

One Morrocroft Centre

6805 Morrison Boulevard, Charlotte, NC 28210

For
Lease



For Lease in the heart of SouthPark

Suite 310	3,597 RSF	Vacant
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Campbell Walker
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LINCOLN
HARRIS

MORROCROFT
CENTRE

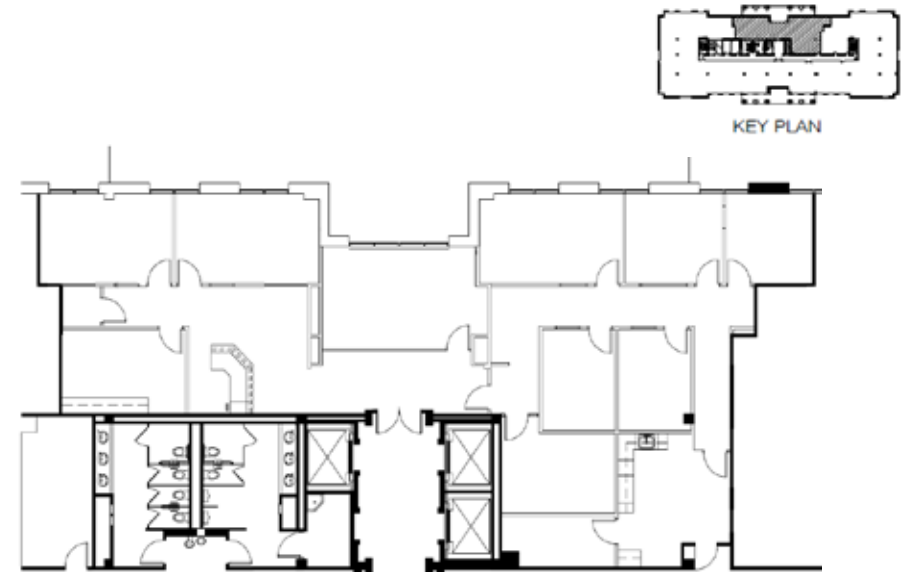
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Property Features

- ▶ Second floor suites on main lobby
- ▶ Free covered and surface parking
- ▶ Outdoor seating with Wi-Fi access
- ▶ Immaculate campus setting around a landscaped courtyard
- ▶ 24/7 keyed building access
- ▶ Easily accessible handicap & visitor parking areas
- ▶ Short walk to SouthPark Mall
- ▶ Short drive to Phillips Place
- ▶ Pedestrian access to Morrocroft shops and Starbucks
- ▶ Highly visible monument signage available
- ▶ Rent Rate: \$38.00/FS

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Area Information and Demographics

SouthPark is known for high quality offices and retail with well established neighborhoods and strong demographics.

The SouthPark area is the premier shopping destination on the East Coast between Washington DC and Atlanta.

14 million people visit this submarket every year.

One Morrocroft Centre is within walking distance of SouthPark Mall, the largest mall in the Carolinas. The mall is anchored by Belk, Nordstrom, Dillard's, Macy's and Neiman Marcus.

Charlotte is the center of the nation's sixth largest urban region. Of the major metro centers in the Southeast, Charlotte has 7.3 million and Atlanta has 8.3 million people living within a 100-mile radius.

Charlotte region 2018 Fortune 500 rankings includes 200+ of the Fortune 500 companies have facilities in Charlotte, 6 of which are headquartered here. Over 888 foreign-owned companies have facilities here, representing over half of all foreign companies in North Carolina.

Drive Times	
To:	From 3MC
I-77	11 minutes
CBD	17 minutes
Airport	18 minutes
Ballantyne	19 minutes
I-85	23 minutes
I-485	25 minutes
University	28 minutes
Lake Norman	34 minutes

Location Highlights



- 1 Morrison**
Earth Fare, Sabor Latin Street Grill, Yama Asian Fusion, YAFO Kitchen, Firebirds Wood Fire Grill, Starbucks and Tander Indian Kitchen.
- 2 Specialty Shops on the Park**
Toscana Italian Restaurant, Paco's Tacos & Tequila, Bricktop's and Renaissance Patisserie.
- 3 SouthPark Mall**
Arthur's, California Pizza Kitchen, Charley's Steakery, The Cheesecake Factory, Chick-Fil-A, Chipotle Mexican Grill, Cowfish Sushi & Burger Bar, Five Guys, Maggiano's, McCormick & Schmick's, Panera Bread, Reid's, Showmars, Stacbucks and Bulla Gastorbar.
- 4 Phillips Place**
The Palm Restaurant, Upstream Restaurant, PF Chang's China Bistro, Café Monte and WP Kitchen & Bar.
- 5 Sharon Corners**
Harpers, Moe's Southwest Grill, Baoding Chinese Restaurant, Original Pancake House, Gigi's Cupcakes.
- 6 Piedmont Town Center**
Del Frisco's Double Eagle Steakhouse, Brio Coastal Bar & Kitchen, Terrace Café, Harris Express YMCA, Mal Pan, Peppervine, Freshii, Edible Arrangements and Potbelly Sandwich.

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