

# THE RIGHT LOCATION

In the heart of the University area on the planned light rail line, surrounded by dozens of restaurant and retail options.

Dozens of restaurants and shops just steps away, including:

- Hilton Charlotte University Place
- Boardwalk Billy's
- Bar Louie
- Ciro's Italian Restaurant
- Zapata's Mexican Restaurant
- Noodles and Company



## CONTACT

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# ONE UNIVERSITY PLACE

8801 JM KEYNES DRIVE  
CHARLOTTE, NC 28262



**DEDICATED** OWNERSHIP,  
**HANDS-ON** MANAGEMENT, AND THE  
**RIGHT-LOCATION** TO GROW YOUR BUSINESS





### THE DETAILS

- Four-story, 80,663 SF building
- 4/1,000 parking ratio
- Four-story glass atrium overlooking a lake and boardwalk
- Across the street from UNCC and the Blue Line Light Rail Extension (2017)
- In the heart of University Place, surrounded by shopping, The Hilton, and restaurants
- Ideally situated at the corner of W.T. Harris Blvd. and North Tryon St.
- 15 minutes to CBD Charlotte and the Airport

**RENTAL RATE: \$22.00 - \$23.00/SF**

### — AVAILABILITIES —

- Suite 240: 5,125 SF
- Suite 410: 2,611 SF (avail. 4/1/19)
- Suite 450: 2,796 SF



### NEW OWNERS + NEW UPGRADES

Modern renovations and improvements of the lobby, elevators, and parking lot were recently completed.

### — UPDATED FRONT ENTRANCE —



### — RENOVATED LOBBY —

