

# Three Morrocroft Centre

6801 Morrison Boulevard, Charlotte, NC 28210

For  
Lease



## For Lease in the heart of SouthPark

Suite 100	5,180 RSF	Move-In Ready	
Suite 110	1,385 RSF	Move-In Ready	
Suite 410	1,446 RSF	Shell Condition	Small Office Build-to-Suit

**Marshall Williamson**  
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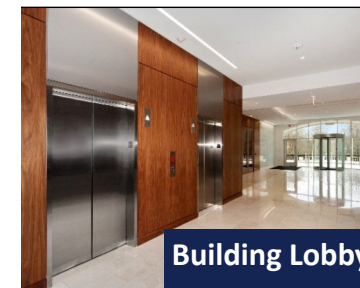
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## Property Features

- ▶ Free covered and surface parking
- ▶ 2017 lobby and restroom upgrades
- ▶ Outdoor courtyard with Wi-Fi access
- ▶ Weekly food trucks on site
- ▶ Immaculate campus setting around a landscaped courtyard
- ▶ Covered access from parking deck into building
- ▶ Easily accessible handicap & visitor parking areas
- ▶ Short walk to SouthPark Mall
- ▶ Short drive to Phillips Place
- ▶ Pedestrian access to Morrocroft shops and Starbucks
- ▶ Onsite professional management office
- ▶ Call to schedule a tour
- ▶ Rent Rate: \$35.50/FS - \$37.00/FS

## Upgraded Building Features

Newly upgraded Building lobby, common areas, restrooms and elevators



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## Area Information and Demographics

SouthPark is known for high quality offices and retail with well established neighborhoods and strong demographics.

The SouthPark area is the premier shopping destination on the East Coast between Washington DC and Atlanta.

14 million people visit this submarket every year.

Three Morrocroft Centre is within walking distance of SouthPark Mall, the largest mall in the Carolinas. The mall is anchored by Belk, Nordstrom, Dillard's, Macy's and Neiman Marcus.

Charlotte is the center of the nation's sixth largest urban region. Of the major metro centers in the Southeast, Charlotte has 7.3 million and Atlanta has 8.3 million people living within a 100-mile radius.

Charlotte region 2018 Fortune 500 rankings includes 200+ of the Fortune 500 companies have facilities in Charlotte, 6 of which are headquartered here. Over 888 foreign-owned companies have facilities here, representing over half of all foreign companies in North Carolina.

Drive Times	
To:	From 3MC
I-77	11 minutes
CBD	17 minutes
Airport	18 minutes
Ballantyne	19 minutes
I-85	23 minutes
I-485	25 minutes
University	28 minutes
Lake Norman	34 minutes

## Location Highlights



- 1 Morrison**  
Earth Fare, Sabor Latin Street Grill, Yama Asian Fusion, YAFO Kitchen, Firebirds Wood Fire Grill, Starbucks and Tandır Indian Kitchen.
- 2 Specialty Shops on the Park**  
Toscana Italian Restaurant, Paco's Tacos & Tequila, Bricktop's and Renaissance Patisserie.
- 3 SouthPark Mall**  
Arthur's, California Pizza Kitchen, Charley's Steakery, The Cheesecake Factory, Chick-Fil-A, Chipotle Mexican Grill, Cowfish Sushi & Burger Bar, Five Guys, Maggiano's, McCormick & Schmick's, Panera Bread, Reid's, Showmars, Stacbucks and Bulla Gastorbar.
- 4 Phillips Place**  
The Palm Restaurant, Upstream Restaurant, PF Chang's China Bistro, Café Monte and WP Kitchen & Bar.
- 5 Sharon Corners**  
Harpers, Moe's Southwest Grill, Baoding Chinese Restaurant, Original Pancake House, Gigi's Cupcakes.
- 6 Piedmont Town Center**  
Del Frisco's Double Eagle Steakhouse, Taco Mac Sports Grill, Brio Coastal Bar & Kitchen, Terrace Café, Harris Express YMCA, Cast Iron Waffle, J. Sam's, Freshii, Edible Arrangements and Potbelly Sandwich.



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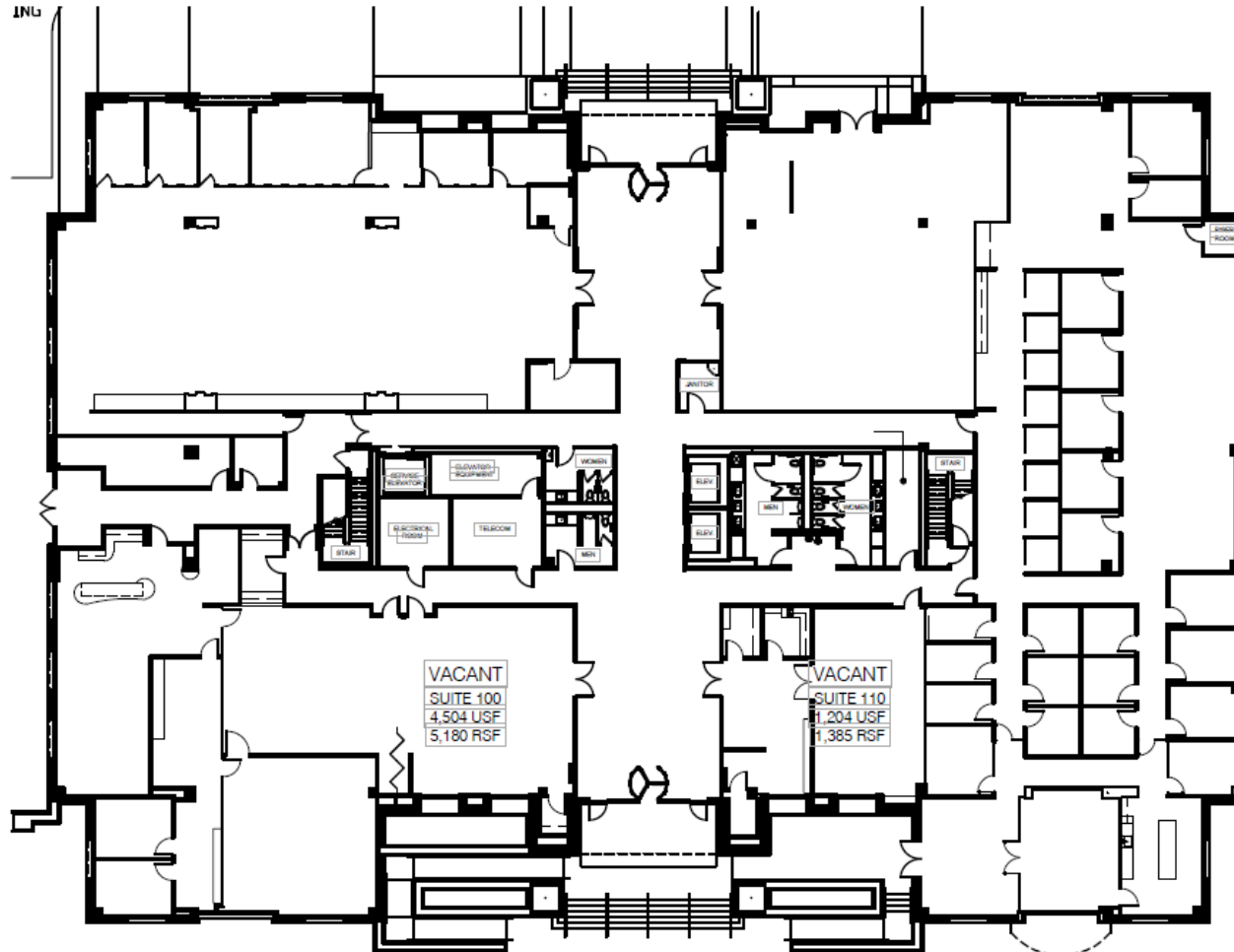
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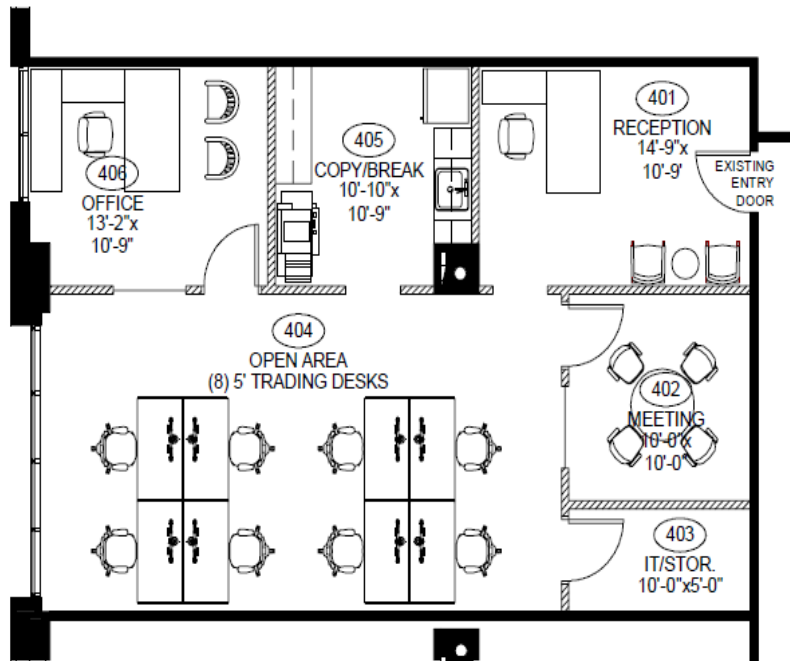
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## Suite 410 - 1,446 RSF - Test Fit



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