

8801 JM KEYNES DRIVE CHARLOTTE, NC 28262



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



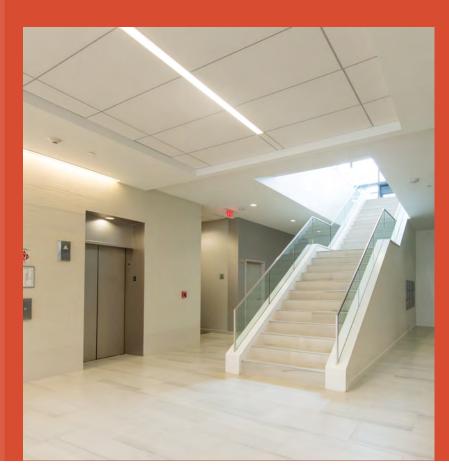
## THE DETAILS

- 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: \$25.00 - \$25.50/SF** 

## \_ AVAILABILITIES \_

Suite 145: 848 SF
Suite 400: 5,658 SF
Suite 410: 2,613 SF



## **NEW OWNERS + NEW UPGRADES**

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

— UPDATED FRONT ENTRANCE —



- RENOVATED LOBBY -



## THE RIGHT LOCATION

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









Jennifer Kurz

Maddy Howey **T:** 704.295.0448

**T:** 704.295.0412

**E:** jtk@trinity-partners.com

**E:** mhowey@trinity-partners.com



