



**MONTFORD PARK**



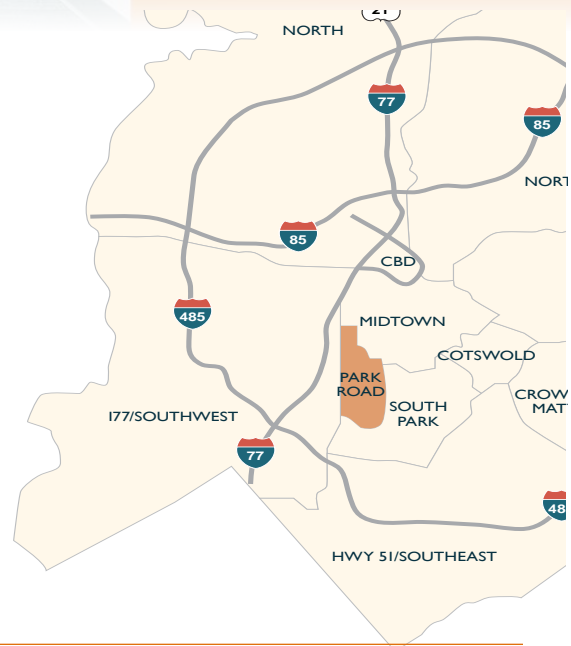
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## PROPERTY OVERVIEW

1515 Montford Park offers unique, creative spaces tailored to meet your every need:

- 1 Smaller floorplates provide for higher visibility
- 2 Superb panoramic views of Charlotte's Uptown and SouthPark skylines
- 3 Unmatched access to an eclectic mix of local amenities
- 4 Easily accessible for regional commuters
- 5 On-site tenant lounge & outdoor terrace
- 6 Local ownership





## LOCATION OVERVIEW

Connect with the community. Tenants work within walking distance of these shops, services, entertainment options, and restaurants. Whether it's running errands after work, grabbing a bite to eat, or gathering for a happy hour, the area has everything.

### Park Road Shopping Center

Harris Teeter  
 Park Road Soda Shoppe  
 GNC  
 US Post Office  
 Charlotte Café  
 Rite Aid  
 Julie's Boutique  
 Sir Edmond Halley's Fuel Pizza  
 Midwood Smokehouse CO  
 Caribou Coffee  
 Omega Sports bevello  
 Fire stone Complete

Auto Care  
 Blackhawk Hardware  
 Dolce Lusso Salon + Spa  
 J.Crew Mercantile  
 Amy's Hallmark Shop  
 Suarez Bakery  
 Brownlee Jewelers Amelie's  
 The Flying Biscuit  
 Chop't  
 BikeSource  
 Subway  
 Bruegger's Bagels

Va Da Vie Gelato  
 Juice Bar Charlotte  
 Michaels  
 Rocksalt  
 Urban Cookhouse  
 Burton's Grill & Bar  
 Park Road Books  
 Mec klenburg County  
 ABC Store  
 Wendy's  
 Regal Cinema's  
 Park Terrace

Great Outdoor  
 Provision Company  
 Cantina 1511  
 Fuel Pizza  
 First Citizens Bank Suntrust Bank  
 Fifth Third Bank  
 SWEAT Cycle Studio  
 Exxon  
 7-Eleven  
 McDonalds

### Park Towne Village

Palm Beach Tan  
 Hibiscus  
 Sport Clips Haircuts  
 Edward Jones  
 Suishi 101

Charlotte Yoga  
 Creative Nails and Tan  
 Total Wine  
 Barreled at the Lift  
 Which Wich Sandwiches

Verizon  
 Chick-Fil-A  
 Ben & Jerry's  
 Smoothie King  
 Qdoba

Libretto's  
 Starbucks  
 Q-Nails  
 The Original Mattress Company

### Montford Area Shops

Duckworth's Grill & Taphouse  
 The Roasting Company  
 Jeff's Bucket Shop  
 Jet's Pizza  
 Angry Ale's

Brazwells  
 Good Food on Montford  
 The Barker Lounge  
 Moosehead Grill  
 Taco Bell

AAA Carolinas  
 Valvoline Instant Oil Change  
 Bedder Bedder and Moore  
 Smoothie King  
 Luisa's Brick Oven Pizzeria

Dry Clean City  
 10 Park Lanes  
 Kangaroo Express  
 Wells Fargo  
 Bank of America

### Park Road Corridor

Viva Chicken  
 Brawley's Beverage

Pasta & Provisions on Park  
 Super Cuts

South Beach Tanning  
 McAlister's Deli

Snap Fitness  
 Truliant Federal Credit Union

### Park Selwyn Terrace

Harris Teeter  
 Portofino Italian Restaurant Mugs

Coffee  
 Lucky Lou's Tavern

Décor Nails & Spa  
 Great Clips

SouthPark Animal Hospital 1900  
 Mexican Grill & Tequila Bar



## BUILDING OVERVIEW



1 Modern Tenant Lounge



2 5th Floor Balcony



3 Fitness Facility Next Door



5 Open Concept Spaces

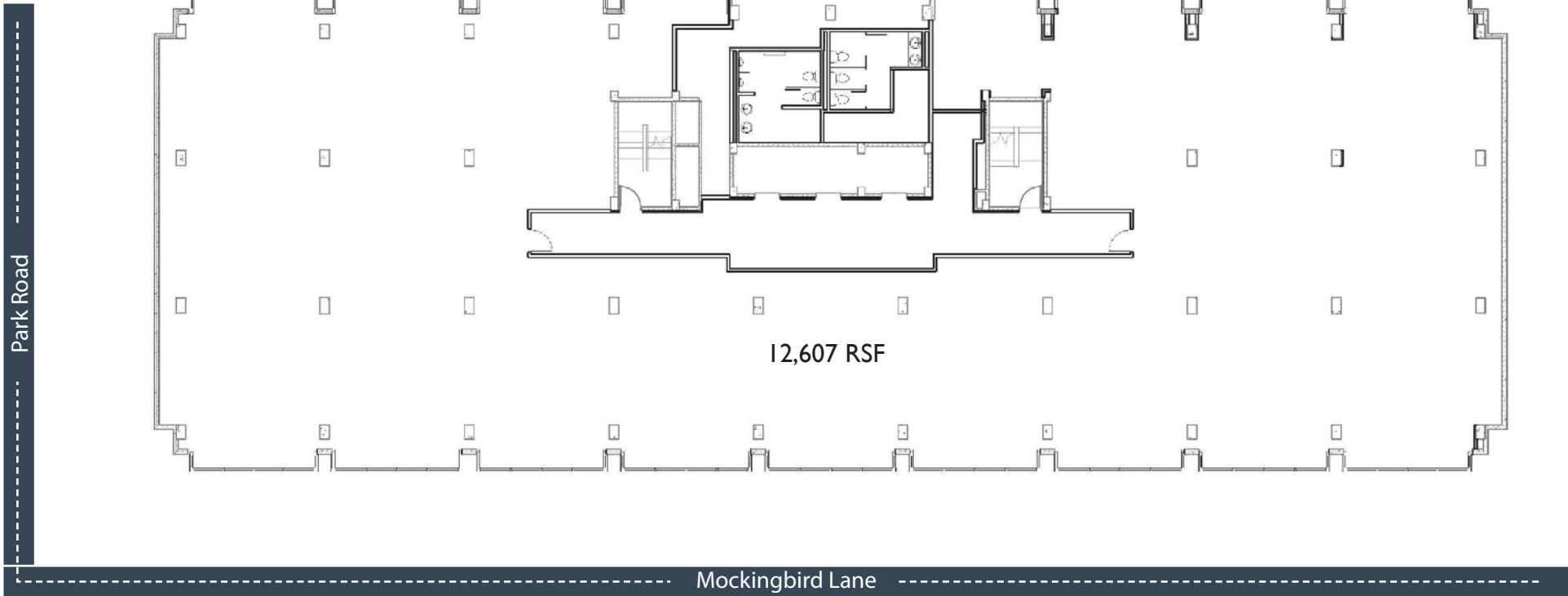
4 Enhanced Exterior Visibility

6 Exposed Ceiling

# STANDARD FLOORPLATE



View of Uptown



12,607 RSF

Mockingbird Lane



View of Southpark

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