

726, 806, 810, 814, 818, 830 and 834 TYVOLA ROAD, CHARLOTTE, NC

# HIGHLAND

## BUSINESS PARK



**3,261-11,821 SF FOR LEASE**





# CONNECTED TO THE PULSE OF CHARLOTTE

Located directly off I-77 and Tyvola Road, Highland Business Park is well positioned in the Airport submarket, only 15 minutes south of the Charlotte CBD. This central location offers great proximity to a host of popular restaurants, retail, hotels and neighborhoods, and provides easy access to transportation to help tenants attract top talent from the entire Charlotte Metro area. This remarkable access combined with customizable spaces delivers an exceptional experience that elevates the balance of work, life and play.



**Garden office  
park setting**



**Customizable  
spaces, from  
873 - 7,000 SF**



**Exceptional  
location with  
Tyvola Road  
frontage**



**Direct private  
entrances,  
allowing 24/7  
access**



**Free, on-site  
surface parking  
with a 4:1,000  
ratio**



**Signage  
opportunities**



# EXCEPTIONAL ACCESSIBILITY

Minutes from I-77, Charlotte Douglas International Airport, and popular residential neighborhoods such as South End, Myers Park and SouthPark, Highland Business Park provides quick access for Charlotte-area commuters and business travelers.

Highland Business Park also offers convenient access to the Tyvola Station along the LYNX Blue Line and several CATS bus stops to provide tenants cost-effective and energy-efficient travel options.

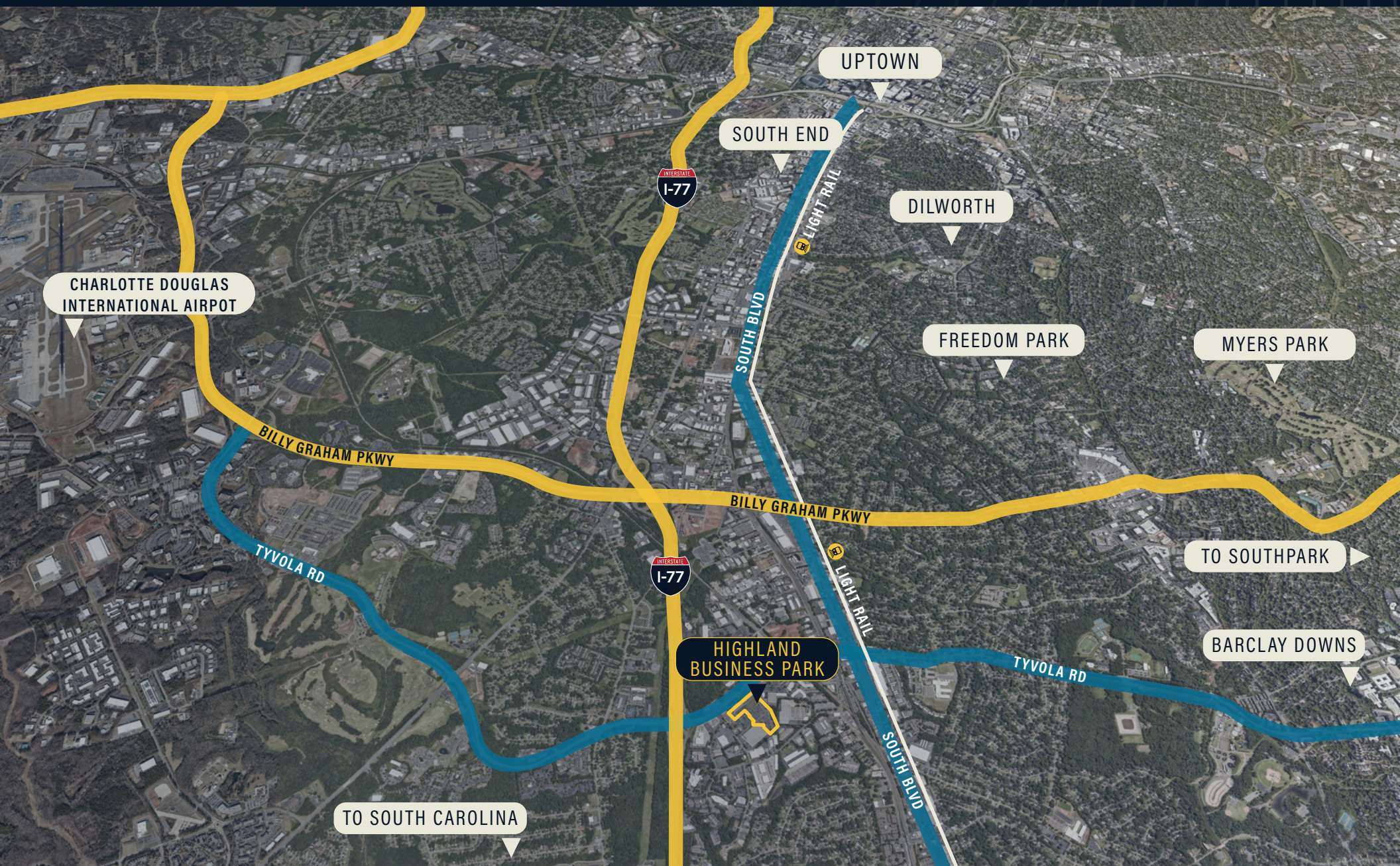


- .25 mile from I-77
- .5 mile from LYNX Blue Line Tyvola Station featuring a covered waiting area and 465 park-and-ride parking spaces, just off I-77
- Accessible bus stop at the main entrance of the property
- 10 minutes to Charlotte Douglas International Airport
- Adjacent to the South Blvd corridor and LoSo
- Ideal location to benefit from ongoing residential and retail growth of the South End neighborhood



# LOCATION OVERVIEW

HIGHLAND BUSINESS PARK



CHARLOTTE DOUGLAS  
INTERNATIONAL AIRPORT

UPTOWN

SOUTH END

DILWORTH

FREEDOM PARK

MYERS PARK

INTERSTATE  
I-77

INTERSTATE  
I-77

SOUTH BLVD

LIGHT RAIL

LIGHT RAIL

BILLY GRAHAM PKWY

BILLY GRAHAM PKWY

TYVOLA RD

TYVOLA RD

SOUTH BLVD

HIGHLAND  
BUSINESS PARK

TO SOUTHPARK

BARCLAY DOWNS

TO SOUTH CAROLINA



# AREA

## AMENITIES

HIGHLAND BUSINESS PARK



20

FAST CASUAL  
RESTAURANTS



21

FINANCIAL  
INSTITUTIONS



25

RETAIL  
STORES



11

HOTELS

## DESTINATIONS WITHIN 1 MILE

### DINING

Starbucks  
Chick-fil-a  
Jimmy John's  
Panera Bread  
Chili's  
McDonald's  
IHOP  
Pizza Hut  
Smoothie King  
Old Pineville Premium Pub

### RETAIL

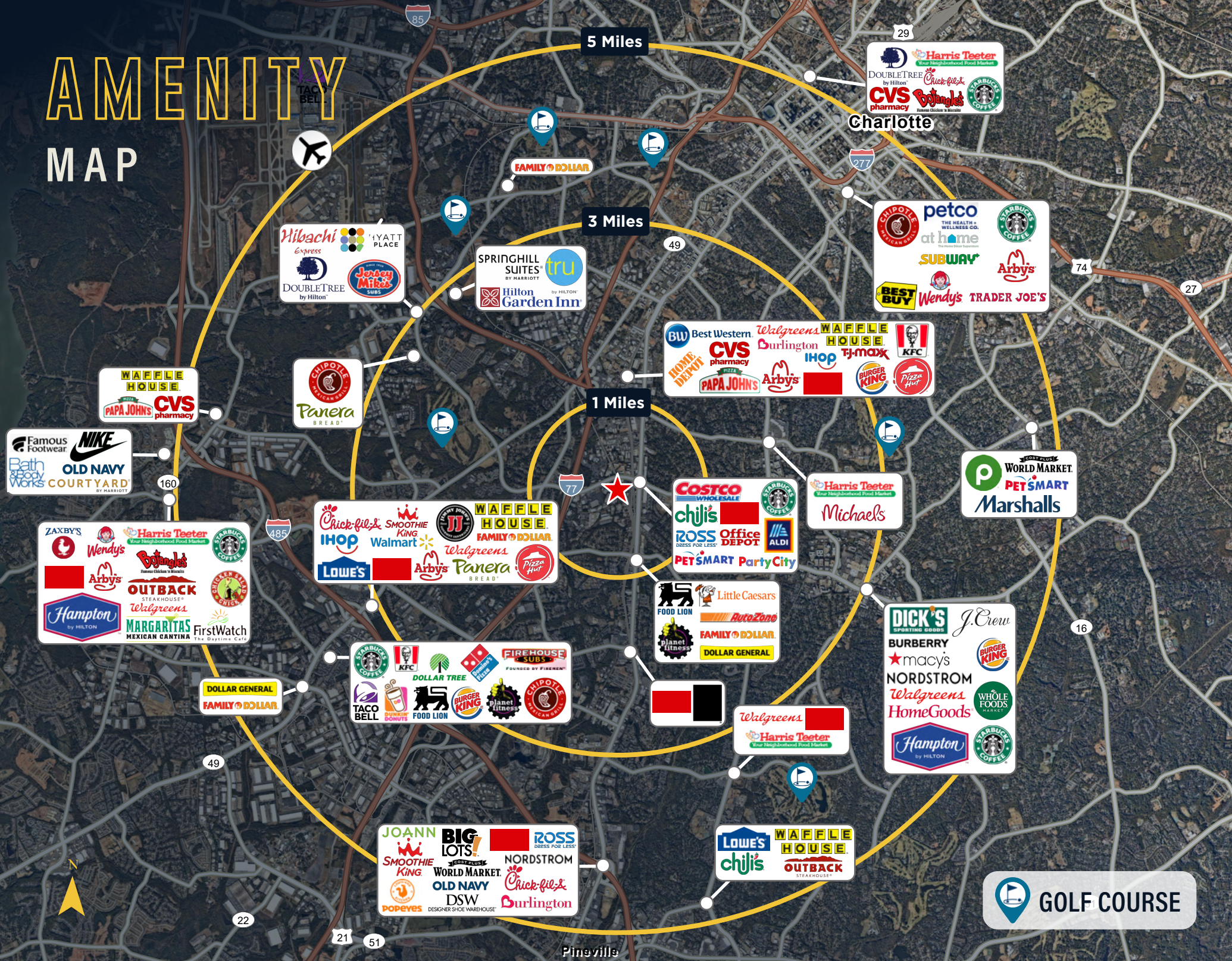
Costco  
Walmart  
Office Depot  
Lowe's  
Food Lion  
Aldi  
Pet Smart  
Party City  
Family Dollar  
AutoZone

### POPULAR BREWERIES

Red Clay Ciderworks  
Glide Brewery  
Olde Mecklenburg Brewery & Biergarten  
Brewers at 4001 Yancey  
The Mill @ OMB  
Protagonist Beer  
Lower Left Brewing



# AMENITY MAP





# SITE PLAN

HIGHLAND BUSINESS PARK

BUILDING	AREA
726 TYVOLA RD	6,778 SF
806 TYVOLA RD	23,457 SF
810 TYVOLA RD	31,351 SF
814 TYVOLA RD	22,121 SF
818 TYVOLA RD	16,119 SF
830 TYVOLA RD	40,278 SF
834 TYVOLA RD	30,489 SF
<b>TOTAL</b>	<b>170,593 SF</b>





# HIGHLAND BUSINESS PARK

FOR MORE INFORMATION, PLEASE CONTACT:

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