



PROPERTY OVERVIEW

- **1,406 RENTABLE SQUARE FOOTAGE (RSF)**
 - Office located on the first floor of a 58,445 RSF, four story, Class A office building
 - Abundant surface parking (4.0/1,000)
 - Located at the intersection of Coltsgate Road and Cameron Valley Parkway in the attractive Southpark neighborhood, the premier suburban office market in the Charlotte area
 - Extensive Class A building renovation in 2018
- Walking distance to numerous amenities, including retail, restaurants, and lodging options:
 - Phillips Place: 0.1 miles
 - Apex Southpark: 0.2 miles
 - Morrocroft Village: 0.3 miles
 - Sharon Square: 0.3 miles
 - Southpark Mall: 0.5 miles



THE KEITH CORPORATION

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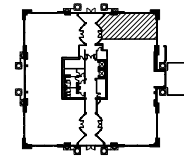
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4500 CAMERON VALLEY PARKWAY

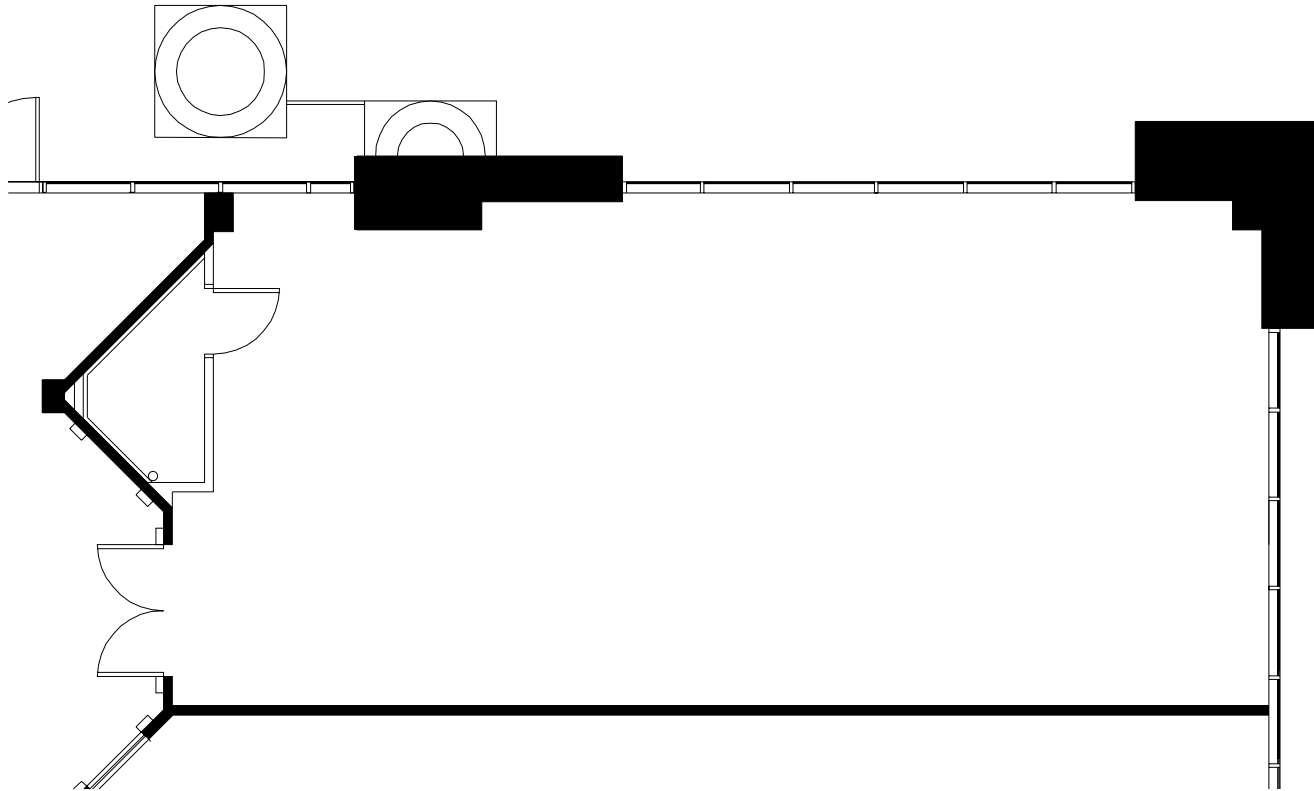
FLOORPLAN



SUITE 110
AS BUILT - 1 OF 1
4500 CAMERON VALLEY - LEVEL ONE
SCALE: 1/8" = 1'-0"
1,406 RSF
DATE: NOVEMBER 3, 2020



KEY PLAN



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RETAIL MAP



PIEDMONT TOWN CENTER
DEL-FRESCO'S | FRESHII |
PEPERVINE

LEGION BREWING SOUTHPARK |
RHINO MARKET & DELI

HARRIS EXPRESS YMCA

SYMPHONY PARK

SPECIALTY SHOPS SOUTHPARK
PACO'S TACOS & TEQUILA |
BRICKTOP'S | TOSCANO

SOUTHPARK MALL

WALGREENS

FAIRVIEW ROAD

PANERA | I31 MAIN

ZOE'S KITCHEN

RUTH'S CHRIS
STEAKHOUSE

SHARON CORNERS

HARPERS | ORIGINAL PANCAKE
HOUSE | GRECCO FRESH

MORRISON

YAFO | SABOR LATIN STREET GRILL
| YAMA ASIAN FUSION | FIREBIRDS
WOOD FIRED GRILL | GOLDEN COW
CREAMERY | WINESTORE

MORROCROFT VILLAGE

HARRIS TEETER | STARBUCKS |
NAILS SPA | AGELESS REMEDIES

APEX

STEAK 48 | JUST SALAD | SNOOZE |
TIFF'S TREATS

FAIRVIEW ROAD

SHARON SQUARE

WHOLE FOODS | OAK STEAKHOUSE
| STARBUCKS | DILWORTH TASTING
ROOM | BK PILATES

PHILLIPS PLACE

PF CHANGS | THE PALM
RESTORATION HARDWARE



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