



8801 J.M. KEYNES DRIVE

ALL IN  
**ONE**



UNIVERSITY  
PLACE





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# SPACE

## TO MODERNIZE

One University Place is founded on the principle that the right design can inspire and create more for a tenant than just walls — a moment of quiet reprieve at the lake, a walk to a bustling center, a brilliant idea conjured in the light-bathed patio. Thoughtful front-of-house improvements enhance the tenant experience, while back-of-house upgrades ensure operational functionality and new ownership ensures overall excellence. Altogether, One University Place offers a modern interior surrounded by natural elements and illuminated by abundant light.

### AVAILABILITY

#### FLOOR 1

Tenant Conference Center (Coming in 2022)

SUITE 140: 1,655 SF

#### FLOOR 2

SUITE 205: 3,981 SF

#### FLOOR 3

Suite 325: 5,989 SF

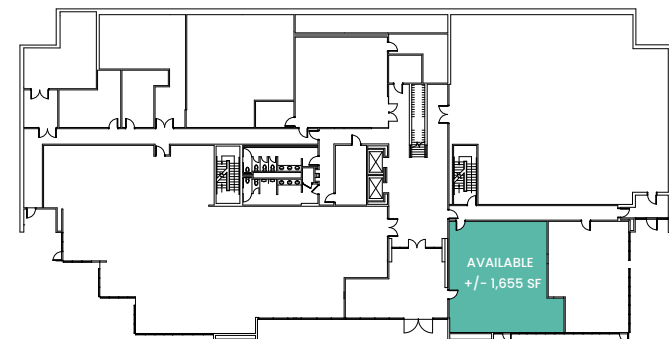
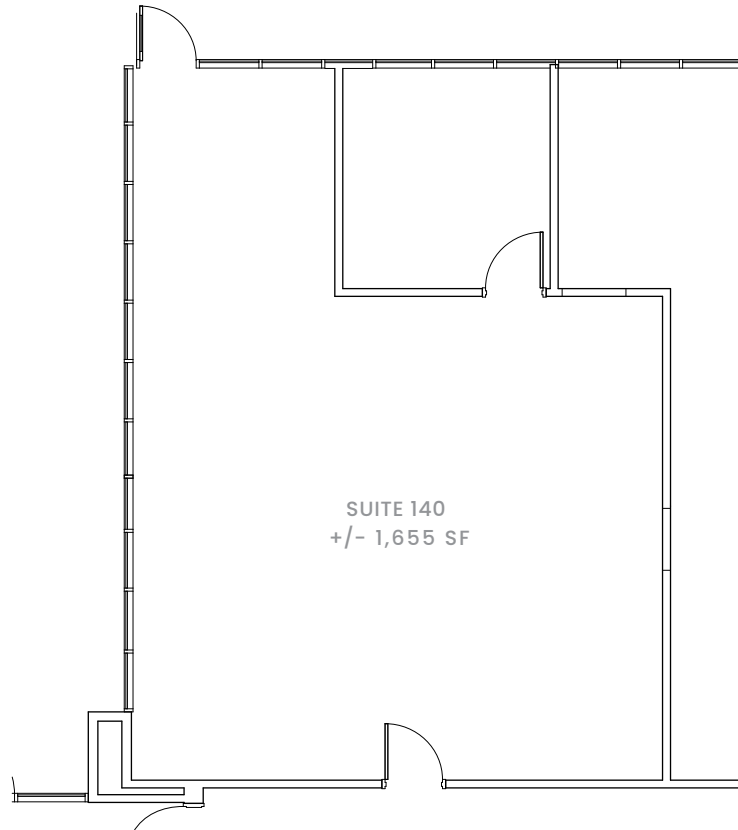
#### FLOOR 4

Suite 400: 5,658 SF



## FLOOR 1

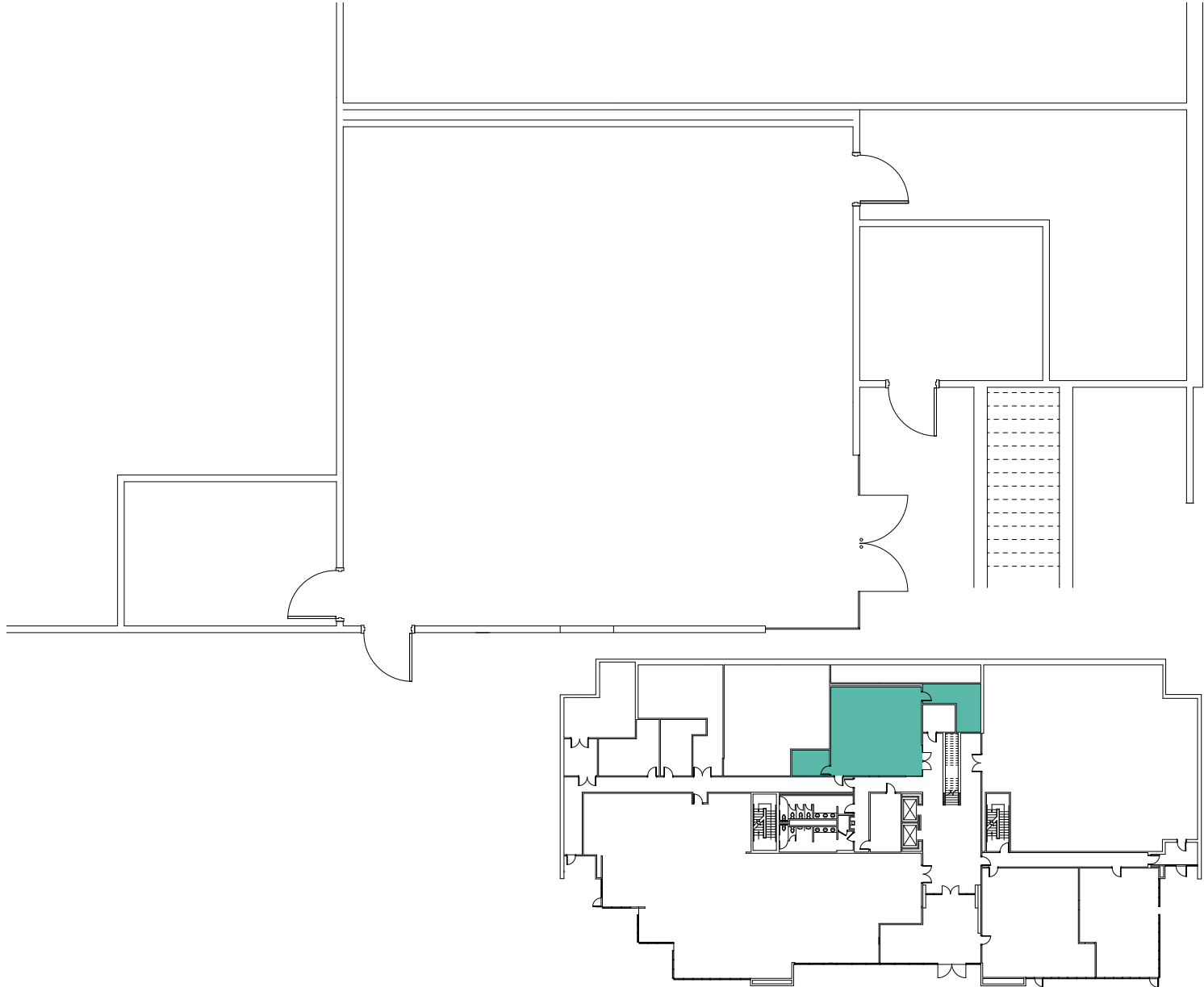
SUITE 140: AVAILABLE +/- 1,655 SF





## FLOOR 1

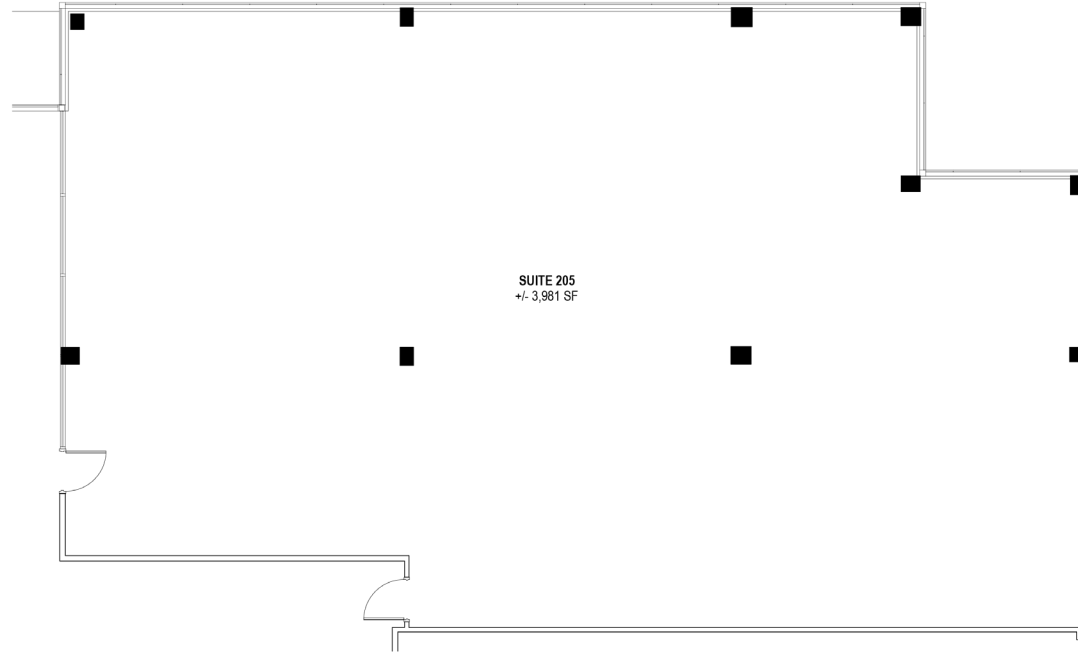
### TENANT CONFERENCE CENTER





## FLOOR 2

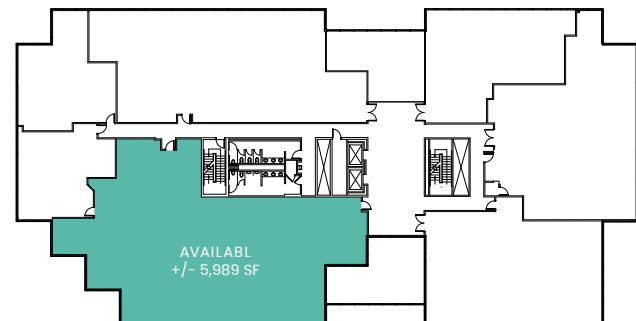
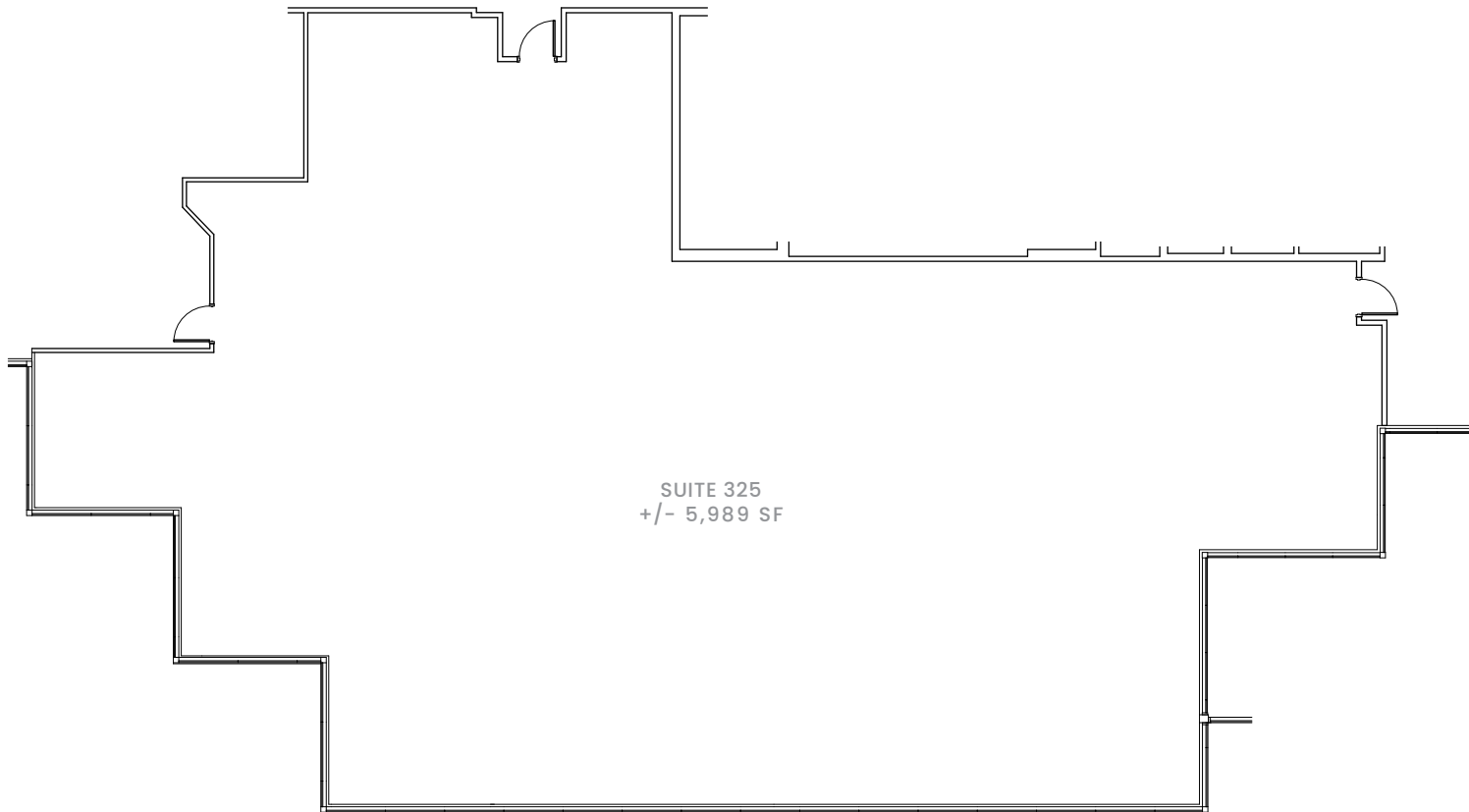
SUITE 205: AVAILABLE +/- 3,981 SF





## FLOOR 3

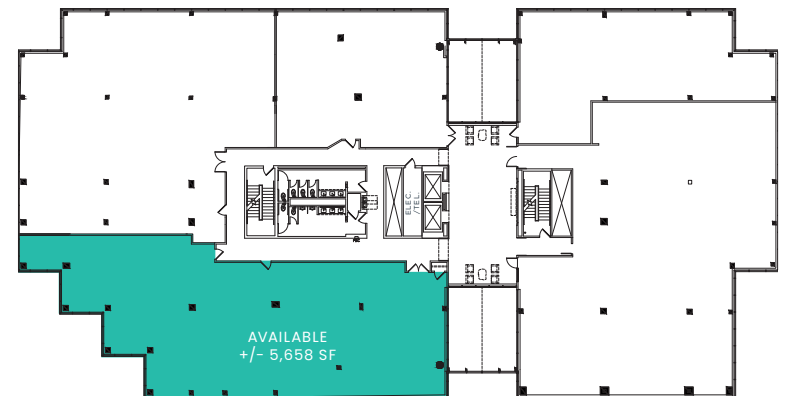
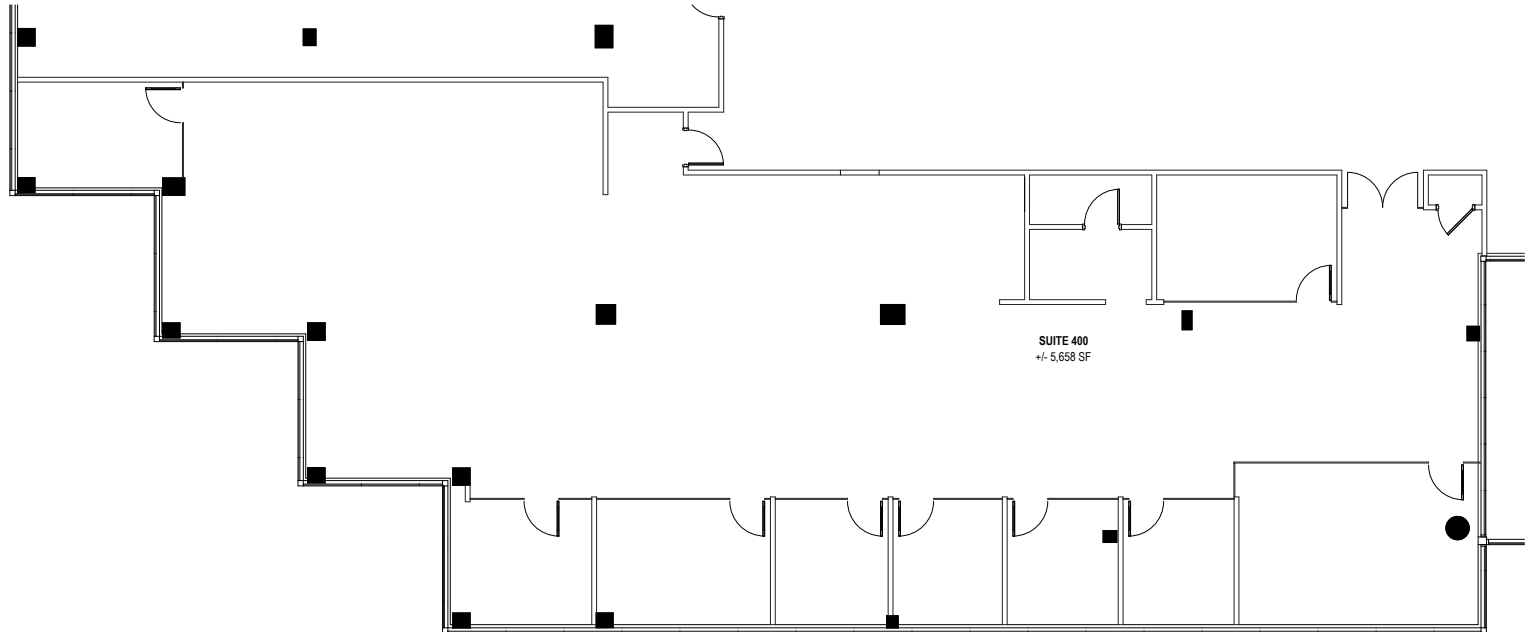
SUITE 325: AVAILABLE +/- 5,989 SF





## FLOOR 4

SUITE 400: AVAILABLE +/- 5,658 SF







## BUILDING FEATURES

- Four stories: 84,800 square feet
- Easily accessible to all floors via stairs (in addition to elevators)
- Natural light, three- and four-story glass curtain walls at southeast and northwest entries

## • PROMINENT ACCESS POINTS

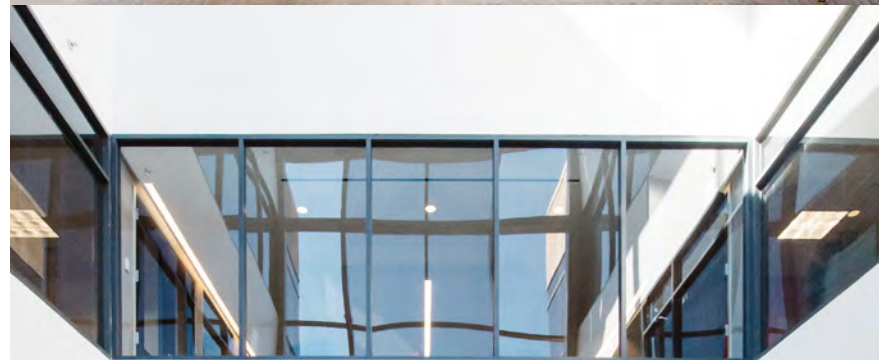
- Abundant parking
- Brick veneer with ribbon windows and glass curtain walls

## AMENITIES

- Landscaped outdoor courtyard
- Activated waterfront
- Walkable to The Shoppes at University Place with 40 shops, services and eateries
- Floor 1 is available for tenant conference room capabilities

## PARKING

- Conveniently located parking
- 4.4/1,000 total spaces







# THE UPSIDE OF LOCATION

Considered one of the most prominent intersections in the area, One University Place offers unrivaled visibility. Proximity to University Research Park, easy access to the LYNX Blue Line and seen by more than 81,800 cars daily, there's no downside.



Direct access to I-85 and a 5-minute walk to the LYNX Blue Line JW Clay Station



20-minute commute to Uptown Charlotte by car or light rail



15 miles from the Charlotte Douglas International Airport



Best walking score in the university submarket



Located near major hotels such as the Marriott and Hilton



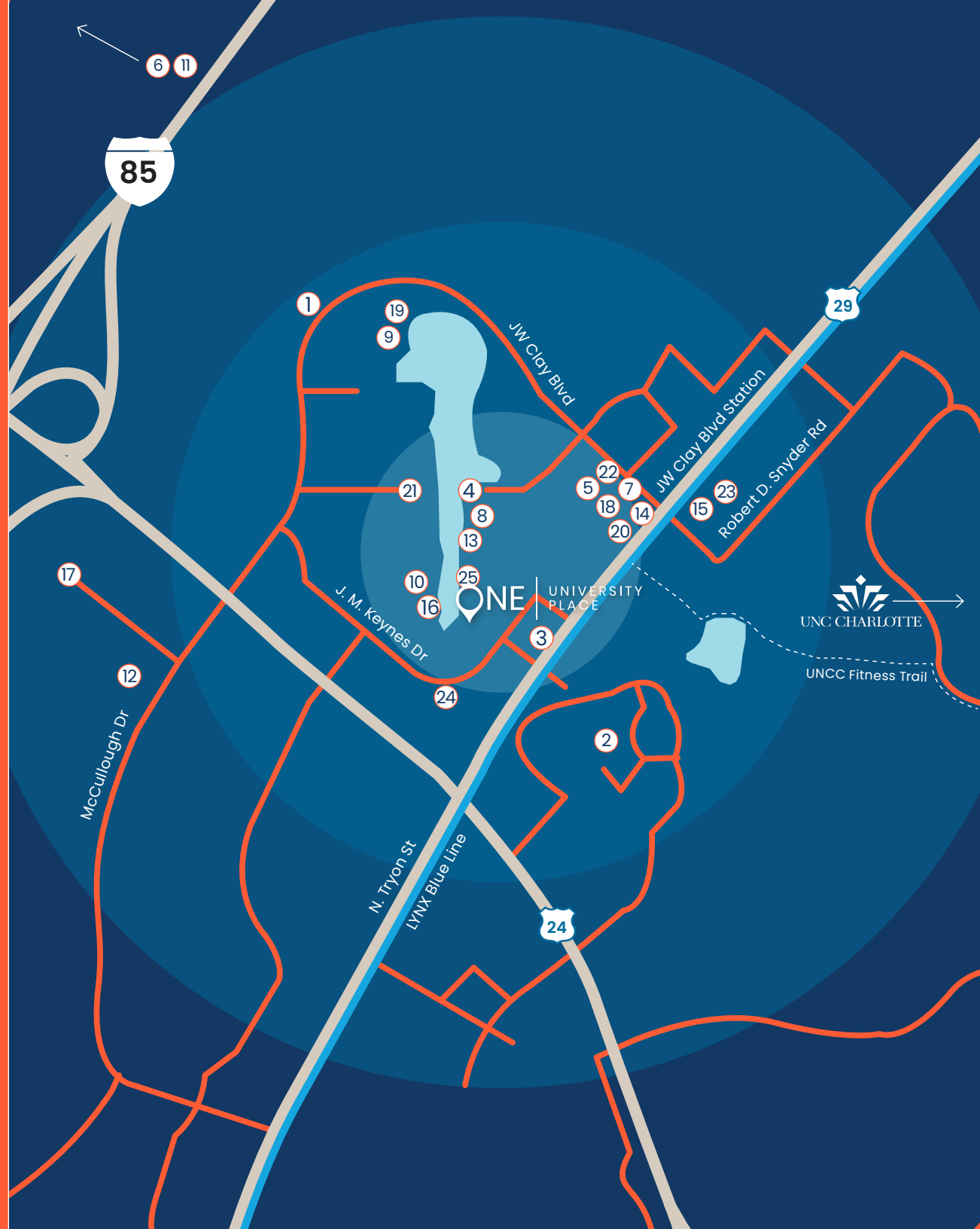


## NEARBY

1. Armored Cow Brewing
2. Atrium Health University City
3. Blaze Pizza
4. Boardwalk Billy's
5. Cava
6. Centene
7. City BBQ
8. Crafty Crab
9. EB Arrow
10. Edgewater Bar & Grille
11. Escent Research Park
12. Fairfield Inn & Suites
13. Famous Toastery
14. Five Guys
15. Golden Owl Tavern
16. Hilton Charlotte University Place
17. Hyatt Place
18. Noodles and Company
19. NOVEL University Place
20. The Pointe at University Place
21. The Shoppes at University Place  
(Over 40 shops, services and eateries)
22. Tropical Smoothie Cafe
23. UNC Charlotte Marriott Hotel
24. Wild Wing Cafe
25. Zapata's Mexican Restaurant

Approx. 18 minutes to Uptown Charlotte

Approx. 20 minutes to Charlotte Douglas  
International Airport







AN AXIS OF  
**ACTION**  
IN UNIVERSITY CITY

One University Place offers the power to build a presence in tandem with one of the fastest-growing areas in Charlotte. Here, a robust radius of Fortune 500 companies plus top talent are all accessible in one center. Convenient commuting options surrounded by dozens of retail and restaurant choices create a premier destination.





Charlotte's second-largest employment center and home to the University of North Carolina at Charlotte, University City is growing as both a major regional employment center and a diverse residential neighborhood.

- Employment base of 75,000 jobs, home to 23 Fortune 500 companies and three corporate headquarters (Centene, Wells Fargo and United Rentals)
- **UNCC PRODUCES 6,000 GRADUATES ANNUALLY, LED BY ENGINEERING, TECH AND HEALTH SCIENCES**
- \$250M in residential development
- 2,178 multifamily units delivered or in the pipeline
- \$1B slated for Centene's East Coast headquarters with 3,000 initial jobs and another 3,000 planned



CHARLOTTE HAS  
MORE TECH ALUMNI  
FROM UNCC  
THAN ANY OTHER  
UNIVERSITY IN THE  
CAROLINAS.

\*SOURCE: EMSI PROFILE ANALYTICS, Q2 2019





# A PROMISE OF EXCELLENCE

Crescent Communities is a nationally recognized, market-leading real estate investor, developer and operator of mixed-use communities. We create high-quality, differentiated multifamily and commercial communities in many of the fastest-growing markets in the United States. Since 1963, our development portfolio has included more than 59 multifamily communities, 21 million square feet of commercial space and 60 single-family, master-planned communities. Headquartered in Charlotte, Crescent Communities has regional offices in Washington, D.C., Atlanta, Orlando, Nashville, Dallas and Denver. Our multifamily communities are branded NOVEL by Crescent Communities.

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