

DAVID TAYLOR CORPORATE CENTER



10101 DAVID TAYLOR DRIVE

CHARLOTTE, NC

THREE-STORY CLASS A
OFFICE BUILDING IN THE
UNIVERSITY SUBMARKET

±19,192 - 147,148 SF AVAILABLE



PROPERTY HIGHLIGHTS



±19,192 - 147,148 SF
Class A Office Space
Available



Located in
University
Research Park



Ample Parking
(5.5:1,000 SF)



New Double Glass
Door Entries &
New Elevator Cabs



575
Workstations



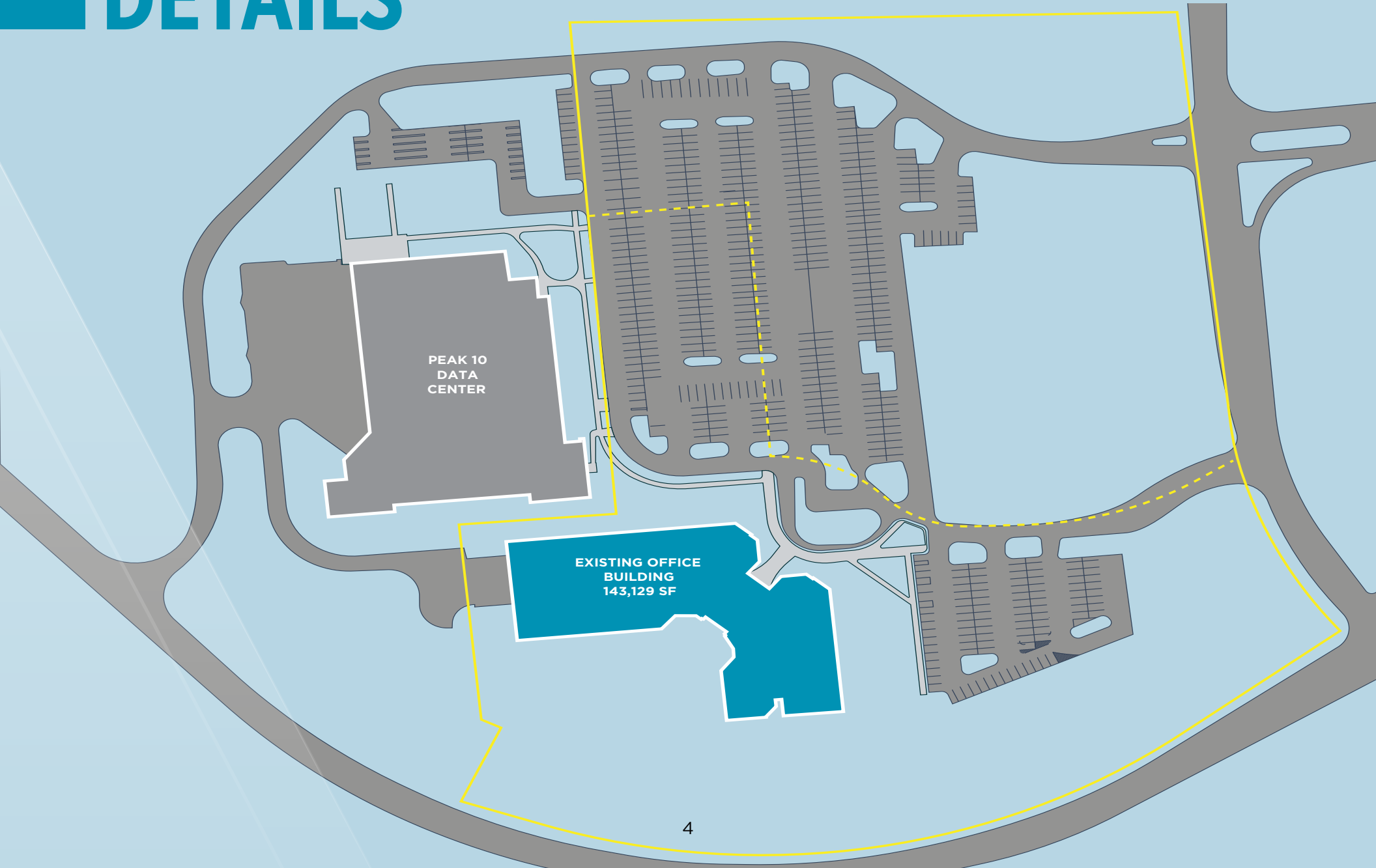
Land for Additional
±90,000 SF Building

IDEALLY LOCATED IN CHARLOTTE'S PREMIER BUSINESS & INNOVATION HUB – UNIVERSITY RESEARCH PARK

- Superb access to I-85 and I-485, and just 15 minutes to I-77.
- Accessible to the Lynx blue line light rail extension.
- Adjacent to 23 Fortune 500 Companies, 430 retail locations, and more than 30 retail centers.
- Close proximity to UNC Charlotte and PNC Music Pavilion.
- Escape into nature with 3 neighboring greenways – Toby Creek, Mallard Creek and Clark's Creek, totaling 12 miles of bike-friendly trails; or visit the 2 nearby nature preserves – Reedy Creek and Ribbonwalk.



PROPERTY DETAILS

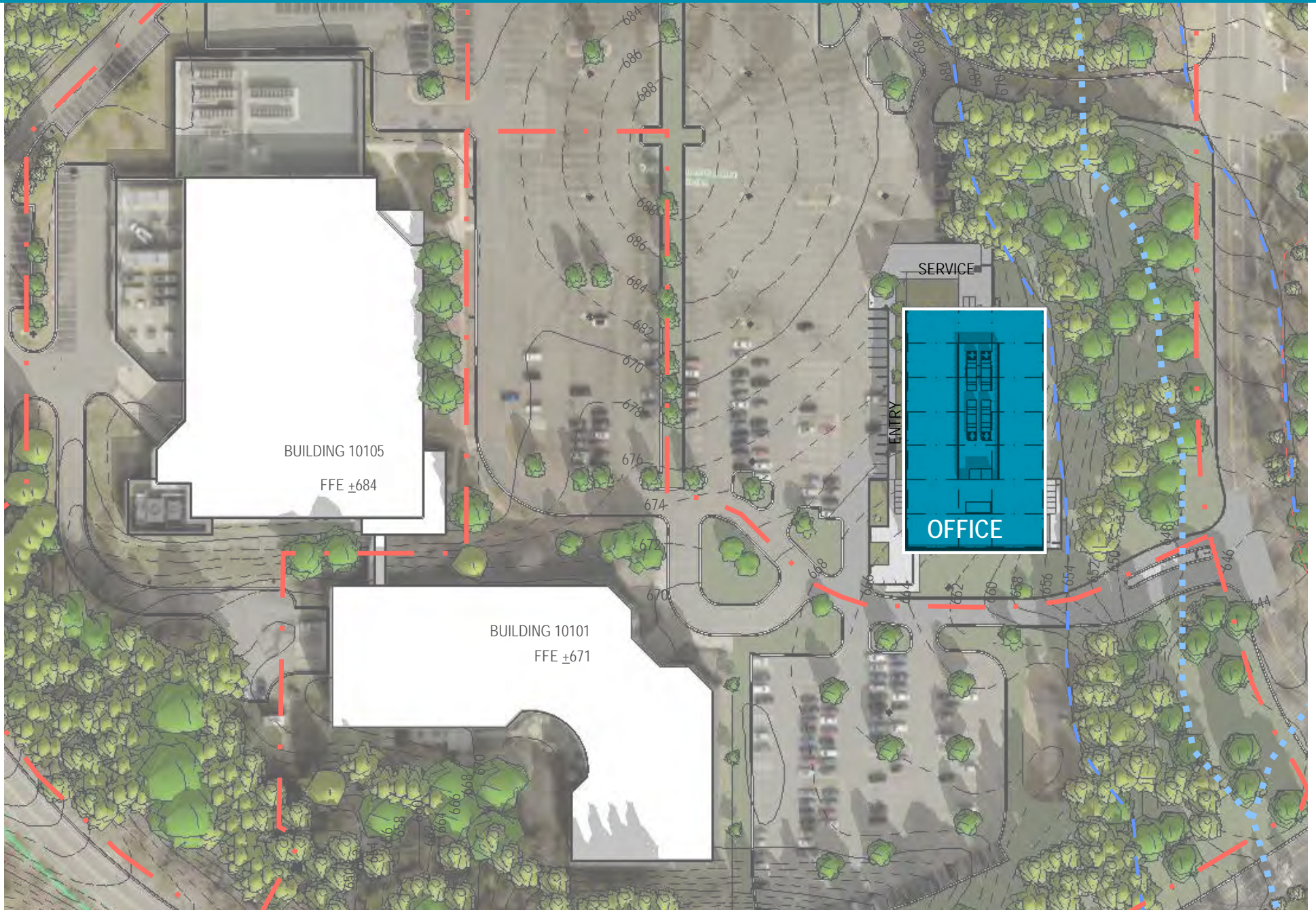




| | |
|------------------------------|--|
| Total SF | ±147,148 |
| Site Size | ±16.9 Acres |
| Years Built/Renovated | 1985 / 2007, 2014, 2017-2018 |
| Parking Spaces | 790 |
| Stories | 3 |
| Generators | One (1) 1,000 kW Kato Light generator with one (1) 5,000 gallon fuel tank and one 1,000 kW Kohler generator with a 2,000 gallon fuel tank |
| Lobby Renovation | 2020 |
| New Elevator Cabs | 2019 |



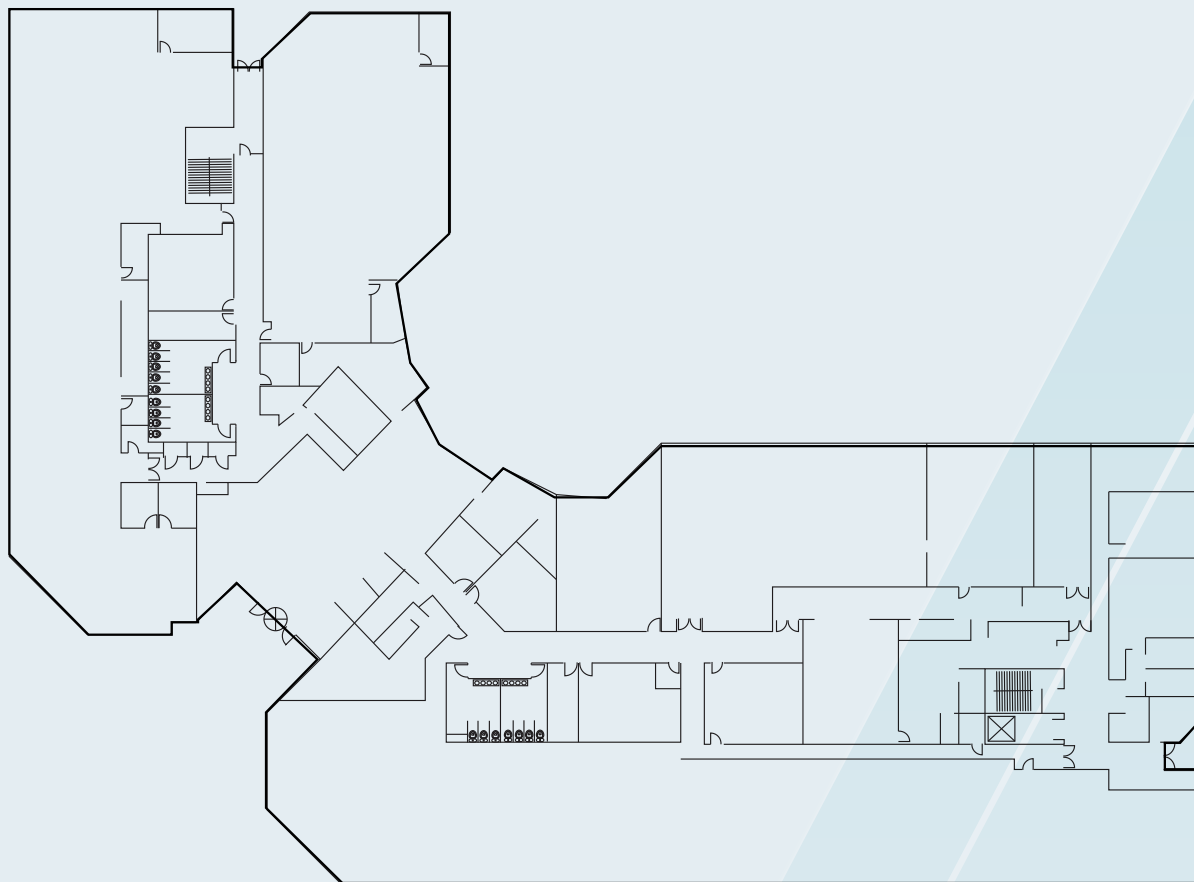
POTENTIAL NEW BUILDING





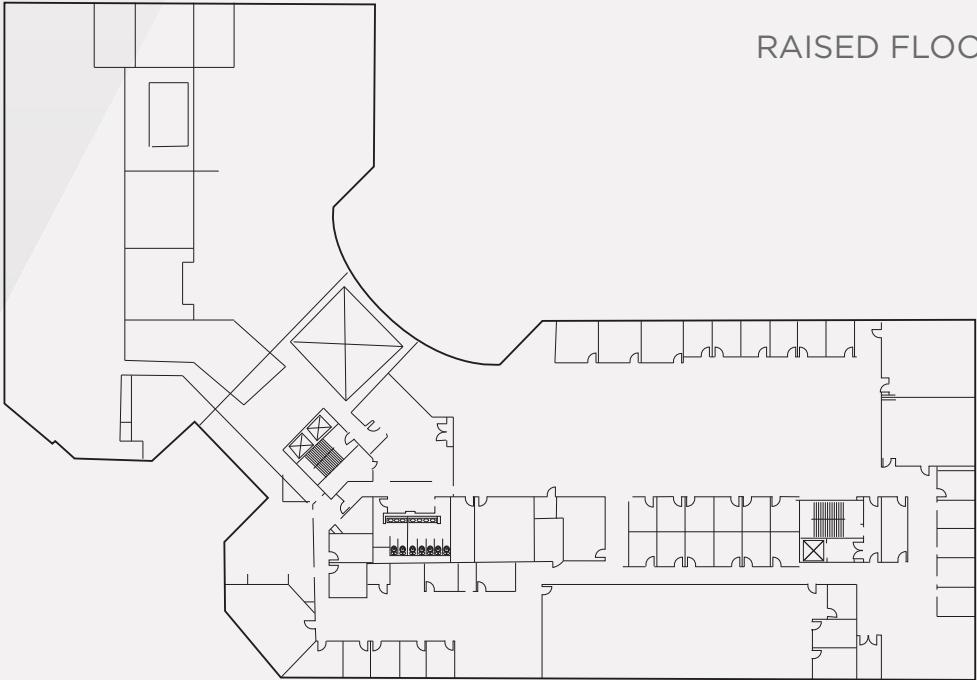
FLOOR PLANS & AVAILABILITIES

1ST
FLOOR

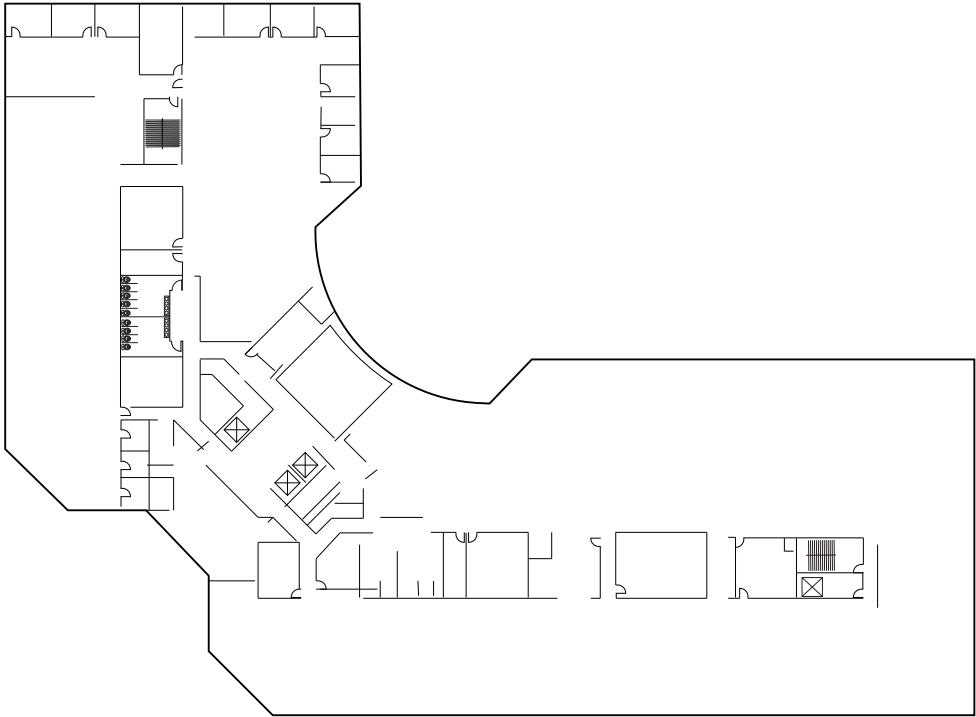


SECOND FLOOR

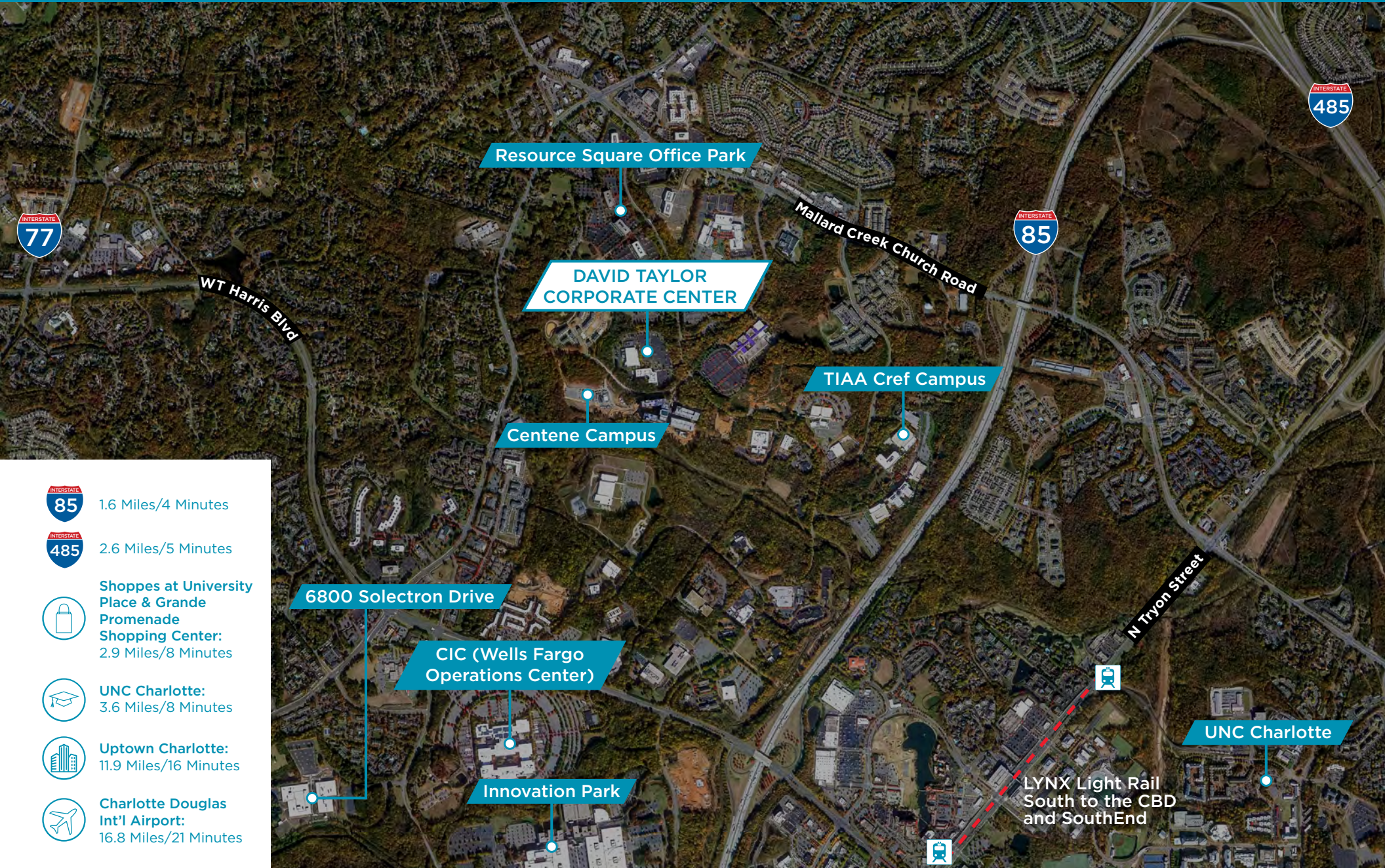
RAISED FLOOR ON ALL LEVELS



THIRD FLOOR



STRATEGICALLY LOCATED IN UNIVERSITY RESEARCH PARK



Resource Square Office Park

DAVID TAYLOR
CORPORATE CENTER

TIAA Cref Campus

Centene Campus

6800 Solectron Drive


CIC (Wells Fargo
Operations Center)

Innovation Park

UNC Charlotte

 1.6 Miles/4 Minutes

 2.6 Miles/5 Minutes

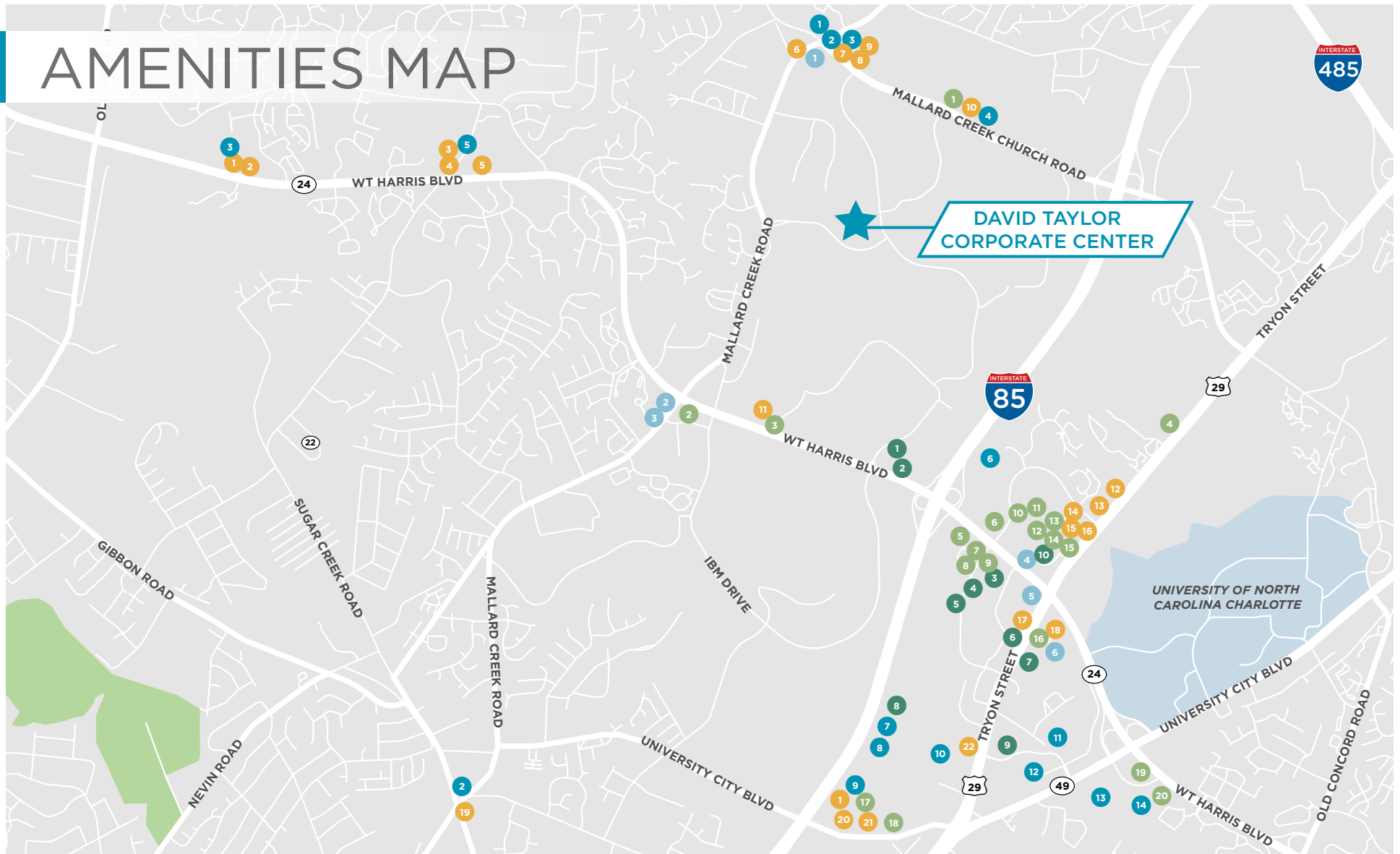
 Shoppes at University
Place & Grande
Promenade
Shopping Center:
2.9 Miles/8 Minutes

 UNC Charlotte:
3.6 Miles/8 Minutes

 Uptown Charlotte:
11.9 Miles/16 Minutes

 Charlotte Douglas
Int'l Airport:
16.8 Miles/21 Minutes

AMENITIES MAP



**DAVID TAYLOR
CORPORATE CENTER**

● FULL SERVICE DINING

- | | |
|------------------------|------------------------|
| 1. Hickory Tavern | 11. FireWater |
| 2. Longhorn Steakhouse | 12. Crafty Crab |
| 3. Red Robin | 13. Boardwalk Billy's |
| 4. Flying Saucer | 14. Famous Toastery |
| 5. Cheddar's | 15. City Barbeque |
| 6. Los Arcos | 16. IHOP |
| 7. Chili's | 17. Mi Pueblo |
| 8. Blacow Burger Sushi | 18. Outback Steakhouse |
| 9. TGI Friday's | 19. Don Pedro's |
| 10. Applebee's | 20. Kabuto Steakhouse |

● FAST FOOD

- | | |
|---------------------|-------------------|
| 1. Starbucks Coffee | 12. Jersey Mike's |
| 2. Chick-Fil-A | 13. Panera Bread |
| 3. Zaxby's | 14. Blaze Pizza |
| 4. McDonald's | 15. CAVA Grill |
| 5. Wendy's | 16. Five Guy's |
| 6. Jimmy John's | 17. Bojangle's |
| 7. McAlister's Deli | 18. QDoba |
| 8. Firehouse Subs | 19. Dunkin' |
| 9. Jet's Pizza | 20. Chipotle |
| 10. Zoe's Kitchen | 21. Culver's |
| 11. Salsarita's | 22. Taco Bell |

● RETAIL

- | | |
|------------------|--------------------|
| 1. CVS Pharmacy | 8. Petsmart |
| 2. Walgreens | 9. IKEA |
| 3. Harris Teeter | 10. Walmart |
| 4. Trader Joe's | 11. Dollar Tree |
| 5. Food Lion | 12. The Home Depot |
| 6. Sam's Club | 13. Target |
| 7. ULTA Beauty | 14. Lowe's |

● HOTELS

1. TownePlace Suites
2. SpringHill Suites
3. Courtyard by Marriott
4. Drury Inn & Suites
5. Home2Suites
6. Hampton Inn
7. Homewood Suites
8. Holiday Inn Express
9. Country Inn & Suites
10. Hilton University Place

● BANKS

1. Fifth Third Bank
2. Truist Bank
3. First Citizens Bank
4. Wells Fargo Bank
5. Bank of America
6. PNC Bank







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