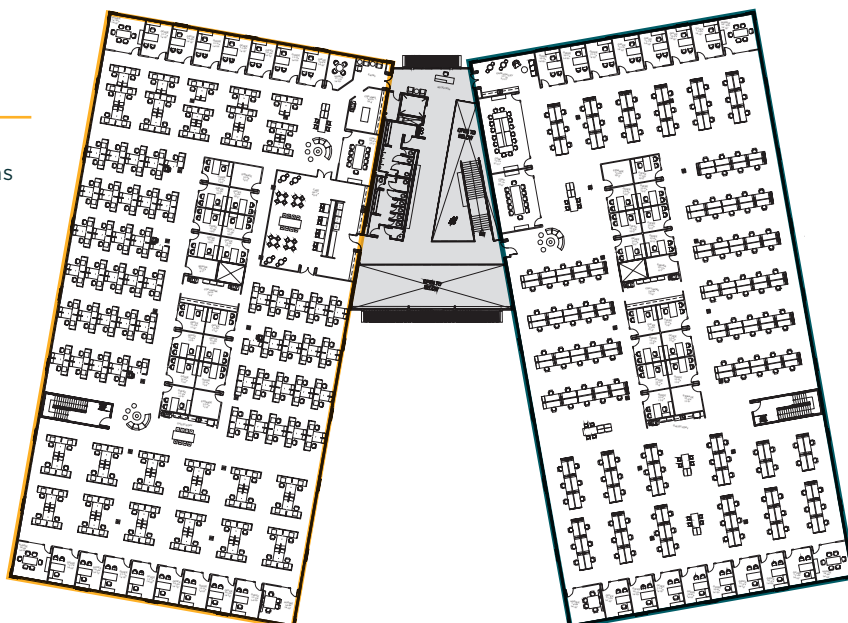
Highly Efficient  
Floor Plates



5.6/1,000  
Parking Ratio

### Side A Summary

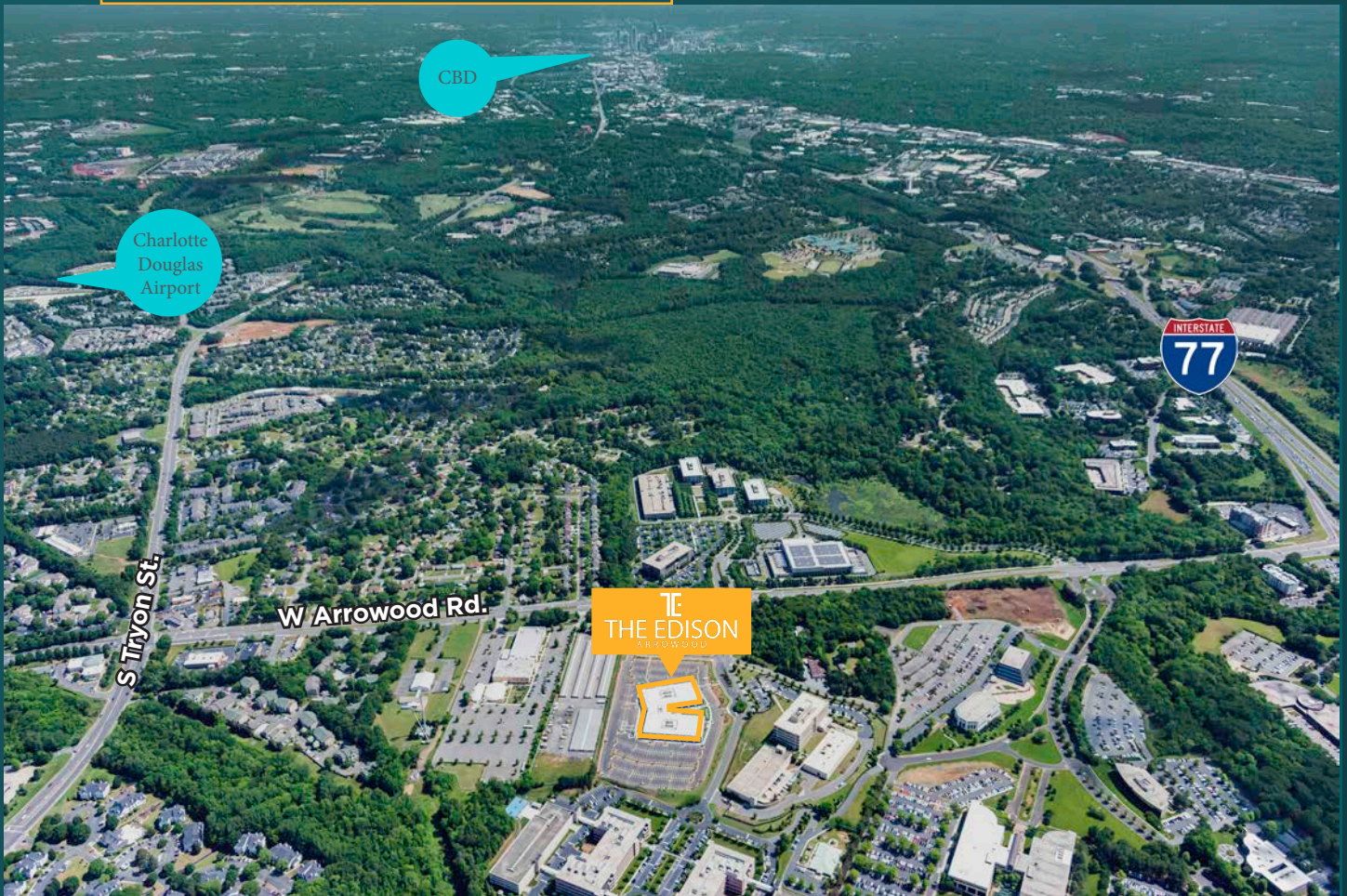
- 29 Standard Offices
- 174 6 X 8 Workstations
- 5 Huddle Rooms
- 2 Break / Gallery
- 1 Server Room
- 2 Storage
- 2 Copy / Work Room



### Side B Summary

- 29 Standard Offices
- 212 6 X 7 Workstations
- 3 Huddle Rooms
- 2 Large Conference
- 1 Break / Gallery
- 1 Server Room
- 2 Storage
- 1 Copy / Work Room

SURROUNDED BY IT ALL



# PRIME

## LOCATION & ACCESSIBILITY

36 RESTAURANTS WITHIN 1.5 MILES

NOTEABLE AMENITIES WITHIN 1.5 MILES



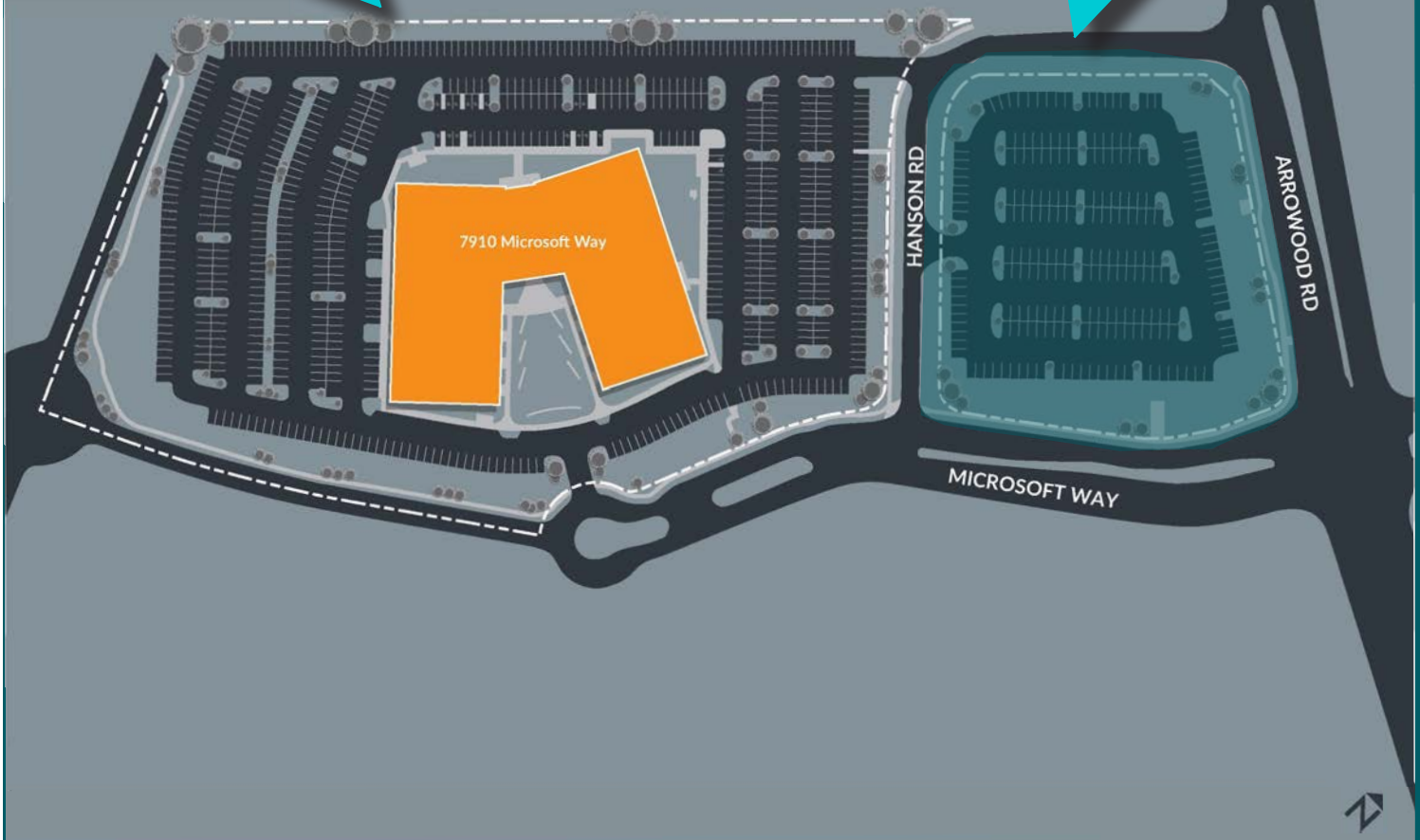
## SITE PLAN

### EXISTING PARKING

- 701 Spaces
- 5.6 Ratio Per 1,000 SF

### PARKING EXPANSION OPPORTUNITY

- 223 Spaces
- 1.78 Added Ratio



**EXISTING & EXPANSION PARKING = 924 TOTAL POSSIBLE SPACES  
(7.38 PER 1,000 SF RATIO)**

The logo for The Edison Arrowood. It features a large, stylized 'TE' in blue, with the 'E' having a small blue square at its top right. Below this, the words 'THE EDISON' are written in a large, dark grey, sans-serif font. Underneath 'THE EDISON', the word 'ARROWOOD' is written in a smaller, dark grey, sans-serif font, with wide letter spacing.

TE  
THE EDISON  
ARROWOOD

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