





WELCOME TO

CAMP NORTH END



EPIC HAPPENS

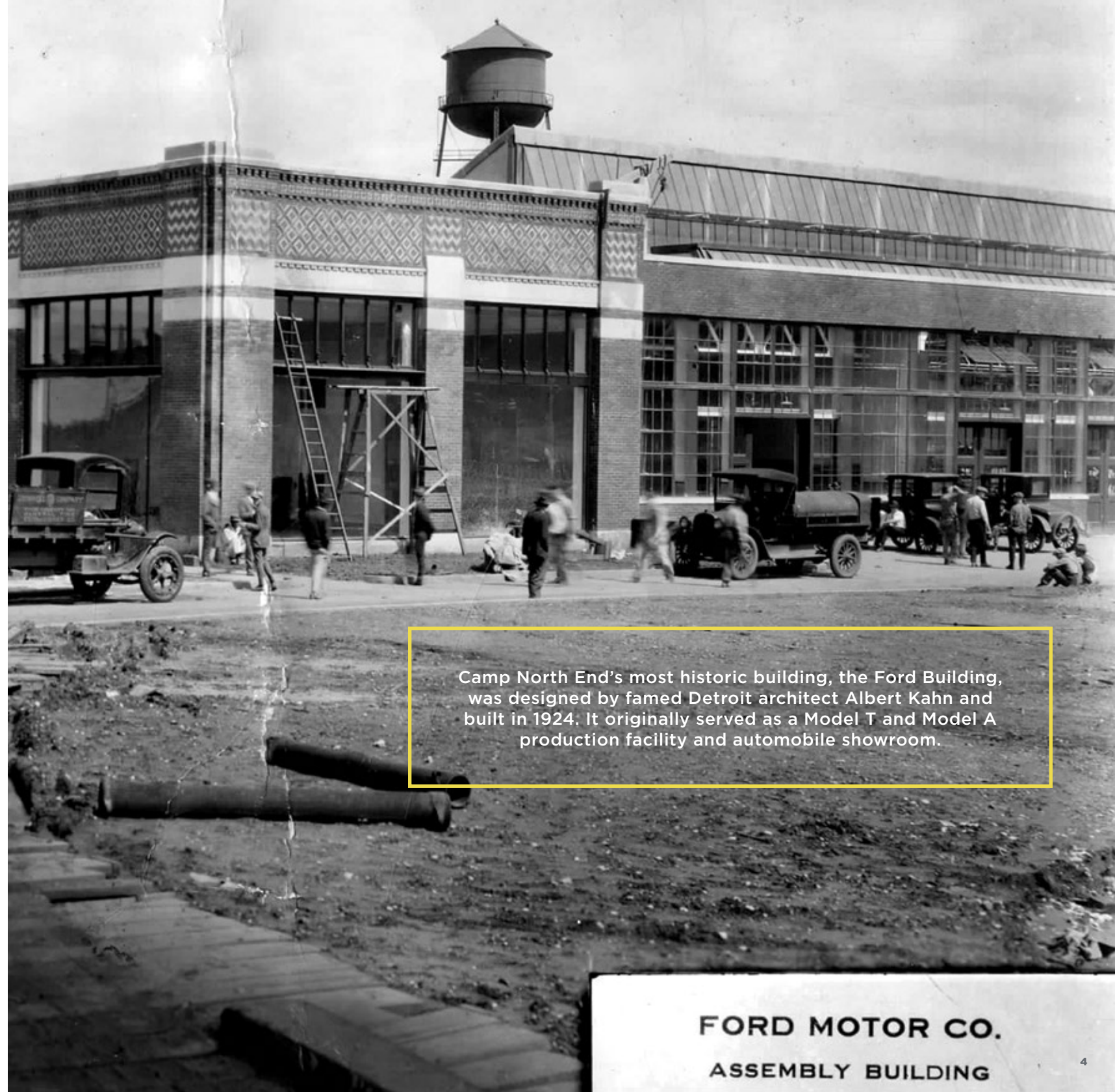
HERE

Since the early 20th Century, Camp North End has been a nerve center of audacious ideas. A hotbed of pioneering energy. That history lives deep in our ground and soars high in our rafters. And now, the legends of American innovation who once strode these weathered bricks have made way for a new era of creators.

Our vast halls and walls are unbiased to size or industry. Rather, they crave a messy process and steady progress. And they're big enough to hold your Big Idea and help it grow.

Like no other, our spaces inspire genius. Our aesthetic incites creativity. Our diversity provokes perspective. Here you'll find an incomparable sandbox where Fortune 500 meets fine art meets the future of falafel - Friday, five o'clock, in The Boileryard.

We are what the next generation of talent demands.



Camp North End's most historic building, the Ford Building, was designed by famed Detroit architect Albert Kahn and built in 1924. It originally served as a Model T and Model A production facility and automobile showroom.

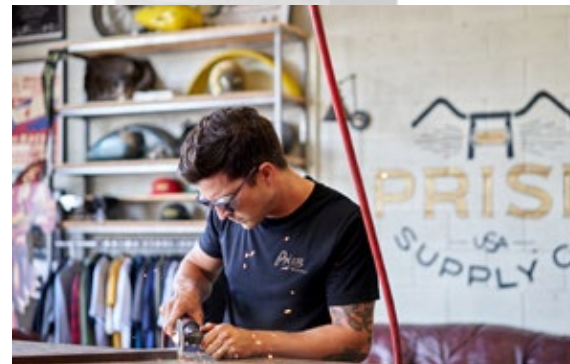
FORD MOTOR CO.
ASSEMBLY BUILDING

ENVISIONING AN ECOSYSTEM OF INNOVATION



PAST

INCOMPARABLE ENERGY reverberates here. The energy of Henry Ford's pioneering Model T technology at the advent of the automobile industry. The energy of a pivotal WWII military supply depot, and of Cold War-fueled Hercules missile and Gama Goat vehicle production. Generations of **AMERICAN INGENUITY**.



PRESENT

And now, a new era dawns at Camp North End. This is what the next chapter of **ACHIEVEMENT** looks like. Soaring spaces and surprising **COLLABORATIONS**. Steel beams and a spirit of **INCLUSIVENESS**. Wooden trusses and wall-to-wall **CREATIVITY**.



FUTURE

We're the centerpiece of Charlotte's emerging Smart District - an applied **INNOVATION** corridor that leverages the North End's **CONNECTION** to Uptown, transportation **ACCESSIBILITY**, distinct neighborhoods, underutilized land, and links to research at local universities.

This is Camp North End.
**WHAT HISTORY WILL
YOU MAKE HERE?**

THE COMPANY WE KEEP

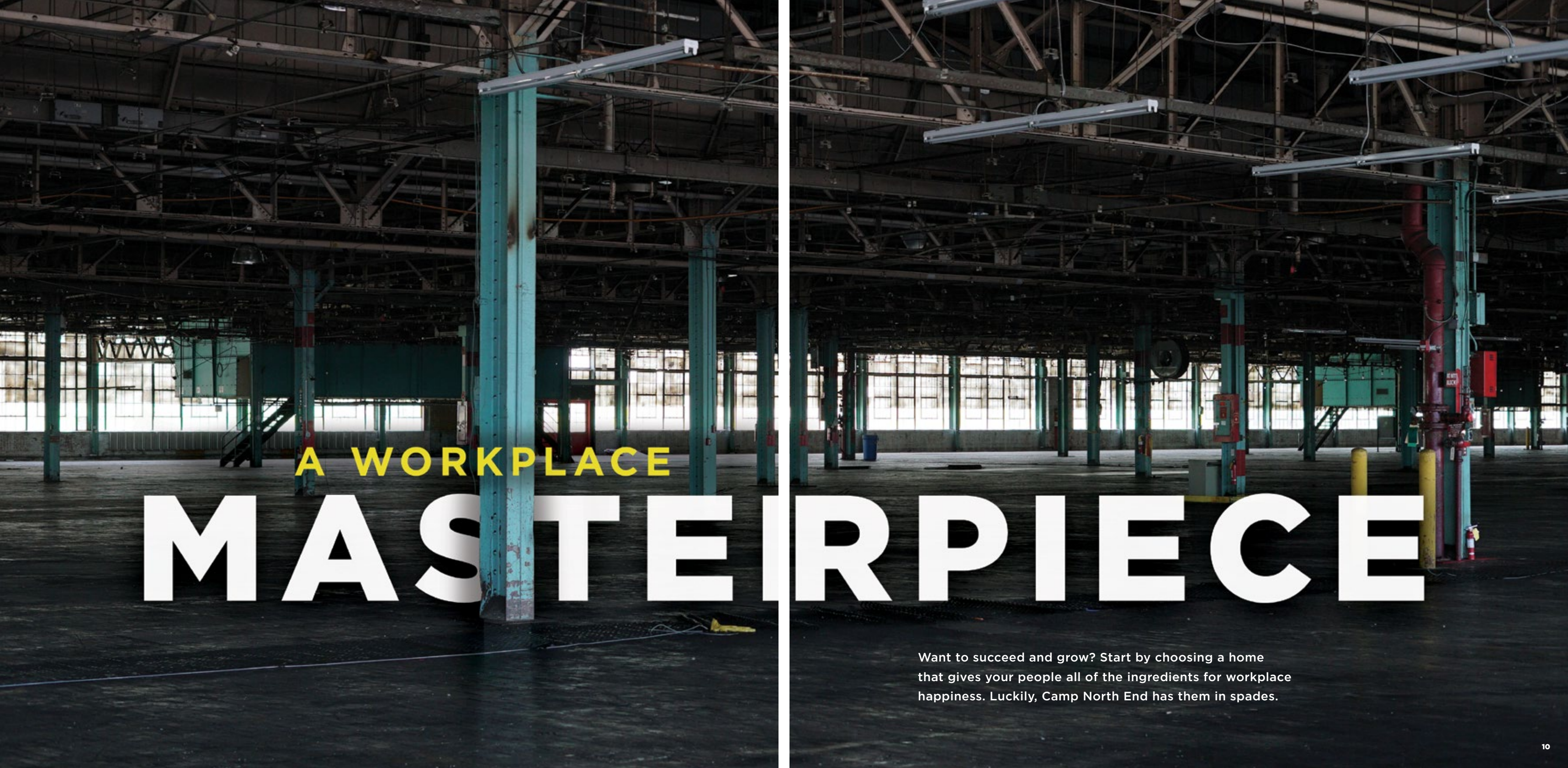
Visit the world's most innovative metropolitan cities and you'll find thought leaders, visionaries and change agents commingling and collaborating in incomparable, celebrated work environments. Places that embody the essential elements demanded by today's top talent.

**WITH THE REBIRTH OF CAMP NORTH END,
CHARLOTTE FINALLY JOINS THIS ELITE SET.**



- Dumbo**
Brooklyn, NY
- Meatpacking District**
New York, NY
- The Navy Yard**
Philadelphia, PA
- Old 4th Ward**
Atlanta, GA
- The Yards**
Washington, DC
- Germantown**
Nashville, TN
- Wynwood**
Miami, FL
- West Loop**
Chicago, IL
- East Austin**
Austin, TX
- RiNo**
Denver, CO
- SoMa**
San Francisco, CA
- Playa Vista**
Los Angeles, CA
- SoDo**
Seattle, Washington





A WORKPLACE

MASTERSPIECE

Want to succeed and grow? Start by choosing a home that gives your people all of the ingredients for workplace happiness. Luckily, Camp North End has them in spades.

TODAY'S TALENT WANTS TO WORK IN GREAT SPACES

THE DAYS OF "IT'S BUSINESS, NOT PERSONAL" ARE OVER.
Camp North End is designed to exceed the needs of the modern worker, and that benefits your bottom line. After all, your workplace is a strategic asset – a powerful tool for attracting the best talent and retaining them for the long haul.



WORKPLACE DESIGN AND ENVIRONMENT ARE IMPORTANT WHEN CONSIDERING A NEW JOB. 71%

Capitol One 2017 Work Environment Survey

AMENITIES ARE INTEGRAL TO MY EMPLOYEE EXPERIENCE. 81%

CBRE 2018 Americas Occupier Survey

MY BEST IDEAS OCCUR WHEN WORKING IN FLEXIBLE SPACE OPTIONS. 88%

Capitol One 2017 Work Environment Survey

I'D TRADE OTHER BENEFITS FOR A BETTER WORKSPACE. 69%

CBRE "Millennials: Myths and Realities," 2016

COMPANIES CAN'T ENCOURAGE INNOVATION UNLESS THEIR WORKPLACE ENVIRONMENT IS INNOVATIVE. 86%

Capitol One 2017 Work Environment Survey

WHAT WORKERS VALUE

CBRE 2018 Americas Occupier Survey

- INDOOR ENVIRONMENT QUALITY | 37%
- PUBLIC TRANSPORTATION | 41%
- FLEX WORKSPACE | 47%
- AMENITIES | 64%

CHANCES ARE, YOU'LL SPEND ABOUT

**90,000
HOURS
AT WORK
IN YOUR
LIFETIME.**

BUT DON'T BE SURPRISED IF YOUR EMPLOYEES WANT TO SPEND EVEN MORE TIME AT YOUR CAMP NORTH END OFFICE. They'll love

it here, because we understand that the workplace of the future must deliver an experience that's more like a luxury hotel than the office buildings of yesteryear.



THE PEOPLE

COMMINGLING - your employees will own CLT's "place to be" with our year-round cultural, culinary, wellness and retail offerings.

COMMUNITY - we partner with and celebrate our North End neighborhood by hosting speaker forums and connecting your employees to local non-profits, conscientious organizations, and each other.

COLLABORATION - monthly Family Meetings allow tenants (from biz execs to beekeepers) to share the spotlight and discover unexpected partnership opportunities.



THE PLACE

CURATION - we carefully select the best tenants, restauranteurs and retailers to be enjoyed by your employees and all of Charlotte.

CHARACTER - our WWII-era Army buildings, perfectly preserved in all their original glory, are being modernized by one of the country's best adaptive-reuse architects.

CULTURE - placemaking and artwork is woven throughout Camp North End, by the hands of top local, national, and international artists.



THE PERKS

CONVENIENCE - five minutes to Uptown; CATS-subsidized Lyft rides to the nearby light rail; a stone's throw to three interstates.

CONNECTEDNESS - our WiredScore Gold buildings will offer blazing Google Fiber internet, perimeter to perimeter.

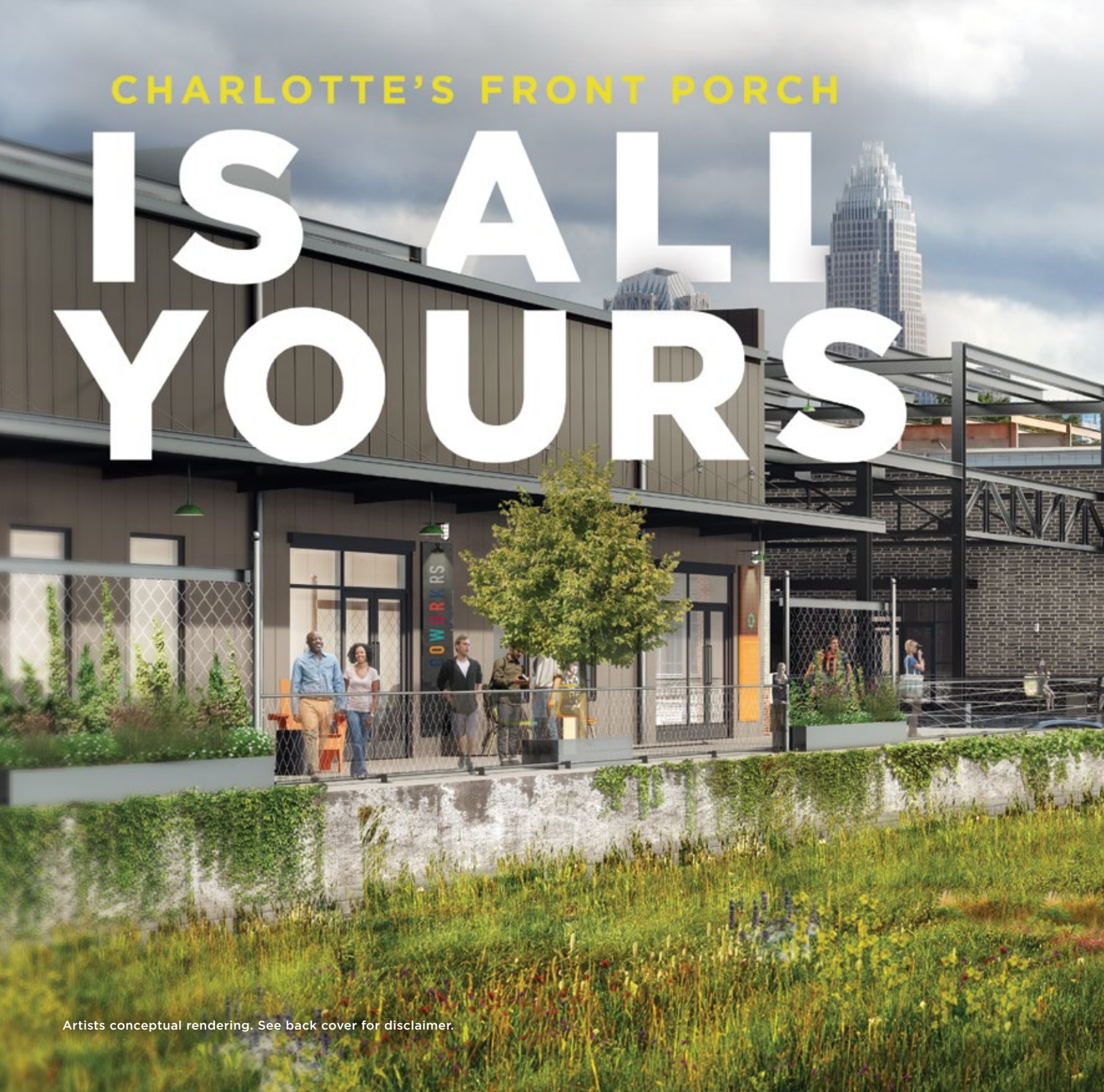
COMMITMENT - from our weekly farmers market to Charlotte's first Fitwel® certified building, your employee's wellness is critical to us.

CAMPUS ASSETS - reserve shared event spaces and conference rooms throughout Camp North End with our easy-to-use booking portal.



CHARLOTTE'S FRONT PORCH

IS ALL YOURS



Artists conceptual rendering. See back cover for disclaimer.



Affectionately known as the Queen City, Charlotte can boast many enviable identities – a dynamic economic center, a place of supreme livability, and home to a diversity of citizens from around the globe. Camp North End is a crowning achievement that rises to the occasion of this flourishing world-class city.

THE QUEEN CITY IS:

CHARLOTTE IS A MAGNETIC CITY, attracting corporate HQs, top tier talent, and millennials in droves. You can feel the energy everywhere you go – especially at Camp North End gatherings. Crunch a few numbers and you start to get the picture.



GROWING

- 3RD** fastest growing big city in America
- 17TH** largest city in the country
- 13.9%** population growth since 2010
- 102** people move to Charlotte every day

THRIVING

- 3RD** largest banking center in the nation
- 16** Fortune 1000 headquarters
- 250** Fortune 500 companies present
- 1,000+** internationally-owned firms located here

CONNECTED

- 7TH** busiest international airport in the world
- 170** nonstop destinations
- 4** interstate highways serve the city
- 53%** of the U.S. population live within 650 miles of Charlotte

CULTURED

- 160** restaurants and bars in Uptown Charlotte alone
- 10** institutions of higher learning
- 4+** professional sports venues and home to major professional football and basketball team and minor league baseball, hockey, soccer and lacrosse
- \$3B** in earnings from our region's growing creative economy

GLOBAL

- 2,000** international students representing 94 countries among University of North Carolina at Charlotte's student body of 29,000
- 16%** of Charlotte's citizens were born outside the U.S.



LYNX BLUE LINE STATION
5 MINUTES

NODA
4 MINUTES

PLAZA MIDWOOD
5 MINUTES

SOUTH PARK
20 MINUTES

MYERS PARK
15 MINUTES

UPTOWN CHARLOTTE
4 MINUTES

DILWORTH
10 MINUTES

Camp North End's proximity to Charlotte's greatest assets makes it royally convenient to the rest of life. (And a good life it is, here.) Need proof? Check out the view from our iconic water tower.



THE QUEEN RECEIVES HER CROWN

SOUTH END
8 MINUTES

CHARLOTTE DOUGLAS
INTERNATIONAL AIRPORT
15 MINUTES



3 MINUTES

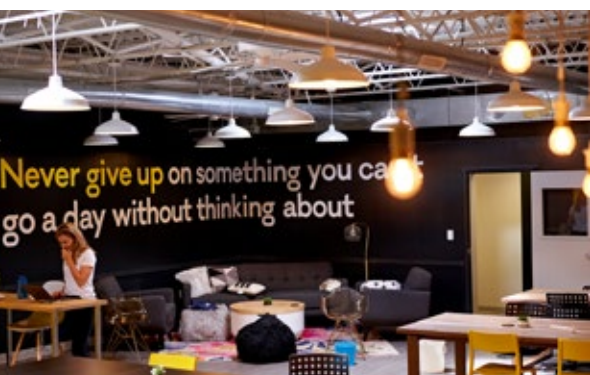
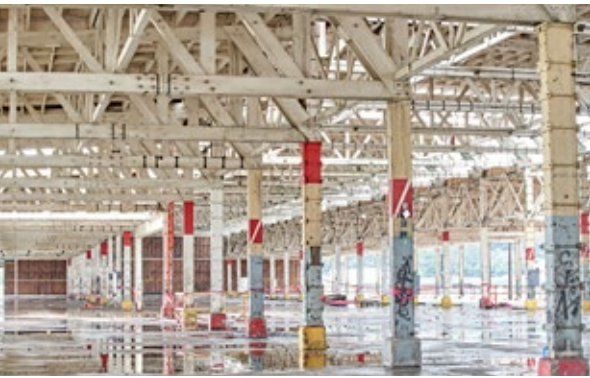


5 MINUTES



6 MINUTES





THE SITE

- A** **BOILERYARD** | 2017
RACEWAY BUILDING
BOILERHOUSE
- B** **THE MOUNT** | 2017
HYGGE COWORKING
ATCO OFFICES
THE MOUNT BUILDING
- C** **301 CAMP ROAD** | 2017 & 2019
GOODYEAR ARTS
- D** **GAMA GOAT BUILDING** | 2019
- E** **1701 N. GRAHAM ST.** | 2019
JUNIOR ACHIEVEMENT
- F** **200 CAMP ROAD** | 2019
DESTINATION RESTAURANT
- G** **201 CAMP ROAD** | 2020
- H** **701 KESWICK** | 2020
- I** **FORD BUILDING** | 2021
- J** **HERCULES SOUTH & BIG ROOF** | 2022

- RETAIL & PUBLIC SPACES**
- CORE BUILDING AREA**
- FUTURE DEVELOPMENT AREAS**



ABOUT ATCO

For close to one hundred years, family owned and operated real estate operating company ATCO has developed, managed and owned a diverse real estate portfolio, primarily in and around New York City. As its 4th generation of leaders defines its legacy - to develop properties that will meaningfully contribute to the next great American cities - Camp North End represents the firm's first signature project outside of NYC. With an investment focus on retail, office, and mixed-use properties, the dynamic and experienced ATCO management team is concentrating its passion for placemaking and community building on these 76 acres in Charlotte, NC. Helmed by a seasoned, on-site Dream Team of six, Camp North End is being built with an impossible amount of pride and experience, creativity and innovation, vision and heart.

SPONSOR & LEASING

ABOUT SHORENSTEIN

Shorenstein, a joint venture partner in the five large adaptive-reuse projects at Camp North End, is one of the country's oldest and most respected real estate organizations active nationally in the ownership and management of high-quality office and residential properties. Due to its success over many years and multiple real estate cycles, Shorenstein has established its reputation as a creative and knowledgeable investor. Privately owned and headquartered in San Francisco, the company's current portfolio totals 21.3 million square feet in 16 markets, with a gross value of \$7.1 billion.

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Google Fiber



Registered with the certification goal of LEED® Certified

Designed for Fitwel® certification



Artists conceptual rendering. See back cover for disclaimer.



**CAMP
NORTH
END**

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