

FOREST PARK I

700 & 800 Forest Point Circle
Charlotte, North Carolina

53,739 SF
AVAILABLE
FOR LEASE

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 **CUSHMAN &
WAKEFIELD**



VIKING PARTNERS

FOREST PARK I

Rare opportunity with new ownership, extensive renovations, parking galore and unique creative features

RENTABLE BUILDING AREA

Building 700 - 40,256

Building 800 - 13,483

TOTAL RBA

53,739

SITE AREA

6.52 Acres

PARKING

310 Parking Spaces (6.0/1,000 SF)

ZONING CODE

B-D(CD) - Business Distributive, Conditional Use

CEILING HEIGHT

Building 700 - 12'

Building 800 - 24'

ELECTRICAL POWER

400 amp, 3 phase, 4 wire

LOADING AREA - 8 IN TOTAL

Five drive-in doors at Building 700

Three drive-in doors at Building 800



***Floor
to ceiling
glass on three
sides of the
building.***

PROPERTY HIGHLIGHTS

53,739 SF

Class A office space on 6.52 acres.

FULLY VACANT

In shell condition currently;
ready for interior build-out.

FIBER OPTIC

Multiple providers at the site.

RARE FIND

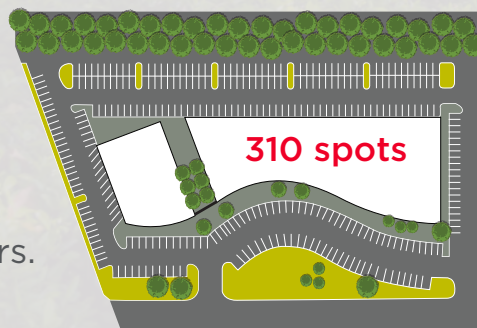
Large block availability offering efficient and contiguous
space on one (1) floor.

ACCESS

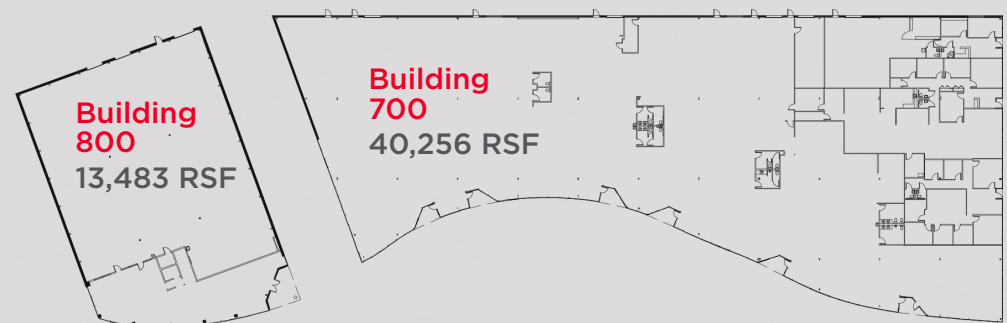
Seamless connectivity to I-77 and I-485 via Arrowood Road.
Near retailers, several high-quality hotels, and both executive
and moderately priced housing.

ABUNDANT PARKING

6.0 per
1,000 SF
and ideal
floor plate
for high-
density users.



FLOOR PLAN



Ideal Charlotte Location With Nearby Amenities

NORTH

10 MINUTES
TO UPTOWN



Oakhill
Business Park

Ruby
Tuesday

Pinebrook
Business Park

Arrowridge
Business Park



ARROWOOD ROAD



FOREST PARK I

lendingtree

PAYCHEX



accenture
High performance. Delivered.

TO SC &
485
**FOREST
PARK I**

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