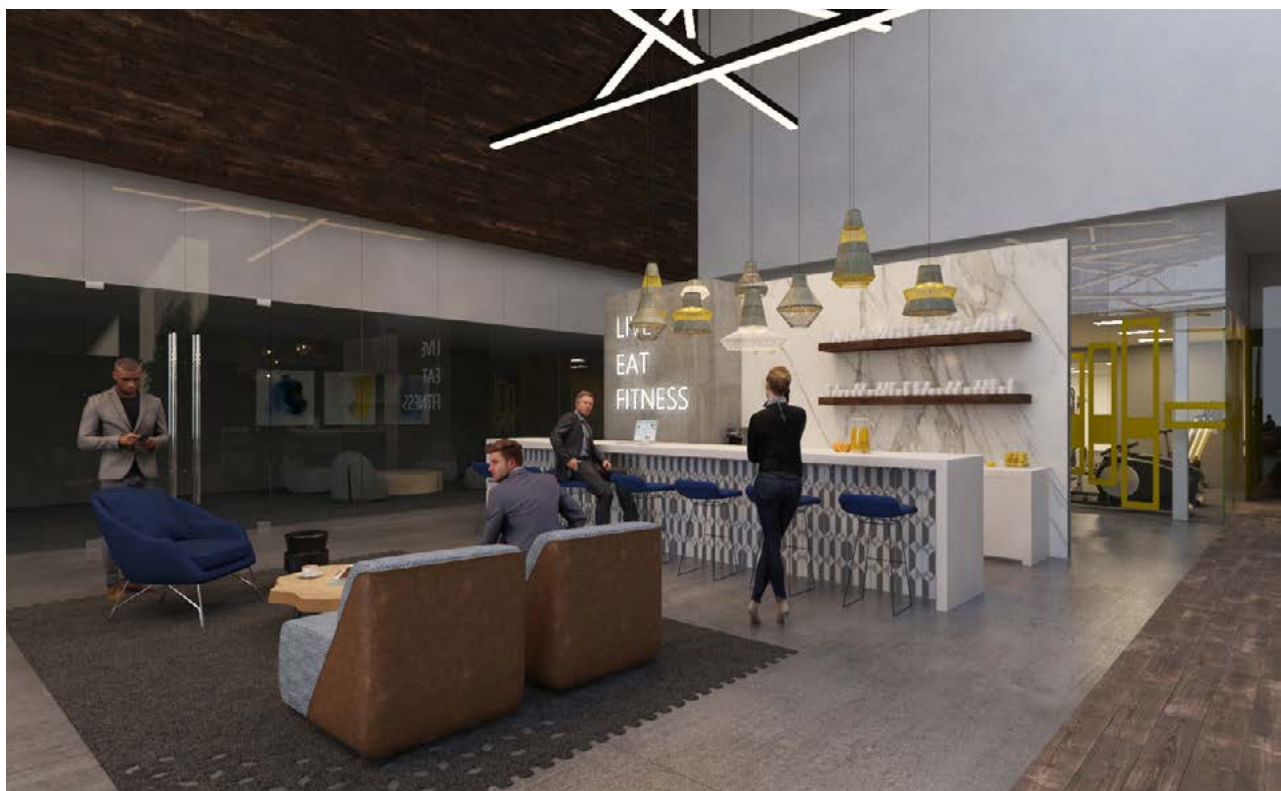




6800@URP | 6800 SOLECTRON DRIVE
CHARLOTTE, NC



A Vision Created With You In Mind

Originally designed to IBM's highest standards for manufacturing and office uses, the property is undergoing a major revitalization to meet Charlotte's growing demand with the largest block of existing office space in Charlotte.

Finally, space that works the way you do, collaborative, innovative, with purpose. 6800@URP provides a work environment where ideas flourish and creativity thrives. A new contemporary office environment creates a workplace that will help recruit and retain employees as well as showcase modern office design.

Dramatic entryways reveal this is no ordinary place to work. This is the perfect mix for distinct company identity and branding, along with creative workspace with open, high-volume ceilings, and exposed concrete floors.

Integrating the Lynx line extension with superb access to I-85 and I-485, 6800@URP offers you access to all of Charlotte's labor talent.

[Click to view our property video](#)

Charlotte, North Carolina

#1

MOST MILLENNIAL
GROWTH
Apartment List, Inc.

#1

BEST CITY FOR HIGH PAY AND LOW
EXPENSES
Yahoo

#2

FASTEST GROWING CITY IN THE U.S.
United States Census

#2

STATE IN THE COUNTRY FOR LOW COST OF BUSINESS (NC)
Forbes

#3

BEST STATE TO DO BUSINESS
Forbes



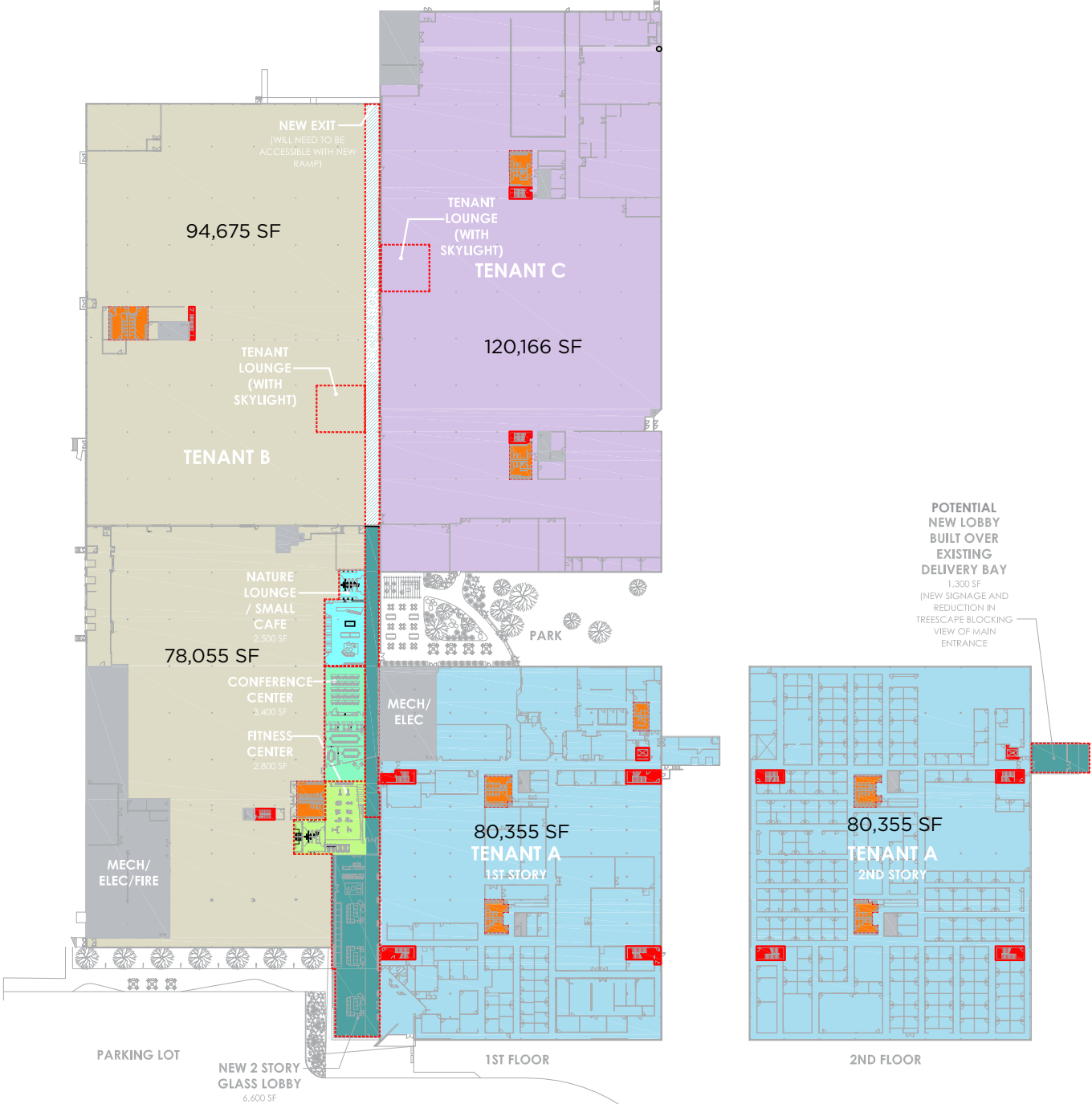
Building Summary



6800@URP Facts

- **Approximately 453,600 RSF**
 - 153,600 SF in two-story office space (approximately 76,800 SF per floor)
 - 300,000 SF in single-story high clear height office space
- Clear Heights
 - Office (1st Floor) 14.5 ft to the joist
 - Office (2nd floor) 16 ft to the joist
 - Single Story Office 16-17 ft to the joist
- Large Floor Plates
- Shell condition, ready for personal design
- 40' x 40' Column Spacing
- 8" exposed concrete floors
- RE-2 Zoning
- 4.6/1,000 surface parking with the ability to add up to 6.0/1,000, or 2,658 total parking spaces
- Electric vehicle charging stations
- Fiber available
- Built in 1982
- Revitalization in 2018
 - New two-story glass lobby at main entry
 - New second lobby entrance
 - Ten large (60 SF) skylights
 - Added glass line for more natural light
 - Outdoor Quad that is a natural extension of the interior space
- Back Up Generator
- Shipping/Receiving Area
- Heavy Power
- Professionally owned and managed

Availability



*Stated SF numbers are to be verified

Revitalization

Understanding that a contemporary work environment directly improves employee health and workplace satisfaction, we are creating a building that will nurture and promote productivity and well-being through design, functionality and natural light.

Design:

- New 6,500 sf two-story glass lobby at main entry
- New second lobby entrance
- New and more prominent monument sign
- Eco-friendly landscaping
- Facade upgrades and new exterior paint

Functionality:

- 4.6/1,000 surface parking (and the ability to achieve 6.0/1,000 parking with structured parking)
- New roof top package HVAC units with gas heat

Natural Light:

- Ten (10) new large architectural feature (60 sf ea.) skylights allowing for natural light to enter into the center of the building
- Remove existing 4' ribbon windows at the East elevation (249') and install floor to ceiling glass

**Revitalization Costs:
\$20 Million Dollars**



Skylight Example



Lobby Concept



Main Entrance to Building



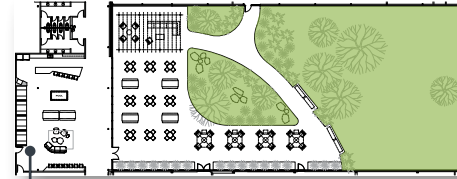
Revitalization

453,600 RSF Office Space

Ten (10) Architectural Grade Skylights



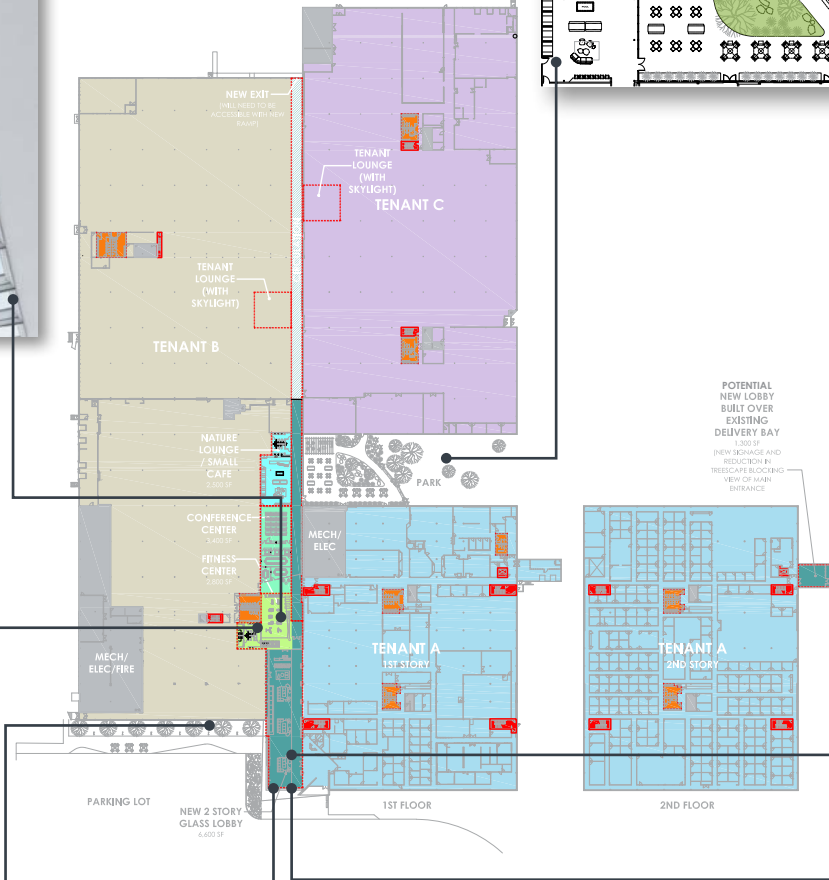
Quad Outdoor Lounge



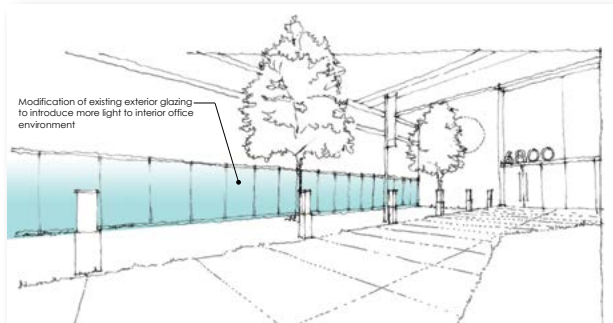
Main Lobby Entrance Concept



Conceptual Interior Lobby Design



New Glass Line at Elevation



New Exterior Facade



New Exterior Facade

Your Ownership & Revitalization Team

Westcore

DON ANKENY
CEO

ROBERT SISTEK
COO

LAUREN SUAZO
Director of Leasing

NICK MARKOS
Vice President,
Asset Management

RYAN CHILDS
Director of
Construction

Redline

GRAHAM RABON
Architect & Project Manager

BROOKS RUNKLE
Principal and Project
Executive

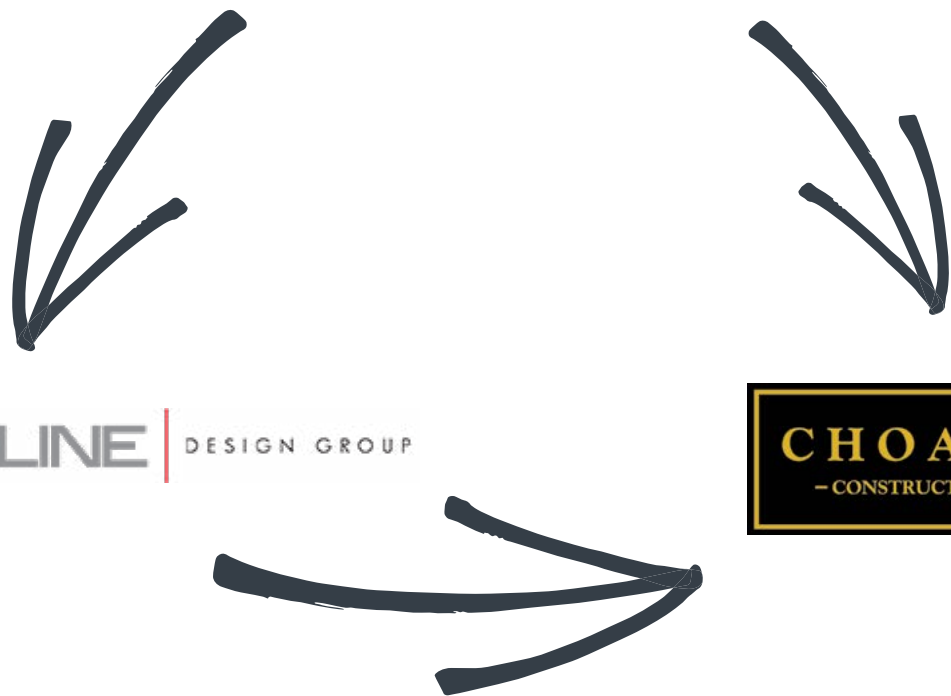
Choate

MARK HUGHES
Vice President,
Oversite and Project
Management

TODD BROWN
Project Executive,
Cost Management and
Oversite

PAT HALLINAN
Superintendent

MIKE O'NEILL
Superintendent



Schedule of Completion

Month 1 Month 2 Month 3 Month 4 Month 5 Month 6 Month 7 Month 8 Month 9 Month 10 Month 11 Month 12 Month 13

OVERALL PROJECT COMPLETION

DESIGN

PERMITTING

SITWORK & PARKING

NORTH ENTRANCE & PARK

MAIN ENTRANCE

CONSTRUCTION (INCLUDING COMMON AREAS)

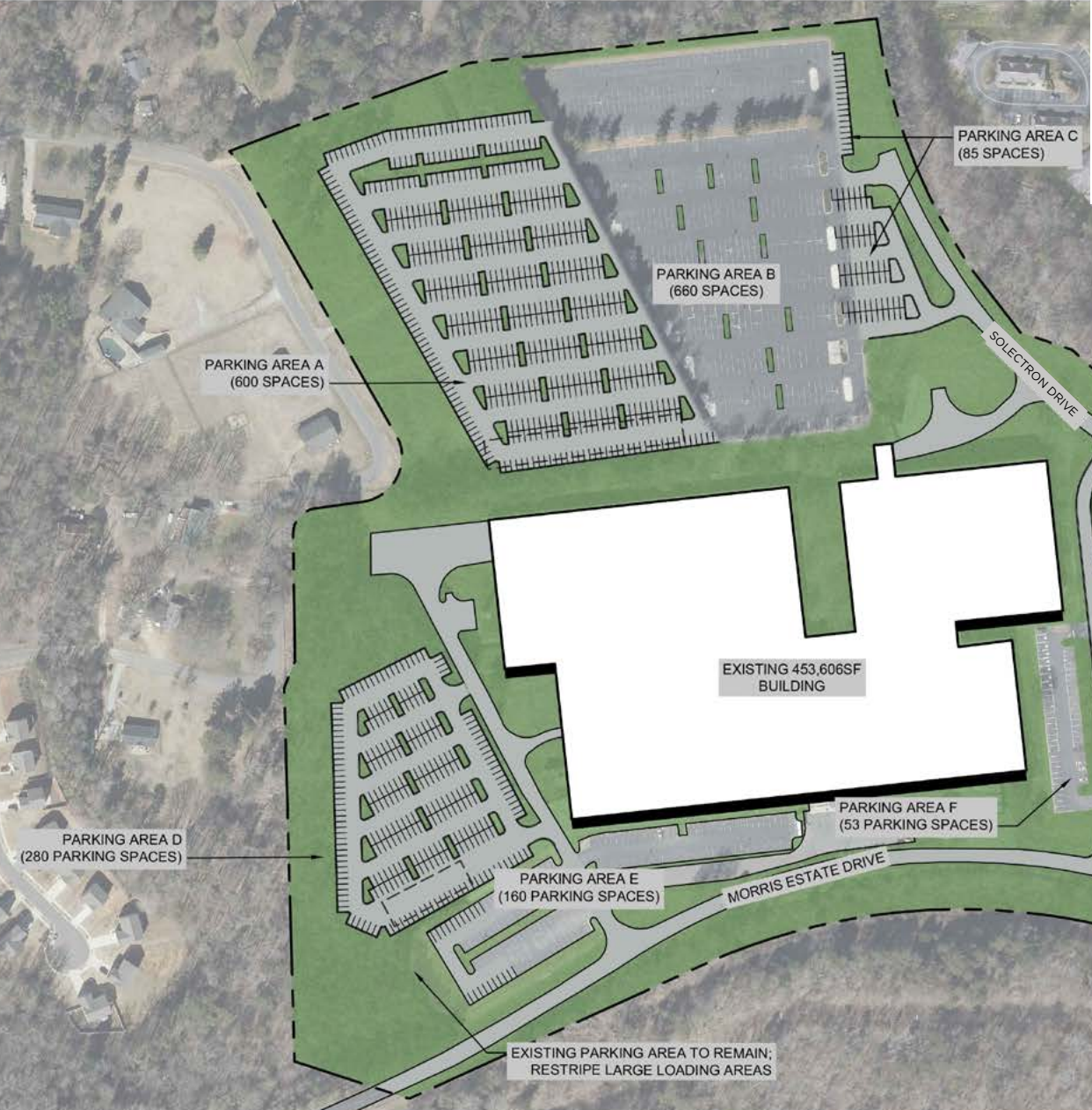
TENANT IMPROVEMENTS

Parking

PARKING - 2,060 PARKING SPACES
4.6/1,000 SF



Expanded Parking Phase 2



SURFACE PARKING - 2,060 PARKING SPACES
4.6/1,000 SF

PROPOSED PARKING - NET GAIN 598 PARKING SPACES
2,658 SPACES, 6.0/1,000 SF TOTAL

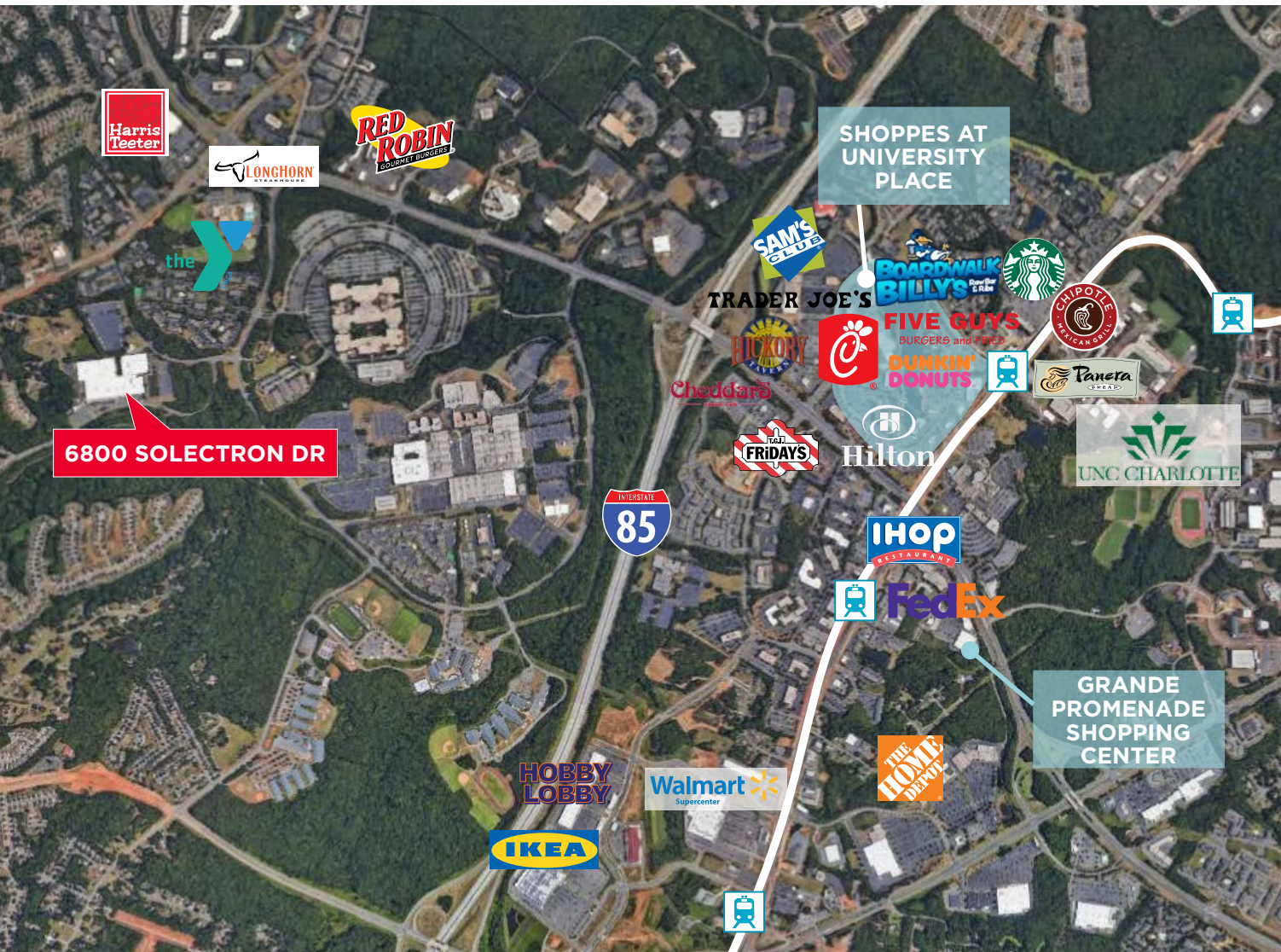


Access & Amenities

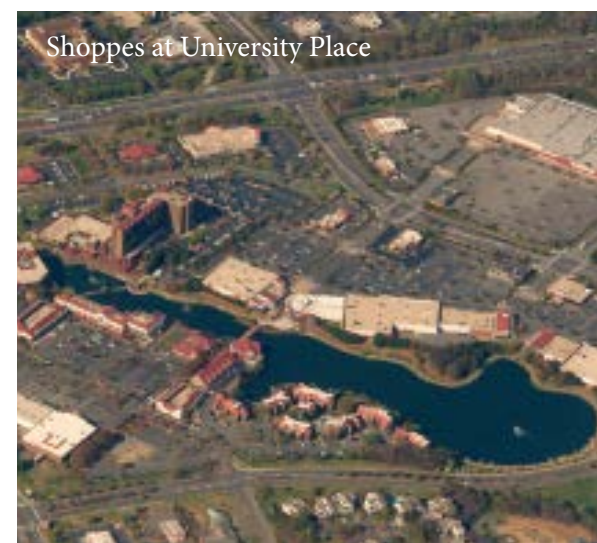
- Superb access to I-85 and I-485
- Accessible to new Lynx blue line light rail extension
- Center of University City submarket
 - Home to 23 Fortune 500 Companies, 430 retail locations, and more than 30 retail centers
- 20 minutes to Charlotte Douglas International Airport

- Abundance of amenities nearby

- | | | |
|--|--|---|
| <ul style="list-style-type: none"> • Hilton Hotel • Hampton Inn • Courtyard Marriott • Shoppes at University Place | <ul style="list-style-type: none"> • Dick's Sporting Goods • IKEA • UNC Charlotte • PNC Music Pavilion | <ul style="list-style-type: none"> • Grand Promenade Shopping Center <ul style="list-style-type: none"> • Total Wine • iHOP • FedEx • Jos A. Bank • Many other restaurants |
|--|--|---|
- Retail, entertainment & restaurant center



PNC Music Pavilion



Shoppes at University Place

Unparalleled Access



20 MIN. to Charlotte Douglas International Airport

8 MIN. to Concord Airport

-  New Bridge Completed in 2017
-  New Bridge Planned for 2019
-  Proposed CATS Lynx Shuttle

BLUE LINE EXTENSION FAST FACTS



Opened in March 2018



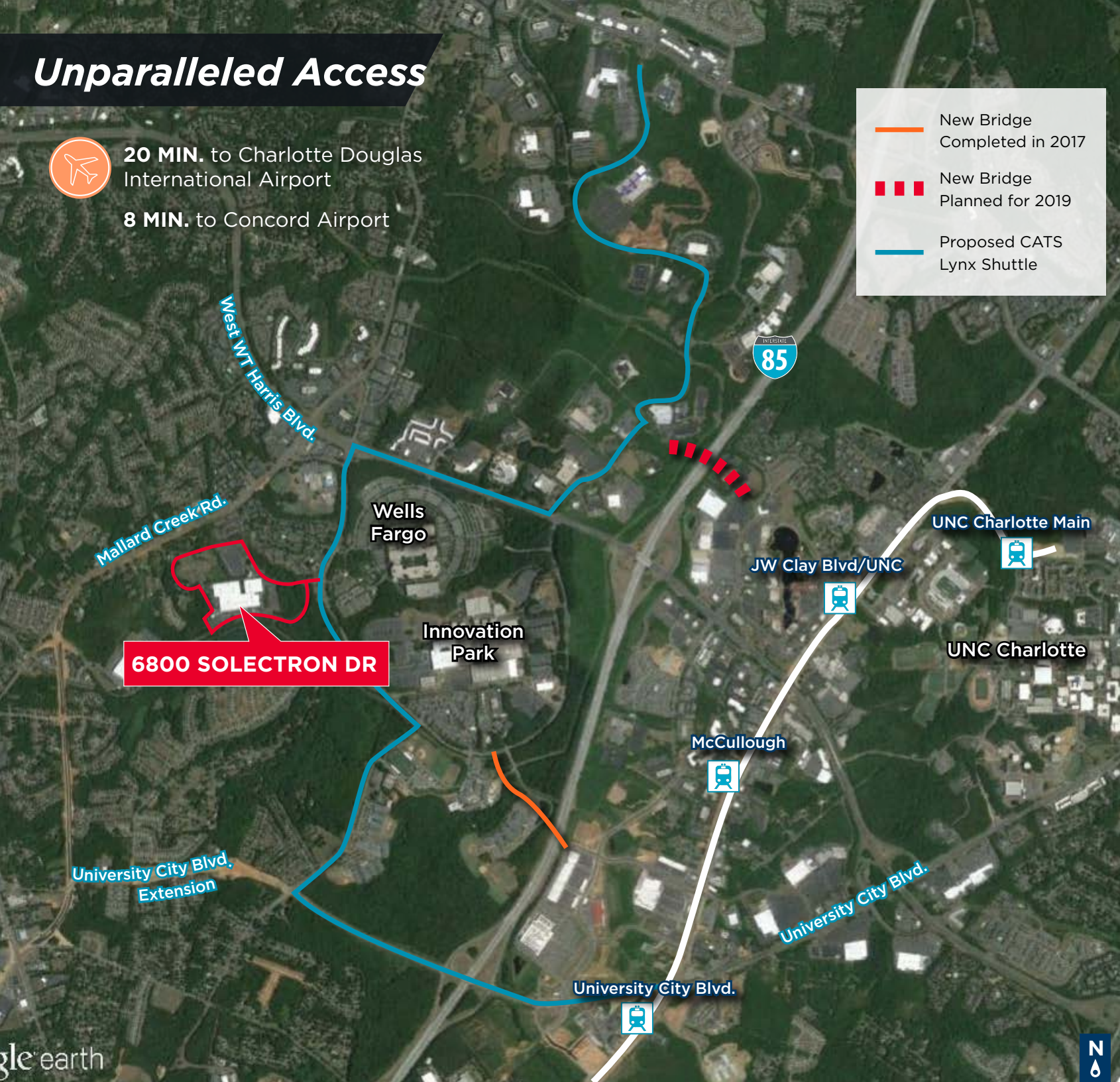
9.3 mile rail extension with 11 stations & 4 park-and-ride facilities in University area



25,000+ expected daily ridership & 2,000 garage parking spaces



Connects UNC Charlotte campus to Uptown Charlotte in approximately 20 minutes



6800 SOLECTRON DR

Corporate Neighbors



University City Overview

University City: Tomorrow's Urban Center

University City is poised to begin a new chapter as the opening of Charlotte's LYNX Blue Line Extension offers fast and convenient service connecting the central business district (CBD) to UNC Charlotte every ten minutes. University City's four light rail stations are buzzing with energy as investors look to capitalize on infrastructure investments unparalleled by anytime in the area's history.

We believe in the possibilities and so should you.



Access
Connect to 165 destinations worldwide via Charlotte-Douglas International Airport located a short 20-minute drive from University City. Connect to the CBD and UNC Charlotte 107 times per day by light rail. Connect in minutes to I-85, I-77 or I-485 to access the Charlotte region and its 1.9 million residents.



Location
It may be home to NC's fastest growing University, Charlotte's 2nd largest employment center and a 2,200-acre business park hosting Fortune 500's, but it's also 3 hours from the beach and 2 hours from the tallest mountains in the eastern U.S.



Talent
University City is home to young talent and seasoned professionals. UNC Charlotte produces 6,000 graduates annually led by engineering, tech and health sciences, and the 28269 zip code in University City hosts a higher percentage of Uptown workers than any other.



Housing
In 2016, Charlotte Magazine recognized the 28269 zip code as a top zip code for investors, and the delivery of light rail has spawned a building boom that promises to further add to our broad spectrum of housing options.



Attractions & Amenities
University City boasts NCAA Division-1 athletics, NC's most popular shopping destinations, as well as over 100 theater productions and musical performances ranging from the largest touring acts in the U.S. to UNC Charlotte's most talented artists.



Weather & Climate
No more snow shovels or extreme weather to contend with. The toughest part of your weekend will be deciding how to spend the afternoon outdoors in Charlotte's 21,000+ acres of parks and 37+ miles of greenways.



University City Highlights



Leader in value for high-tech software and service companies.
- CBRE Tech Thirty



3rd in top tech hubs with the lowest cost of living.
- Payscale.com



1st in tech talent growth among small growth markets.
- CBRE Scoring Tech Talent



Home of NC's fastest growing university, currently 30,000 students strong, anchored in engineering, health sciences and computer informatics.
- UNC Charlotte



Over \$1.5B in infrastructure improvements in rapid transit, road and bicycle connectivity, greenways and streetscapes.



University City Overview

DOING BUSINESS

It's all about access and location

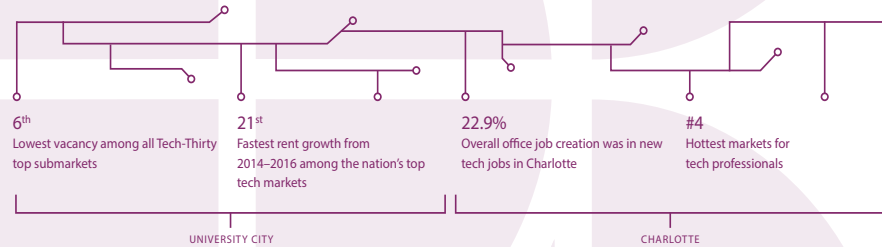
This community thrives as Charlotte's second largest employment center. Corporate campuses locate in the University Research Park for its state-of-the-art infrastructure, access to twelve miles of greenway and lush tree canopy. Engineering, finance, R&D and tech companies flourish from the pipeline of talent from UNC Charlotte.

This is why University City and northeast Charlotte shine on CBRE's annual Tech-Thirty list as a leader in value for high-tech software and service companies.

FAST FACTS

75,000 Employees	23 Fortune 500 regional offices	11M Square feet office space	9.5% Office vacancy
\$650M Commercial Property Transactions 2015-2016	3 Headquarter locations	150 Medical offices & services	4.8M LEED certified square feet

Tech Center



LIVE

Where smart people live

University City offers easy living and extensive housing choices ranging from apartments and condos near transit to custom homes overlooking forests and greenway trails. Get out and about to the city's most popular grocers and retailers, a broad selection of international cuisine options, and an abundance of medical services, college sports, concerts, and performing arts.

Regardless where you live in University City, expect more home, convenience and access for less.

FAST FACTS

2,178 Multi-family units delivered or in the pipeline	\$250M In residential development	29.5 Average median age	171,000 Area population
6 th Most moved-to neighborhood nationally	52% Household income over \$75,000	45,000 Homes	6 th Largest "City" in North Carolina



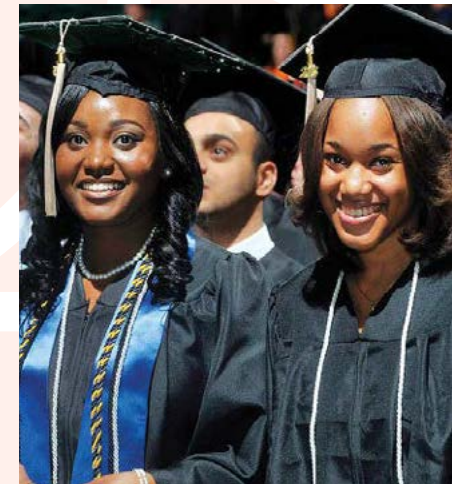
Education

UNC CHARLOTTE

28,700 Students	87 Bachelors, 70 Masters, 20 Doctoral Candidates	34.4% Enrollment increase in 10 years	61% of total growth in the UNC system since 2009
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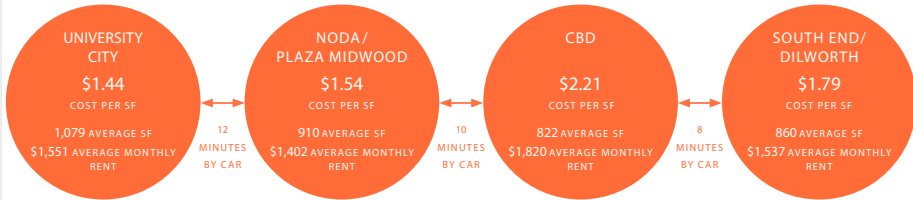
GRADES K-12

12 Public K-12 schools	2 Private K-12 schools	6 Charter / Magnet schools	2 Early college schools
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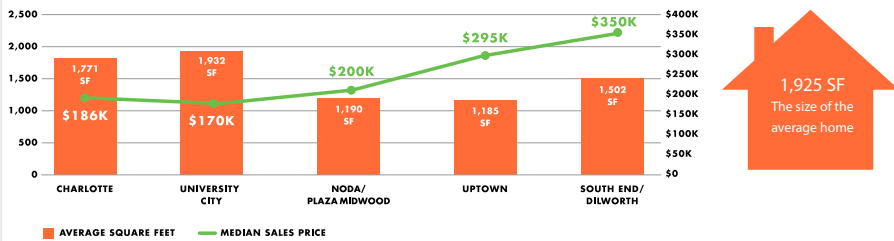
University City Overview

Home Rentals



Source: Real Data 2016

Home Size and Average Price



EXPLORE

Explore, discover and get lost

Experience nature, NCAA athletics, urban amenities and Charlotte's best shopping in University City. Connect to the city's most popular venues for nightlife by light rail in minutes, saving the hassle and cost of parking. Spend an evening at UNC Charlotte or the PNC Pavilion for one of more than 100 event nights annually.

No matter your fancy, it's a few minutes from your doorstep in University City.

FAST FACTS

\$14 Average rate to park in CBD	\$0 To park in one of University City's 2,000 parking spaces next to transit	37% Premium for CBD hotels over University City's competitive set	\$230M Annual local economic impact of Charlotte Motor Speedway
#1 Most popular tourist destination in NC is Concord Mills	17M Annual visitors to Concord Mills	1.6M Annual visitors to Ikea	19,500 Seats in PNC Music Amphitheater



737
Acres to roam at Reedy Creek Nature Preserve



14.7
Miles of greenway



10
Acre botanical garden at UNC Charlotte



3
Hours to the tallest mountains and best beaches in the eastern U.S.



310,000
Fans attend UNCC athletic events



University City Overview

GETTING AROUND

University City connects to the world

University City is one of the most easily traversed areas of Charlotte and the LYNX Blue Line now allows you to navigate within University City and beyond, 107 times a day. Bike paths will connect the northern edge of University City 26-miles south to Pineville by 2022.

No matter how you get here, come discover Charlotte's next walkable, transit oriented community.

FAST FACTS

2,264 Free public parking spaces adjacent to the LYNX Blue Line Extension (JW Clay Station & University City Station)	22.9M In bicycle & pedestrian connectivity improvements planned or under construction	\$170M In new transportation infrastructure	107 Light rail trains per day connecting to the CBD
165 Non-stop destinations from CLT, a 20-minute drive from University City.	8 Minutes to Concord Regional Airport	3 Major interstates: I-77, I-85 & I-485	19 Minute average commute time



22
Minutes to CBD from University City via LYNX Blue Line



17,000
Square feet of retail space at transit stations



\$1.1B
LYNX Blue Line Extension



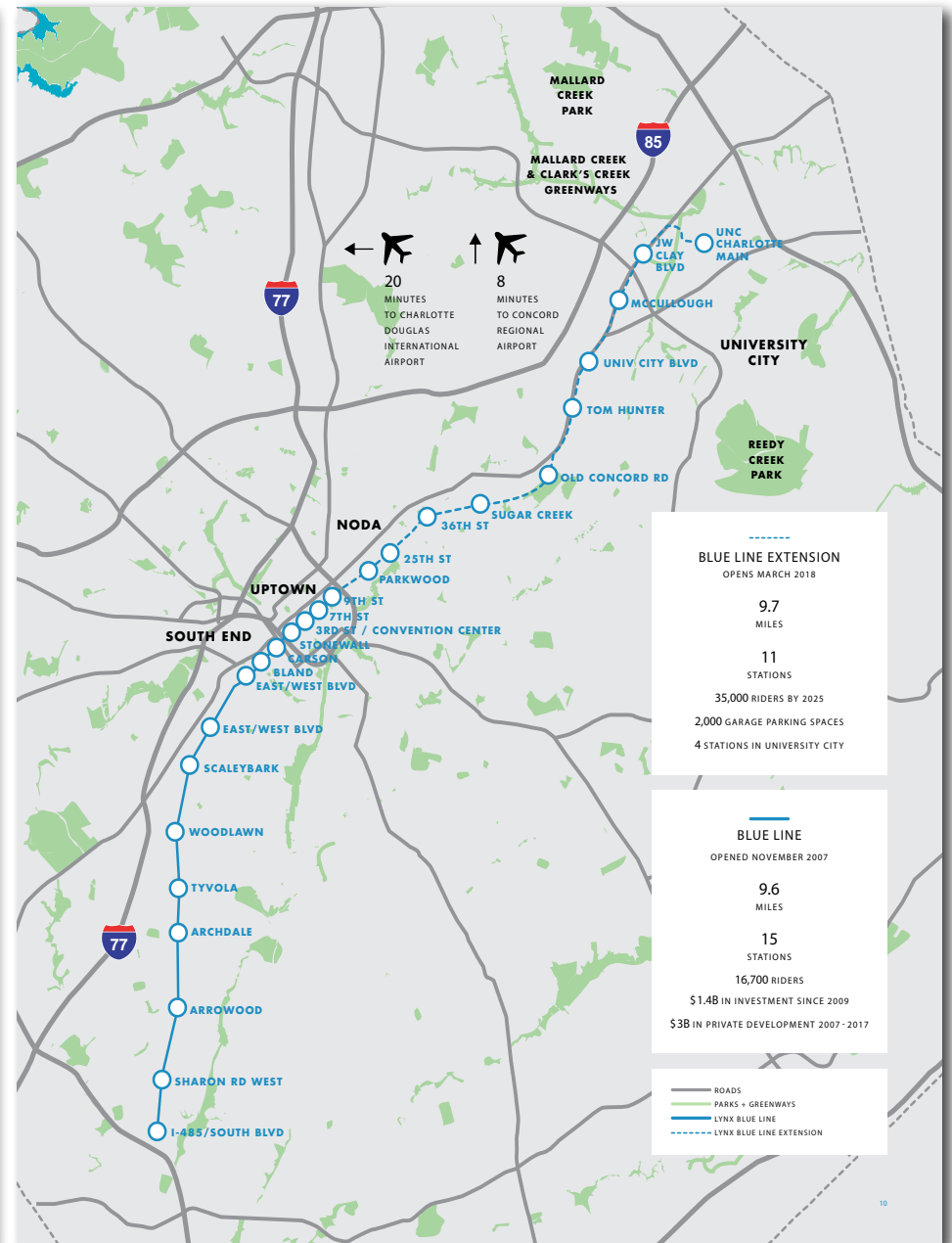
\$2.1B
In private investment LYNX Blue Line's south corridor



5,000
Multifamily units constructed on LYNX Blue Line's south corridor



10
Minute headways for LYNX Blue Line Extension during peak travel times





About Westcore Properties

Westcore Properties is a fully-integrated real estate company with institutional scale and capabilities that operates with the speed and adaptability of an opportunistic entrepreneurial commercial real estate firm. Founded in 2000, Westcore maintains offices in San Diego (HQ), San Francisco, Sacramento, Denver and Los Angeles. Westcore maintains affiliate offices in London, Geneva, Vienna and Berlin.

Our portfolio currently includes 58 assets, totaling 125 buildings, at over 12 million square feet across the United States.

Major Tenant relationships include:

Wells Fargo, LG, Skechers, XPO Logistics, Amazon, Nike, AECOM, Honeywell, General Electric, State Farm, State of California, DaVita, Tesla, Goodman, TBC Corporation, Ross Dress for Less, Alibaba, BAE Systems, Home Depot, and Odwalla

www.westcore.net

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