



TE THE EDISON ARROWOOD

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7910 Microsoft Way Charlotte, NC 28273

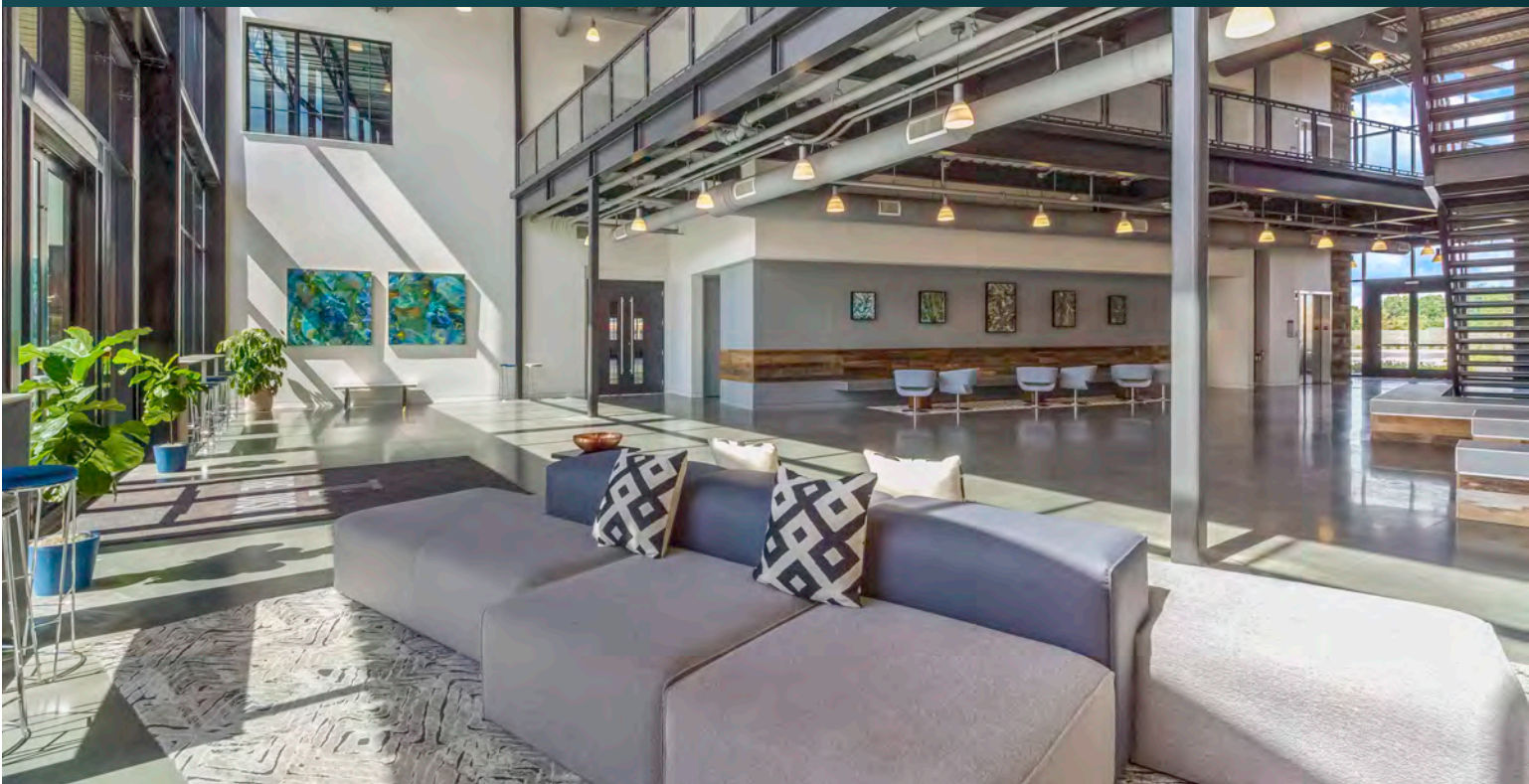
CBRE

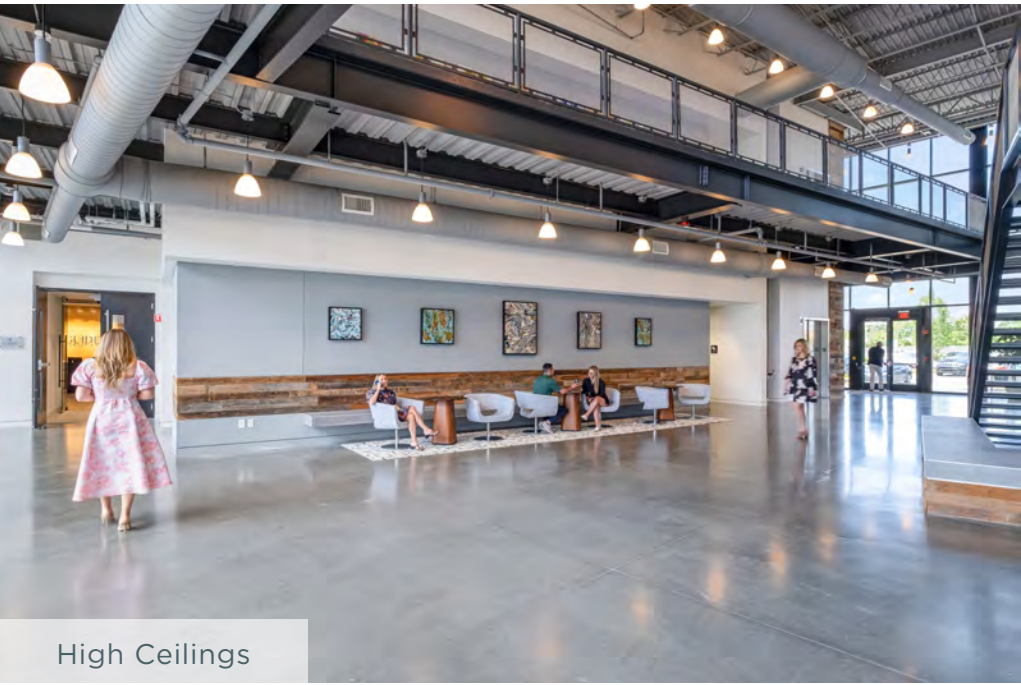
ATTRACT. ENGAGE. RETAIN

DESIGNED

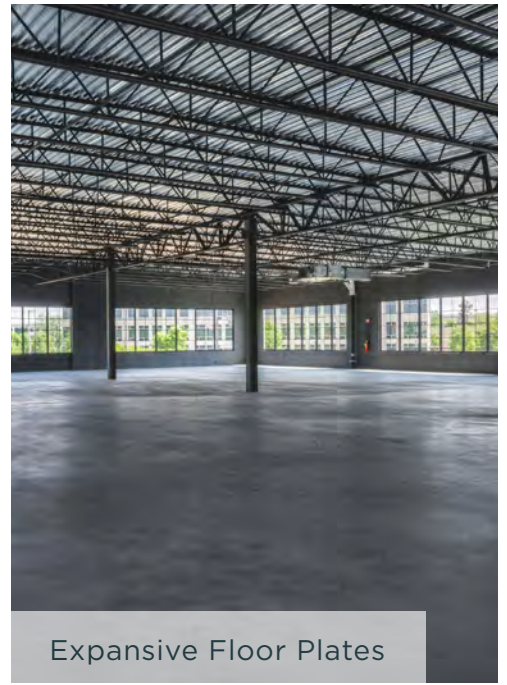
FOR THE NEXT GENERATION

- + Two (2) 62,448 RSF Highly Efficient Floorplates
- + 1st Generation Space
- + State of the Art Modern Building Systems
- + Above Market 5.6/1,000 SF Parking Ratio with ability to expand to 7.4/1,000 SF
- + Surrounded by an abundance of dining and retail amenities
- + Close Proximity to I-77 & I-485
- + Accessibility to SouthPark, Ballantyne, Uptown and Charlotte Douglas International Airport
- + Three (3) access points make for great ease of access





High Ceilings



Expansive Floor Plates



Outdoor Collaboration Spaces



Modern Design



Double Height Lobby







Outdoor Collaboration Spaces



Tenant Fitness Center



-  + Showers
-  + Lululemon Mirror
-  + Brand New Equipment
-  + Pelotons



THE WORKPLACE OF TOMORROW

TOP OF MIND

EXPERIENCES FOR TENANTS & GUESTS

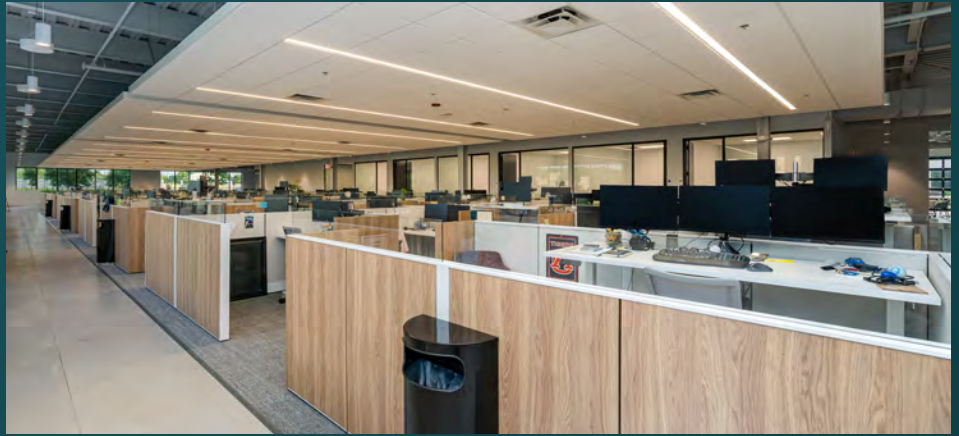
- + Outdoor courtyard collaboration and recreation space for meetings, lunch, retreat, etc.
- + Touch-free entry and elevator access within the building to the front door of your office space
- + Dedicated exterior service entrances and service stairwells bifurcate outside vendors from office population
- + Common core stair available for ease of use between the floors



A Centralized & Expansive Courtyard

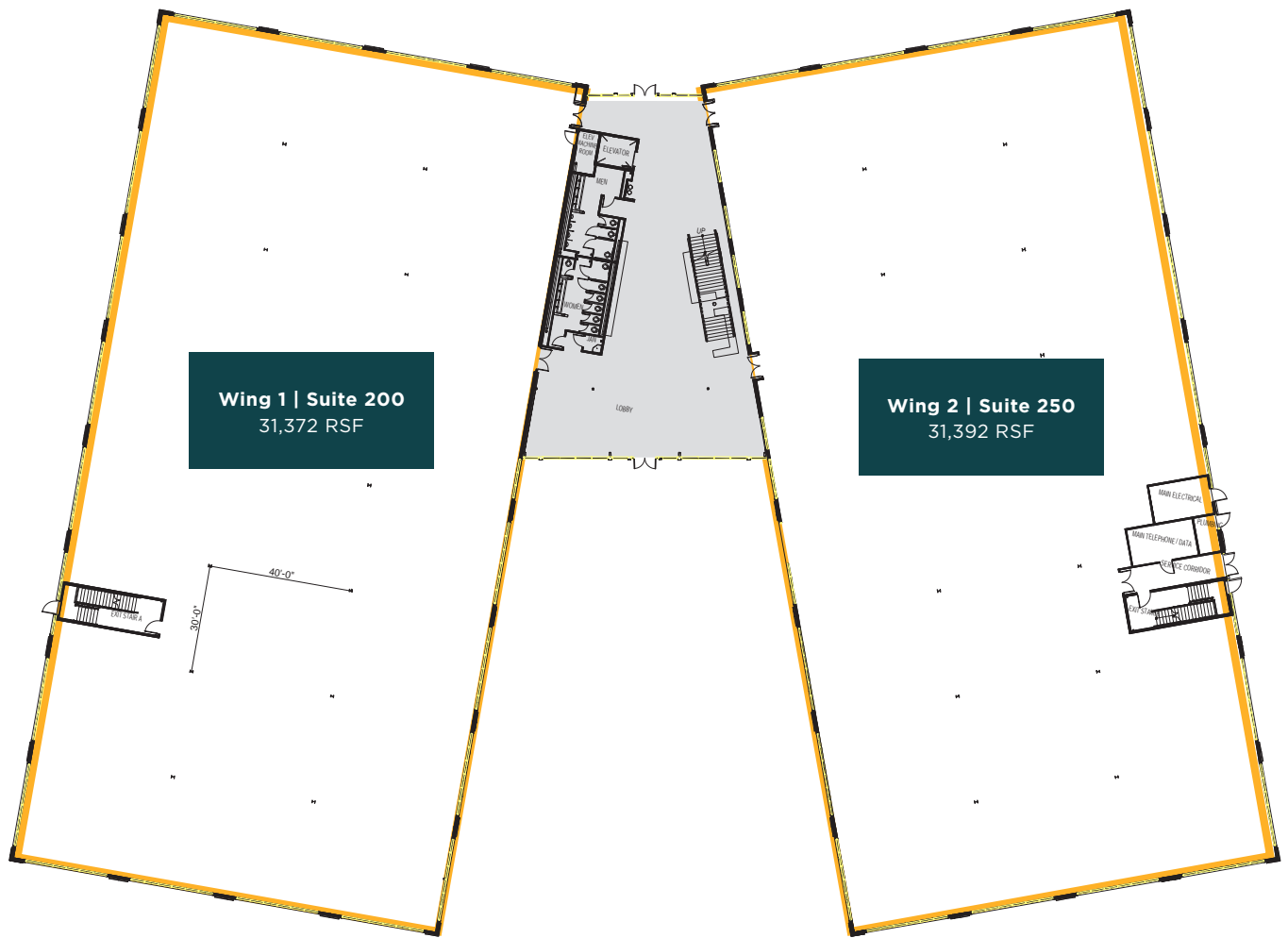


Existing Tenant Buildout



Existing Tenant Buildout





2ND FLOOR REMAINING



CLASS A MODERN WORKPLACE

10,000 - 62,764 SF

OF CREATIVE SPACE AVAILABLE



Easy Access to
I-77 & I-485



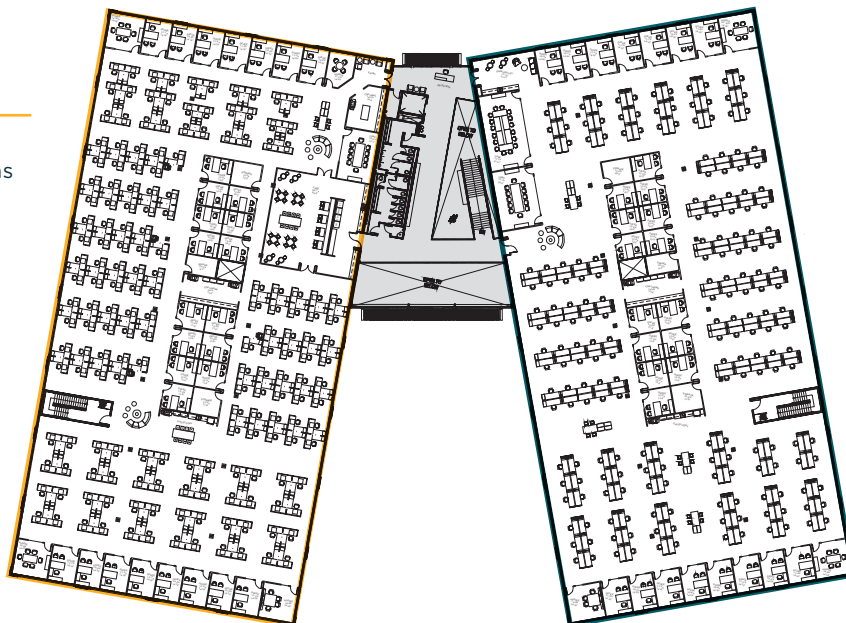
Highly Efficient
Floor Plates



5.6/1,000
Parking Ratio

Side A Summary

- 29 Standard Offices
- 174 6 X 8 Workstations
- 5 Huddle Rooms
- 2 Break / Gallery
- 1 Server Room
- 2 Storage
- 2 Copy / Work Room



Side B Summary

- 29 Standard Offices
- 212 6 X 7 Workstations
- 3 Huddle Rooms
- 2 Large Conference
- 1 Break / Gallery
- 1 Server Room
- 2 Storage
- 1 Copy / Work Room

SURROUNDED BY IT ALL



PRIME

LOCATION & ACCESSIBILITY

36 RESTAURANTS WITHIN 1.5 MILES

NOTABLE AMENITIES WITHIN 1.5 MILES



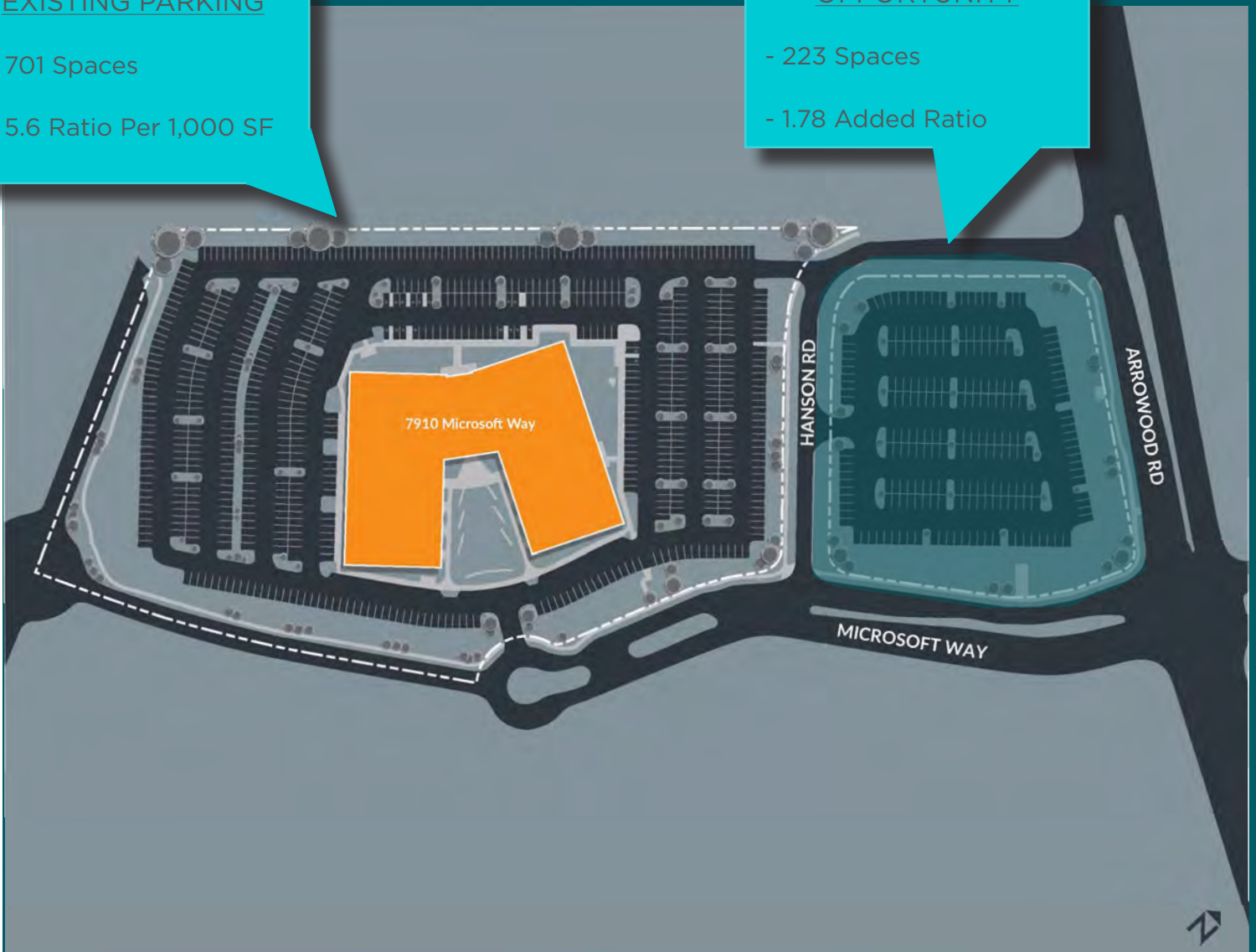
SITE PLAN

EXISTING PARKING

- 701 Spaces
- 5.6 Ratio Per 1,000 SF

PARKING EXPANSION OPPORTUNITY

- 223 Spaces
- 1.78 Added Ratio



**ABUNDANT PARKING = 924 TOTAL POSSIBLE SPACES
(7.38 PER 1,000 SF RATIO)**

TE
THE EDISON
ARROWOOD

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