

INQCHARLOTTE.COM



**CUSTOMIZE
YOUR SPACE**

LEASING NOW

CBRE

VISUALIZE

THE POSSIBILITIES

INQ @ 2401 invites you to **imagine an office space with breathing room.** Expansive open space can be tailored to suit your needs and leave room for growth. This unique property provides completely white-boxed customizable office space.

REIMAGINE

WHITE-BOXED SPACE

- High ceilings and 40' column spacing **provides both comfort and efficiency**
- Unique glass line provides **plenty of natural light**
- Large parking lot **accommodates high-density users**
- **New** HVAC, roof, façade, parking lot and landscaping
- Within a **30-minute drive** of nearly 1 million residents

RECEPTION DESK WITH STAIRCASE TO OPEN MEZZANINE IN BACKGROUND



BE AMONGST GREAT COMPANY

Spectrum has leased the other half of the property and **reimagined the space** as a stylish service center using textures and colors to enliven the space.

BRIGHT SPACES & UPSCALE FINISHES

Spectrum designed **relaxing community rooms** for lunch breaks as a mobile work alternative. They used unique materials and finishes to give a **sense of luxury and creativity.**

OPEN BREAK AREA AND RESTROOM FINISHES



VERTICAL

USE OF SPACE

The **high ceilings of INQ @ 2401** allow for a mezzanine level creating **extra square footage** for meeting rooms, open community space or an employee break area.

PROXIMITY TO METRO AREA

15 MINUTE COMMUTE FOR NEARLY 500,000 RESIDENTS

- Located within a 30 minute rush hour commute* for 1 million residents (see map to right)
- Reverse commute for residents living in SouthPark, Ballantyne, and Cotswold
- 5 minutes from I-485
- Dedicated turn lane & signalized intersection
- Multiple bus stops within walking distance

DRIVE TIMES

INDEPENDENCE BOULEVARD / US-74	< 1 MINUTE
MATTHEWS	7 MINUTES
McALPINE GREENWAY	7 MINUTES
UPTOWN CHARLOTTE	15 MINUTES
BALLANTYNE	15 MINUTES
COTSWOLD	15 MINUTES
SOUTHPARK	17 MINUTES
I-77	18 MINUTES
CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT	25 MINUTES

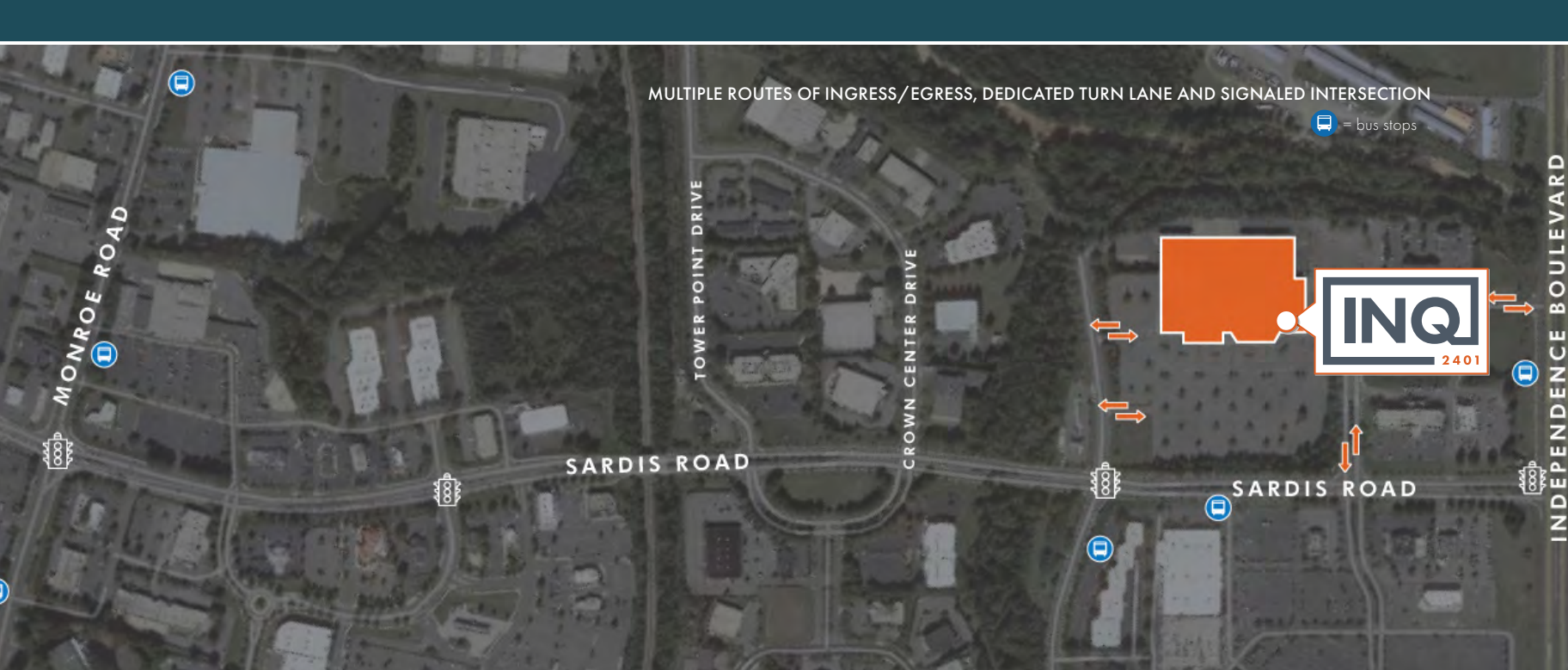


AFTERNOON RUSH HOUR COMMUTE*


*SOURCE: Charlotte Chamber of Commerce

 15 minutes

 30 minutes

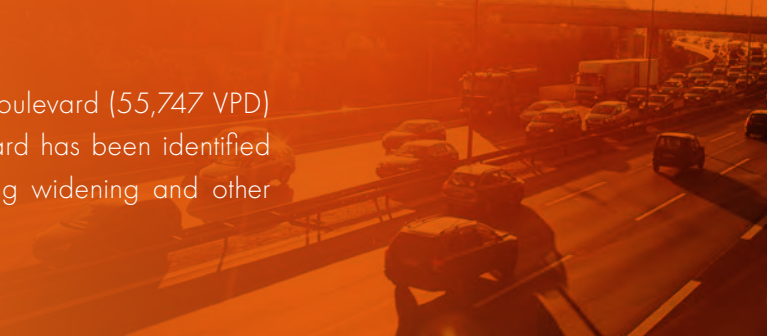


MULTIPLE ROUTES OF INGRESS/EGRESS, DEDICATED TURN LANE AND SIGNALLED INTERSECTION

 = bus stops

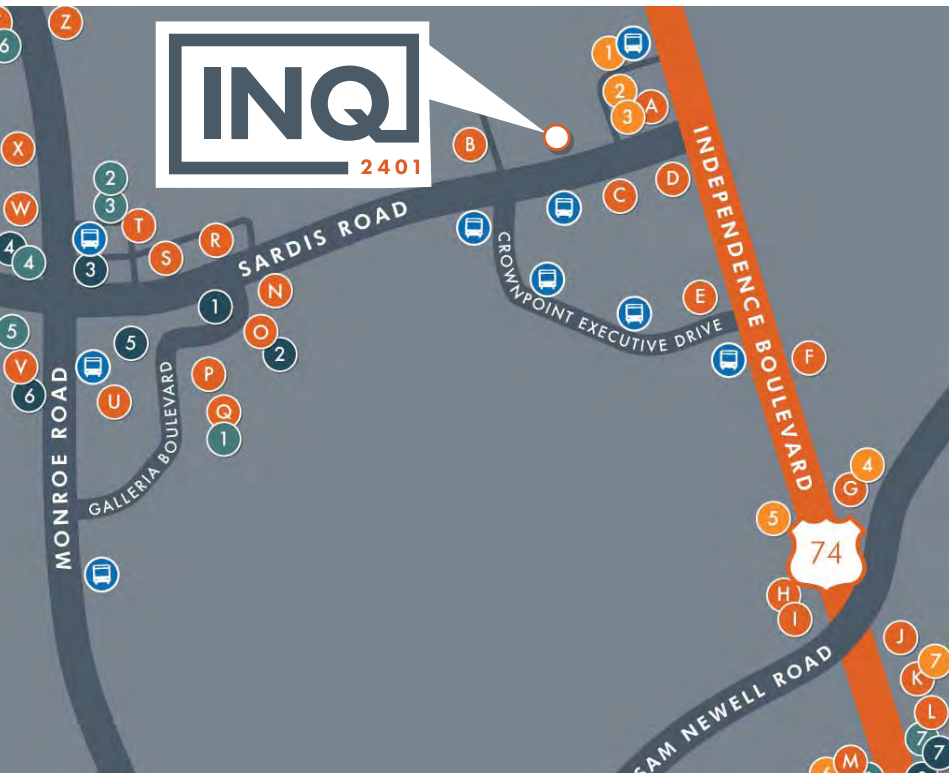
INGRESS / EGRESS ROUTES

INQ @ 2401 is located at the well-traveled intersection of Independence Boulevard (55,747 VPD) and Sardis Road (21,589 VPD) in South Charlotte. Independence Boulevard has been identified by NCDOT as a Strategic Highway Corridor and is currently undergoing widening and other improvements to enhance mobility and traffic flow.



SURROUNDING AMENITIES

WITHIN 1.5 MILES OF



10 HOTELS +



50 RESTAURANTS

RESTAURANTS

- | | |
|--|---|
| A Chili's Grill & Bar | O Hef's Bar and Grill |
| B Smoothie King | P Mi Pueblo Mexican Grill |
| C Buffalo Wild Wings | Q Shiki Japanese Restaurant, McDonald's, Subway, Indigo Cafe |
| D Crown Point Restaurant | R Cook Out BBQ |
| E La Cabana Mexican Grill & Bar | S Wendy's, Burger King |
| F Dunkin' Donuts | T Hungry Howie's Pizza, New Zealand Cafe, Russell's Pub & Grill |
| G IHOP | U Margarona Mexican Bar and Grill, Boardwalk Billy's Raw Bar-River & Ribs, Five Guys Burgers and Fries |
| H Cracker Barrel Old Country Store | V Juliana's Pizza |
| I Boston Market | W Pizza Hut |
| J McDonald's | X Arby's |
| K Subway, Chen-Fu Chinese FastFood, Outback Steakhouse, Ghengis Grill | Y The Southern Gourmet |
| L Azteca Mexican Restaurant | Z Chicken King |
| M Applebee's | |
| N Steak N' Shake, Taco Bell | |

LODGING

- 1 Sun Suites
- 2 Fairfield Inn
- 3 Best Western
- 4 InTown Suites
- 5 Holiday Inn Express
- 6 Comfort Inn
- 7 Hampton Inn

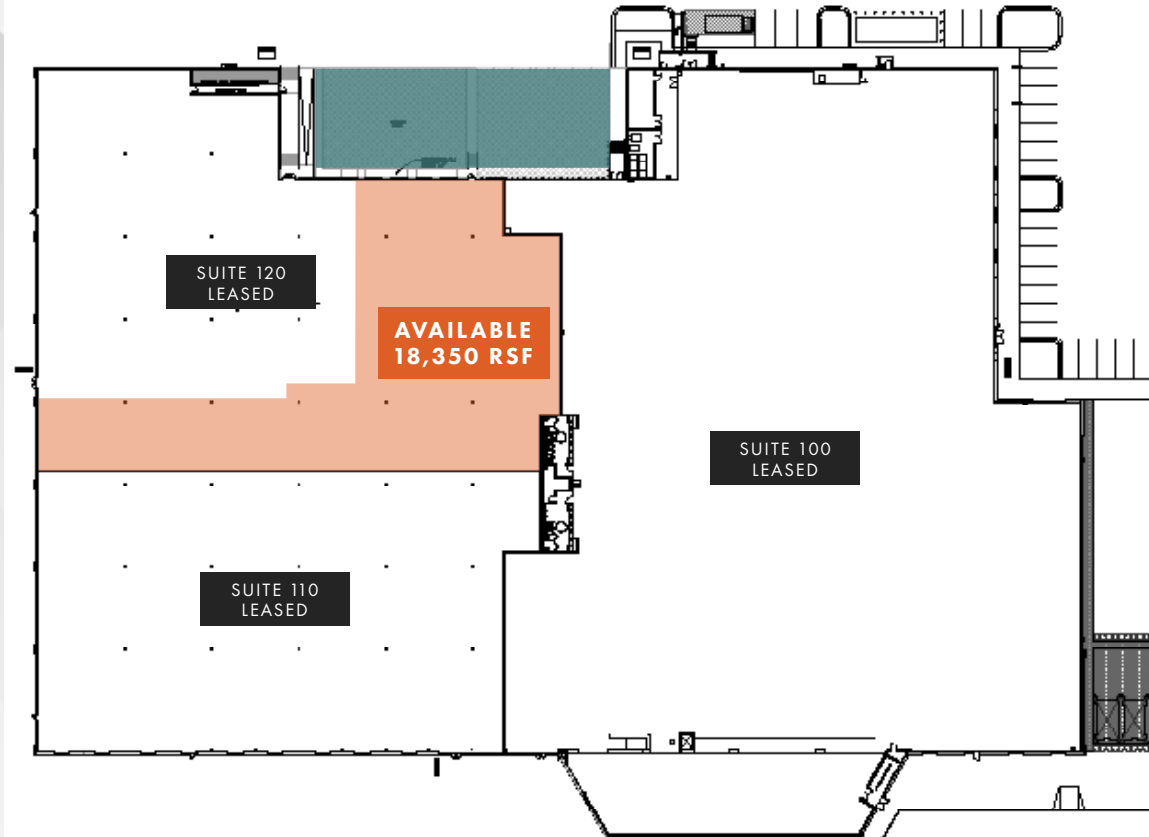
GAS & GROCERY

- 1 Healthy Home Market, Fresh Groceries
- 2 Kroger
- 3 Harris Teeter
- 4 Circle K
- 5 Food Lion
- 6 Circle K
- 7 Sam's Club
- 8 7-Eleven

BANKS & SERVICES

- | | |
|------------------------------|--------------------------------------|
| 1 SunTrust, BB&T | 5 FedEx Office & Print Center |
| 2 Woodforest National | 6 The UPS Store |
| 3 Wells Fargo | 7 Office Depot |
| 4 Bank of America | 8 Costco |



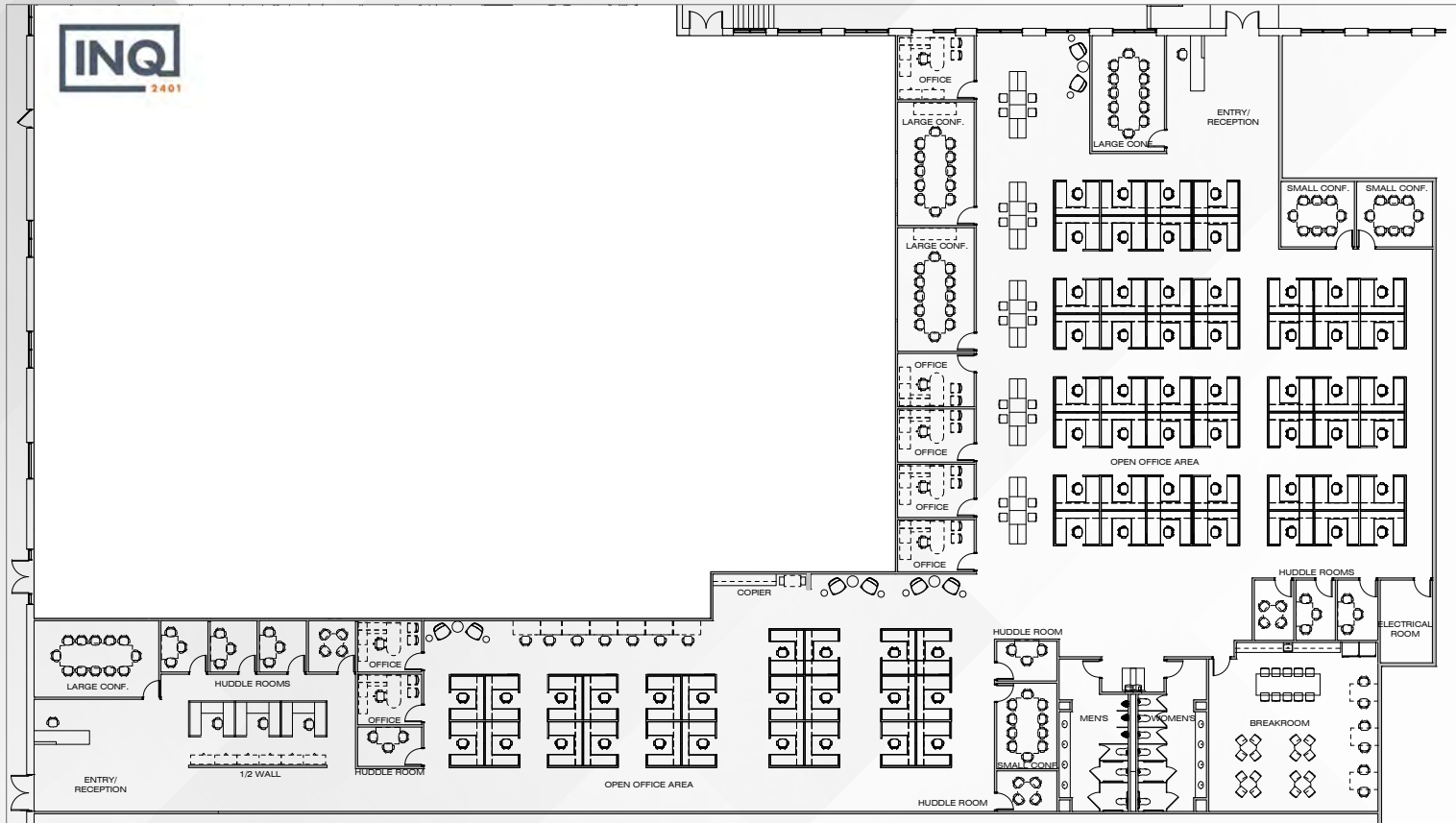


SITE OVERVIEW

FULL SPACE

- Ready for immediate tenant build-out, building has all new HVAC, roof, façade, windows, parking lot, and landscaping
- High visibility signage opportunities on Independence Boulevard and Sardis Road North

- Exterior renovation by RedLine Design Group
- Fiber providers: Time Warner, Windstream, and Spectrum



SITE OVERVIEW

TEST FIT

- Ready for immediate tenant build-out, building has all new HVAC, roof, façade, windows, parking lot, and landscaping
- High visibility signage opportunities on Independence Boulevard and Sardis Road North

- Exterior renovation by RedLine Design Group
- Fiber providers: Time Warner, Windstream, and Spectrum



FOR FURTHER INFORMATION CONTACT

JOE FRANCO
joe.franco@cbre.com
704.331.1241

STEPHANIE SPIVEY
stephanie.spivey@cbre.com
704.331.1298

CBRE

INQCHARLOTTE.COM

© 2018 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.