

Office Space for Lease

UNIVERSITY PLACE
Charlotte, North Carolina

OFFICE SPACE AVAILABLE IN THE HEART OF UNIVERSITY CITY

Excellent visibility and easy access from I-85, US-29 and W.T. Harris Blvd.

Mixed-use development with 469,056 square feet of retail space, including Dick's Sporting Goods, Best Buy, Ross Dress for Less, Michaels and Office Depot

Located adjacent to the University of North Carolina, University City is a major shopping, dining and entertainment destination for Charlotte residents and tourists alike

Close to Lowe's Motor Speedway, University Hospital, the Charlotte/Douglas International Airport and daycare centers

On-site parking for office and medical users

Lease rate: \$18 per s.f.,
full-service



ncup-office



KEY DEMOGRAPHICS

	FIVE-MILE RADIUS	SEVEN-MILE RADIUS
POPULATION	154,520	274,790
HOUSEHOLDS	59,556	106,054
MEDIAN AGE	32 years	33 years
AVERAGE HOUSEHOLD INCOME	\$71,619	\$66,729

DAYTIME DEMOS

EMPLOYEES	69,816	117,496
EMPLOYED IN WHITE COLLAR OCCUPATIONS	64.6%	61.5%
COMBINED DAYTIME POPULATION	105,366	184,883

FOR MORE INFORMATION

PHONE 919.467.8880

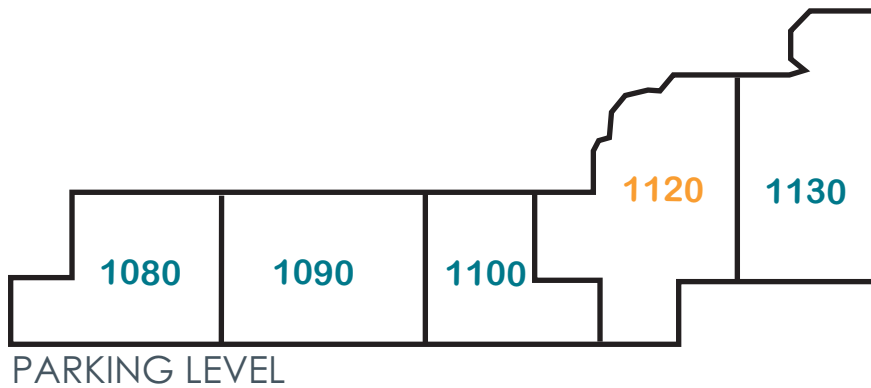
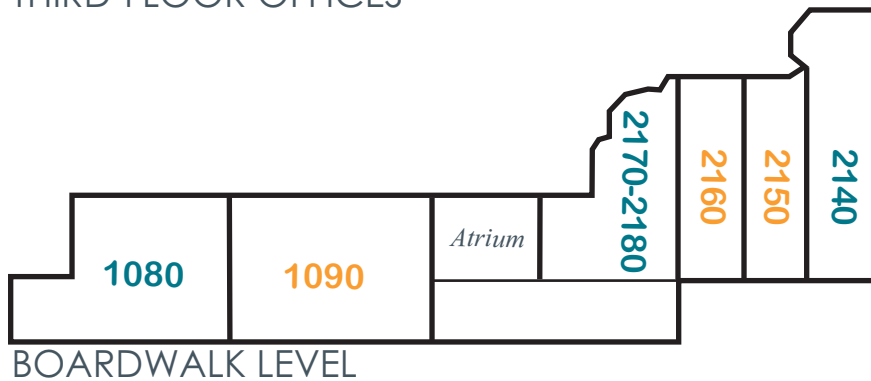
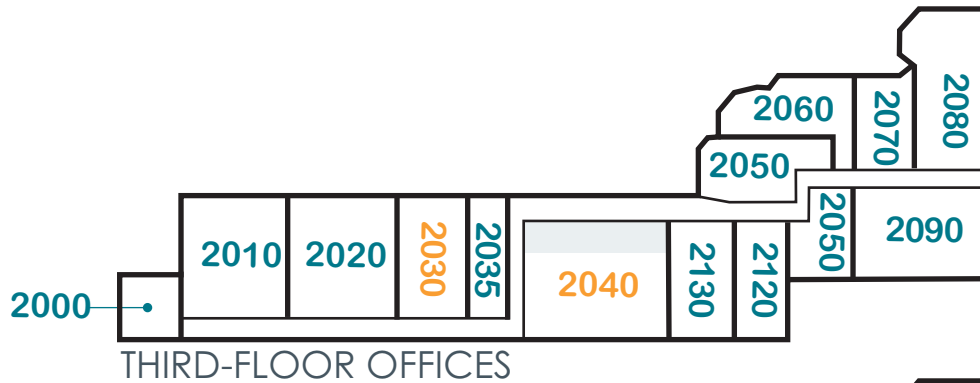
TOLL-FREE 866.552.2786

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www.castoinfo.com

CASTO

LEASE PLAN



SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
PARKING LEVEL			THIRD-FLOOR OFFICES		
1080	Zapata's Mexican Restaurant	4,615 s.f.	2000	Allstate	764 s.f.
1090	Available	7,962 s.f.	2010	Site Control Dev. Services	1,082 s.f.
1100	Mortgage Lending South	1,170 s.f.	2020	Datatrak Plus	1,393 s.f.
1120	Available	4,158 s.f.	2030	Available	1,966 s.f.
1130	Ciro's Italian Restaurant	4,308 s.f.	2035	Mary Kay Cosmetics	803 s.f.
BOARDWALK LEVEL			2040	Available	1,341 s.f.
2140	Datatrak Plus	2,447 s.f.	2050	Raymond McCraw Agency	822 s.f.
2150	Available	1,601 s.f.	2060	University Chiropractic Center	1,051 s.f.
2160	Available	1,762 s.f.	2070	Datatrak Plus	859 s.f.
2170-2180	California Salon & Spa	2,080 s.f.	2080	Seung Soo Jung, DDS	1,610 s.f.
			2090	Casto Offices	1,856 s.f.