

ArrowPoint I

Charlotte, North Carolina

Attractive Investment Opportunity



THE OFFERING

CB Richard Ellis, on behalf of the Owner, is pleased to exclusively offer the opportunity to purchase ArrowPoint I located in the ArrowPoint Center Office Park in the I-77 Corridor Submarket in Charlotte, North Carolina. ArrowPoint I is an attractive three story office building constructed in 1985. The property is currently 100% vacant and consists of 66,864 rentable square feet in the center of one of Charlotte's most dynamic submarkets, the I-77 Corridor. This submarket is the home to the Charlotte-Douglas International Airport and is dissected by Interstate 77 conveniently connecting the building to anywhere in the city.

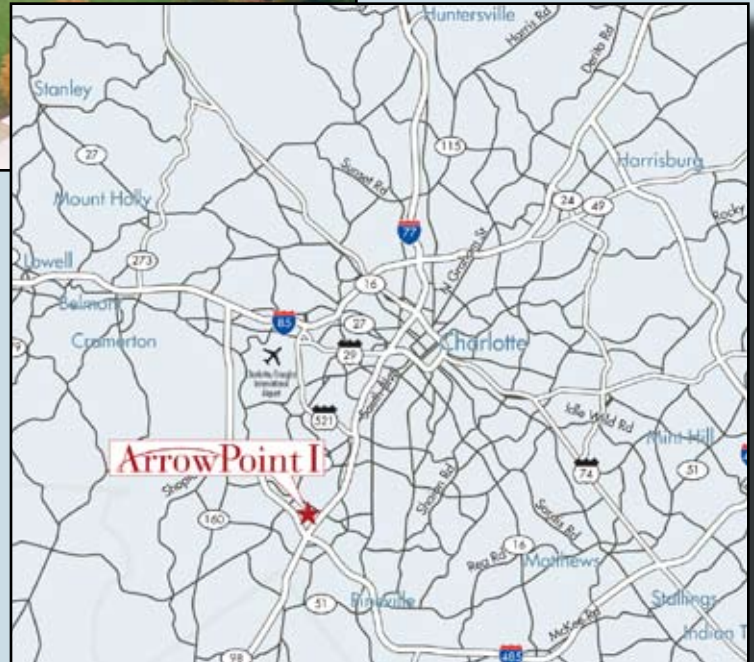


INVESTMENT HIGHLIGHTS

- :: Significant Upside Potential
- :: Flexible Space Configuration
- :: Well Positioned in a Central Location
- :: Excellent Access through I-77 and I-485, Charlotte's Outer Loop
- :: Largest Suburban Office Submarket
- :: Southeast's Financial Hub
- :: Charlotte, NC: Growing Urban Center
- :: Opportunity to Purchase Well Below Replacement Cost

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PROPERTY SPECIFICS

- Name: ArrowPoint I
- Address: 9401 Arrowpoint Boulevard, Charlotte, NC
- Description: A three story, high quality office building well located in south Charlotte
- Size: 66,864 Square Feet
- Site Size: 5.11 Acres
- Occupancy: 100% Vacant
- Parking: 277 Spaces
- Parking Ratio: 4.14/1000 RSF
- Submarket: I-77 Corridor



**FOR MORE
INFORMATION
PLEASE
CONTACT**

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