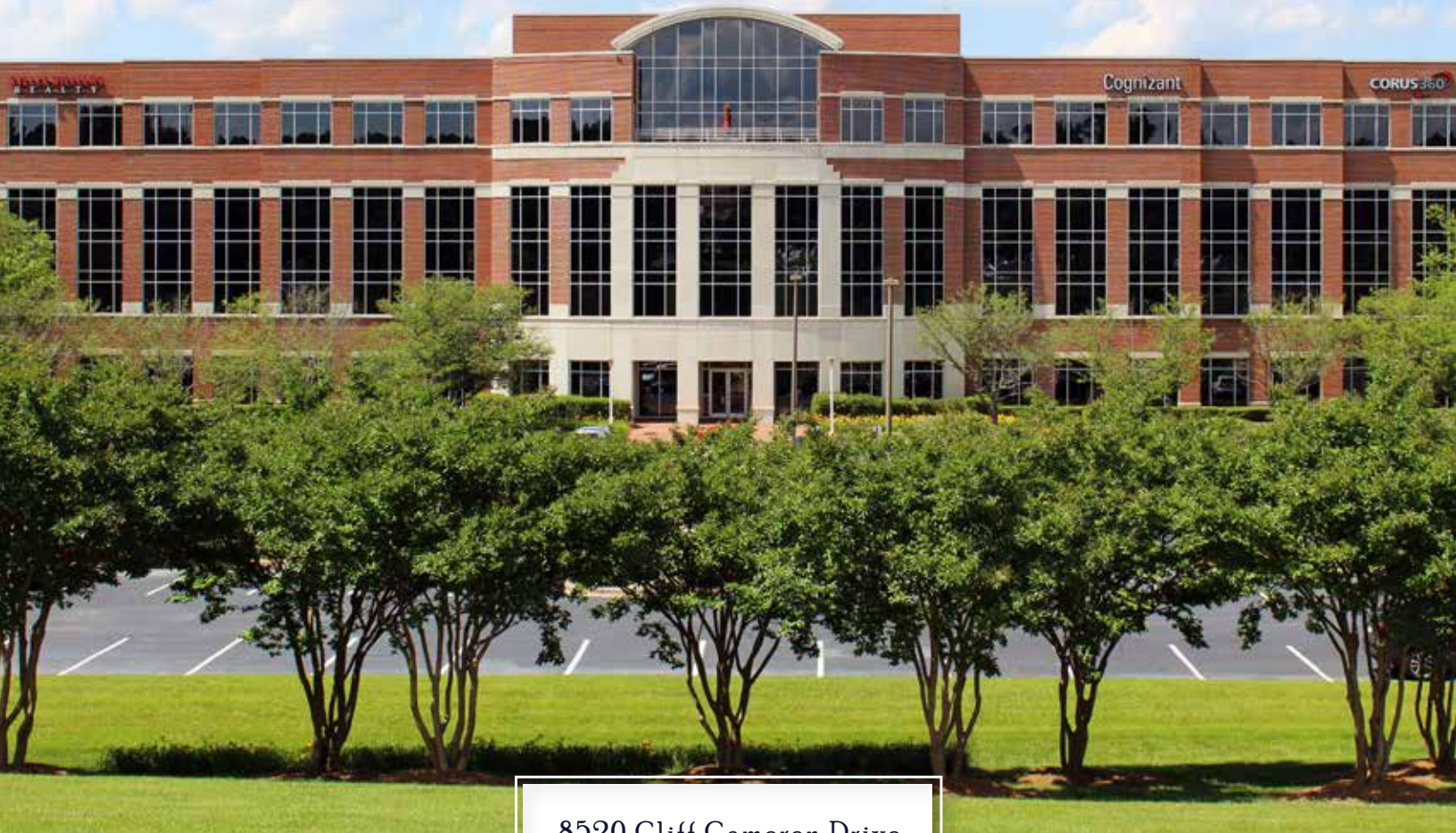


THE GROVE



8520 Cliff Cameron Drive

Nestled in the heart of the University Research Park, at the intersection of two major thoroughfares, W.T. Harris Boulevard and Mallard Creek Road, is The Grove office park.

AT THE CORNER of INNOVATION and THE FUTURE.

This is The Grove.

Welcome.



PROFESSIONALLY
LEASED & MANAGED BY

STREAM



University's
BEST KEPT SECRET
www.TheGroveCharlotte.com

01

Unparalleled location and visibility at the corner of W.T. Harris Blvd and Mallard Creek Road.

02

On-site maintenance and security with an abundant parking at an overall average ratio of 5.0 per 1000.

03

Beautiful park-like office campus with mature landscaping and vibrant nature trails.

04

Quick and easy access to and from Uptown, Airport, and Interstates 85, 485, and 77.

05

With immediate access to transit, housing, retail, & dining amenities, the University Submarket has an ever-growing talent pool of young, highly-educated individuals.

06

The Grove is able to accommodate tenants of various sizes with ease and flexibility.

FOR LEASING INQUIRIES OR FURTHER INFORMATION, PLEASE CONTACT STREAM REALTY PARTNERS:

Jay Coleman
980.819.4277
jay.coleman@streamrealty.com

Bob Boykin
980.819.4274
bob.boykin@streamrealty.com

Alex Olofson
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INNOVATION and THE FUTURE.

www.TheGroveCharlotte.com

THE GROVE



Easily Accessible

THE GROVE IS CENTRALLY LOCATED IN THE UNIVERSITY SUBMARKET, SURROUNDED BY CHARLOTTE'S MAJOR INTERSTATES, AFFORDING TENANTS CONVENIENT ACCESS IN ALL DIRECTIONS.

Lynx Blue Line Extension

PROJECTED TO COMPLETE IN MARCH 2018, THE \$1.2B LYNX LIGHT RAIL EXTENSION WILL LINK UPTOWN CHARLOTTE AND SOUTH CHARLOTTE TO UNIVERSITY CITY AND THE UNCC CAMPUS. THIS, COMBINED WITH ACCESS TO OVER 70 CHARLOTTE AREA TRANSIT SYSTEM (CATS) BUS ROUTES AND MULTIPLE PARK-N-RIDE LOCATIONS, PROVIDES TENANTS WITH A WIDE ARRAY OF OPTIONS FOR COMMUTING TO AND FROM WORK.

DRIVE TIMES

- 3 min > TO INTERSTATE 85
- 7 min > TO INTERSTATE 77
- 7 min > TO INTERSTATE 485
- 10 min > TO CBD/UPTOWN
- 15 min > TO CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT

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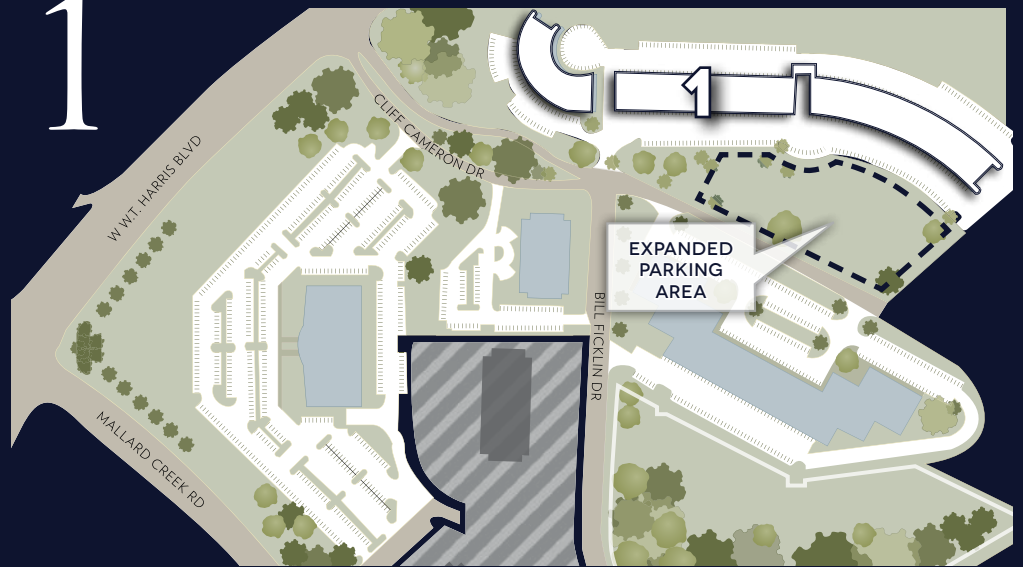
www.TheGroveCharlotte.com



THE GROVE 1

8535 Cliff Cameron Drive

THE GROVE 1 IS A CREATIVE SINGLE STORY OFFICE BUILDING OFFERING TENANTS AN UNPARALLELED OPPORTUNITY IN THIS LARGE CONTIGUOUS BLOCK OF SPACE. DISTINGUISHING FEATURES INCLUDE: A UNIQUE 3-TIER BUILDING LAYOUT, FLOOR TO CEILING WINDOWS ALLOWING FOR AN ABUNDANCE OF NATURAL LIGHT, LUSH PRIVATE LANDSCAPING WITH OUTDOOR COMMON AREAS, AND THE ABILITY TO EXPAND TO AN UNRIVALED 7.5 PER 1,000 PARKING RATIO.



BUILDING SIZE

67,352 SF

MAX CONTIGUOUS

43,231 SF

PARKING RATIO

4.1 PER 1000
EXPANDABLE TO
7.5 PER 1000

STORIES

ONE (1)



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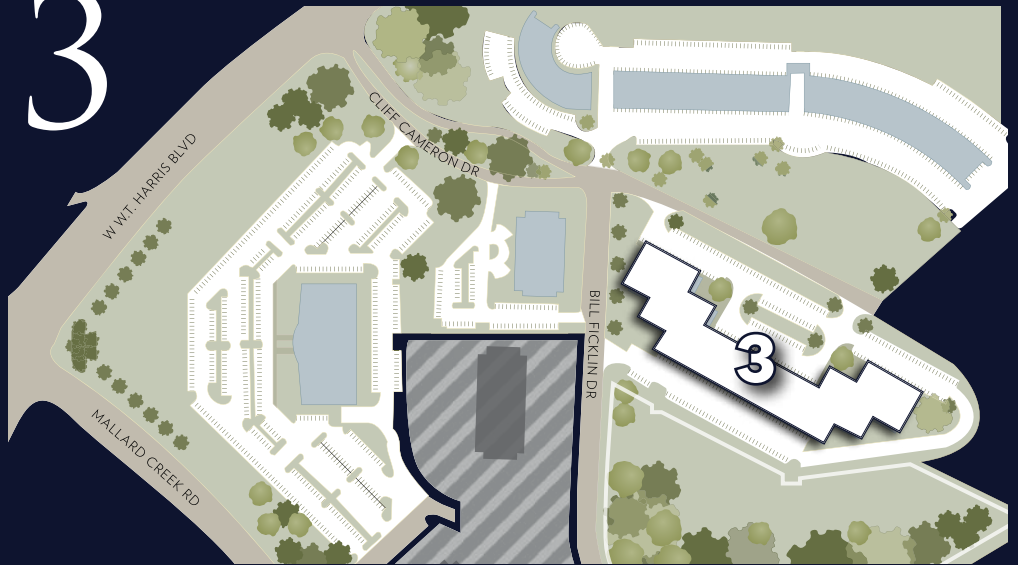
www.TheGroveCharlotte.com



THE GROVE 3

8604 Cliff Cameron Drive

THE GROVE 3 IS A MULTI-TENANT, SINGLE STORY OFFICE BUILDING, DESIGNED SPECIFICALLY TO CATER TO TENANT GROWTH WITH SPACE OPTIONS RANGING FROM 500 TO 9,000 RSF. AT AN IDEAL LOCATION, WITH EXCEPTIONAL CONNECTIVITY TO I-85, I-77, AND I-485, THE GROVE 3 OFFERS TENANTS AN AMPLE 5.1 PER 1,000 PARKING RATIO AND UNMATCHED BUILDING AMENITIES THAT INCLUDE A BUILDING CONFERENCE ROOM, TENANT BREAK ROOM, AND OUTDOOR COMMON AREAS IN A PARK-LIKE SETTING.



BUILDING SIZE **MAX CONTIGUOUS**

59,708 SF

5,876 SF

PARKING RATIO

5.1 PER 1000

STORIES

ONE (1)



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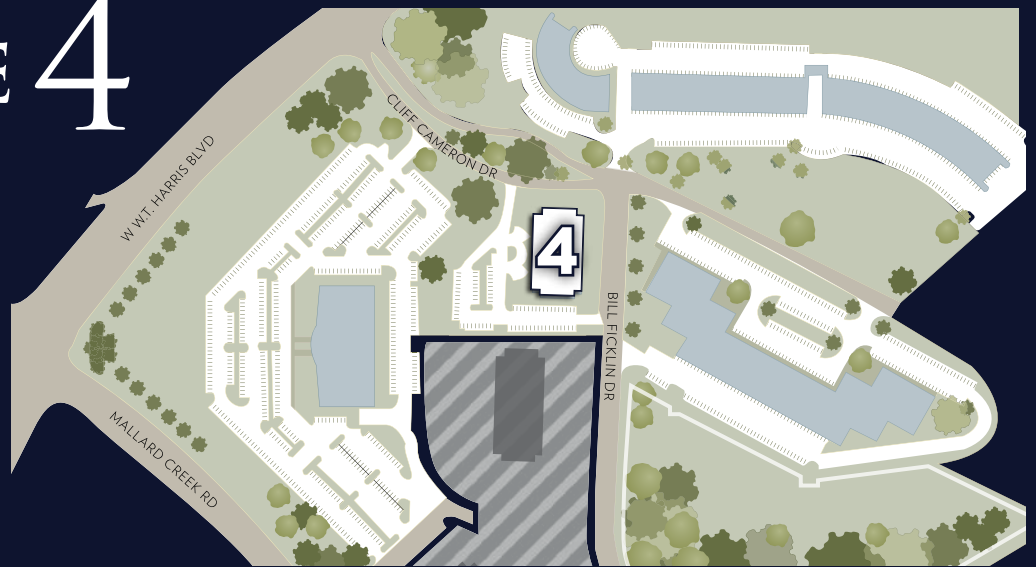
www.TheGroveCharlotte.com



THE GROVE 4

8530 Cliff Cameron Drive

THE GROVE 4 IS A STAND-ALONE, SINGLE TENANT OFFICE BUILDING OFFERING A RARE FULL-BUILDING IDENTITY WITHIN THE THRIVING UNIVERSITY SUBMARKET. STRIKING AN EVEN BALANCE OF BOTH FUNCTIONAL OPEN AND ENCLOSED OFFICE SPACE, WITH FLOOR TO CEILING GLASS WINDOWS, AND AN IMPRESSIVE PARKING RATIO OF 5.0 PER 1,000, THE GROVE 4 IS AN IDEAL BUILDING FOR A BUSINESS SEEKING BOTH PRIVACY AND PRIME ACCESSIBILITY IN CHARLOTTE.



BUILDING SIZE **MAX CONTIGUOUS**

15,000 SF

0 SF

PARKING RATIO

STORIES

5.0 PER 1000

ONE (1)



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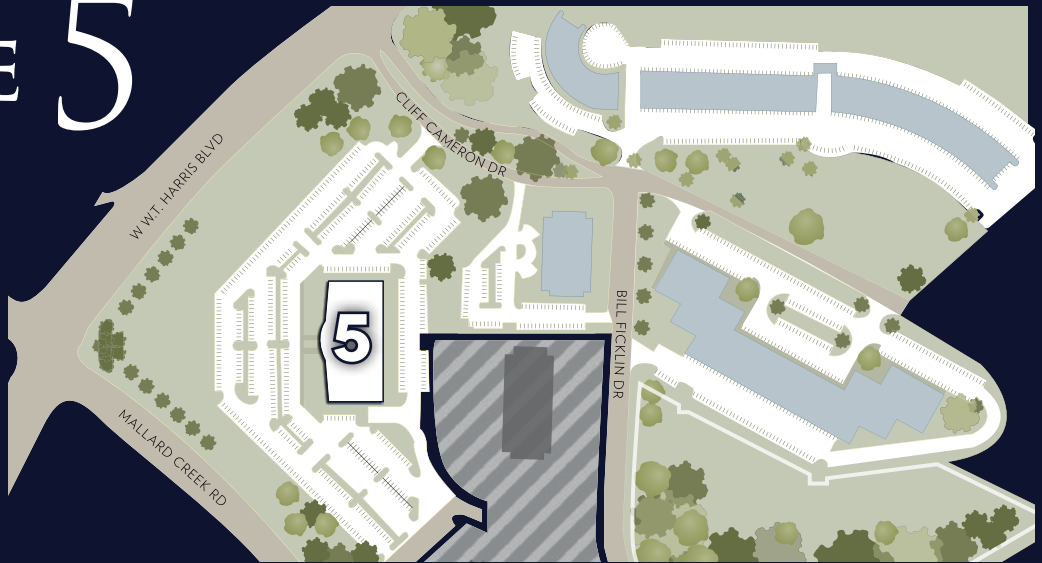
www.TheGroveCharlotte.com



THE GROVE 5

8550 Cliff Cameron Drive

THE GROVE 5 IS A FOUR STORY, CLASS A OFFICE BUILDING OFFERING TENANTS BOTH SUPERIOR ACCESSIBILITY AND VISIBILITY AT THE PROMINENT INTERSECTION OF W.T. HARRIS BOULEVARD AND MALLARD CREEK ROAD. LARGE EFFICIENT FLOOR PLATES WITH FLOOR TO CEILING GLASS LINES OVERLOOKING THE BEAUTIFULLY LANDSCAPED OFFICE PARK, TEAMED WITH AN ABUNDANT 5.2 PER 1,000 PARKING RATIO, MAKE THIS THE IDEAL CLASS A OPTION FOR TENANTS WITHIN THE UNIVERSITY SUBMARKET.



BUILDING SIZE

117,058 SF

MAX CONTIGUOUS

21,036 SF

PARKING RATIO

5.2 PER 1000

STORIES

FOUR (4)



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PROFESSIONALLY
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STREAM



UNDER 1 MILE

- FOOD & DRINK -

- LongHorn Steakhouse
- Red Robin
- Nona's Sweets
- Tony's Pizza
- Salsarita's Fresh Cantina
- Romano's Macaroni Grill

- NEIGHBORHOOD AMENITIES -

- Suntrust Bank
- BB&T Bank
- First Citizens Bank
- Wells Fargo Bank
- Charlotte Metro Credit Union
- Mallard Creek Family Dentistry
- Harris Teeter
- YMCA
- AAA
- SpringHill Suites - Marriott
- TownePlace Suites - Marriott
- D'va Styles
- Bennett's Barbershop
- Lee Spa Nails
- So Pretty Fashion

1 - 2 MILES

- FOOD & DRINK -

- Starbucks
- Dunkin' Donuts
- Chic-fil-A
- Taco Bell
- Zaxby's
- McDonalds
- Teriyaki Grill Express
- KFC
- Wendy's
- Lotus Chinese Cuisine
- Jason's Deli
- Niyo Sushi
- Chilli's
- Taco Mac
- TGI Fridays
- Taco Bell
- Applebee's
- China Buffet
- Nakato Japanese & Sushi
- Bojangles'
- Burger King
- Le Kabob Grill
- Jimmy John's
- Shane's Rib Shack
- Thai House
- Showmars
- Noodles and Company

- Pei Wei
- Ciro's Italian
- Five Guys
- IHOP
- Picasso's Sports Cafe
- QDOBA
- Da Vinci's Pizza
- Super Wok
- US Fried Chicken
- Sun Energy Smoothies
- Zoe's Kitchen
- Hickory Tavern
- Farley's Pizzeria
- Toyama Express Japanese
- Dairy Queen
- Cold Stone Creamery
- The Burrito Factory
- Wing Zone
- Smoothie King
- Antonio's Pizza
- Papa John's Pizza
- Chipotle Mexican Grill
- Bruegger's Bagels
- Jersey Mike's Subs
- Wingstop
- Panera Bread
- Jamba Juice

- NEIGHBORHOOD AMENITIES -

- Western Union
- Bank of America

- Wells Fargo Bank
- BB&T Bank
- Fifth Third Bank
- PNC Bank
- Trader Joe's
- Fresh Market
- Harris Teeter
- Walmart Supercenter
- Walgreens
- CVS
- Dollar Tree
- Dollar General
- Sam's Club
- Office Depot
- FedEx
- Michaels
- Hobby Lobby
- PetSmart
- Jos. A Bank
- GameStop
- UPS Store
- USPS
- Fitness Connection
- Mecklenburg County ABC
- Total Wine & More
- Hilton Hotel
- Courtyard by Marriott
- Hampton Inn
- Homewood Suites - Hilton
- Ulta Beauty
- Avalon Nails and Spa