

LINVILLE

10130

PERIMETER
PARKWAY

CHARLOTTE, NC

CONVENIENT.
CLASSIC.
ELEGANT.



CUSHMAN &
WAKEFIELD

 CLICK FOR PROPERTY VIDEO

CONVENIENT.

- Direct access to I-77
- Quick access to I-85 and I-485.
- Ample parking for tenants:
4:1,000 SF
- Front Row parking for visitors
- 15 min from Downtown Charlotte CBD
- 22 min from CLT Airport



AMENITY MAP



Hotels

Drury Inn & Suites

Banks

BB&T
First Citizens

Entertainment

AMC Theatres

Area Restaurants (11+)

Auntie Anne's
Chick-Fil-A
Chili's
Firebirds
Moe's
Olive Garden
Panera Bread
P.F. Changs
T.G.I. Fridays
Red Robin
Starbucks

Retail (12+)

AT&T
Best Buy
Brooks Brothers
Dick's Sporting Goods
Lowe's
Macy's
Northlake Mall
OfficeMax
Old Navy
PetSmart
REI
Target

BUILDING OPPORTUNITIES

5 Floors of Class A Office

The Linville Building features 118,497 SF of Class A Office space with 1,176 - 8,009 rentable square feet available.

Floor plates average 23,699 SF and the attached parking lot offers a parking ratio of 4 cars per 1,000 SF.

1st Floor

Suite 115: 1,176 SF

Suite 140: 3,407 SF

2nd Floor

Suite 250: 5,293 SF (Available 10.01.24)

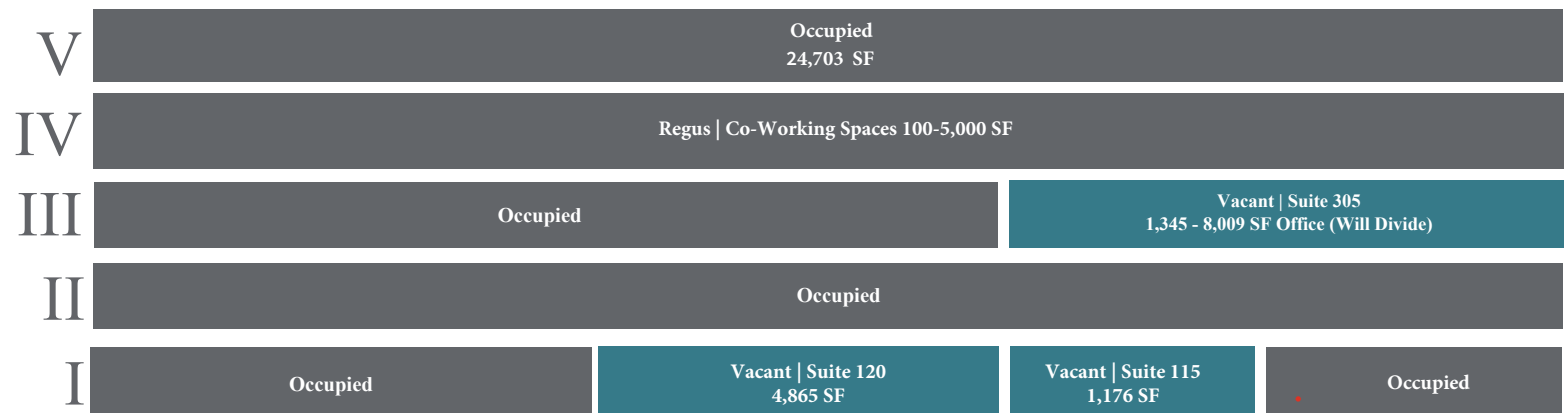
3rd Floor

1,345-8,009 SF




\$29.50/SF

BUILDING STACK UP



BUILDING AMENITIES




The Linville Building features a stunning front entrance with a four-column portico leading to an inviting stone-floor lobby.

100-acre mixed-use development nestled among woodlands, giving it a suburban feel.

Modern luxurious finishes are featured throughout the building creating a first class presence for tenants.

The beautifully-landscaped building is located on a cross-connected campus.

WORK, SHOP, LIVE



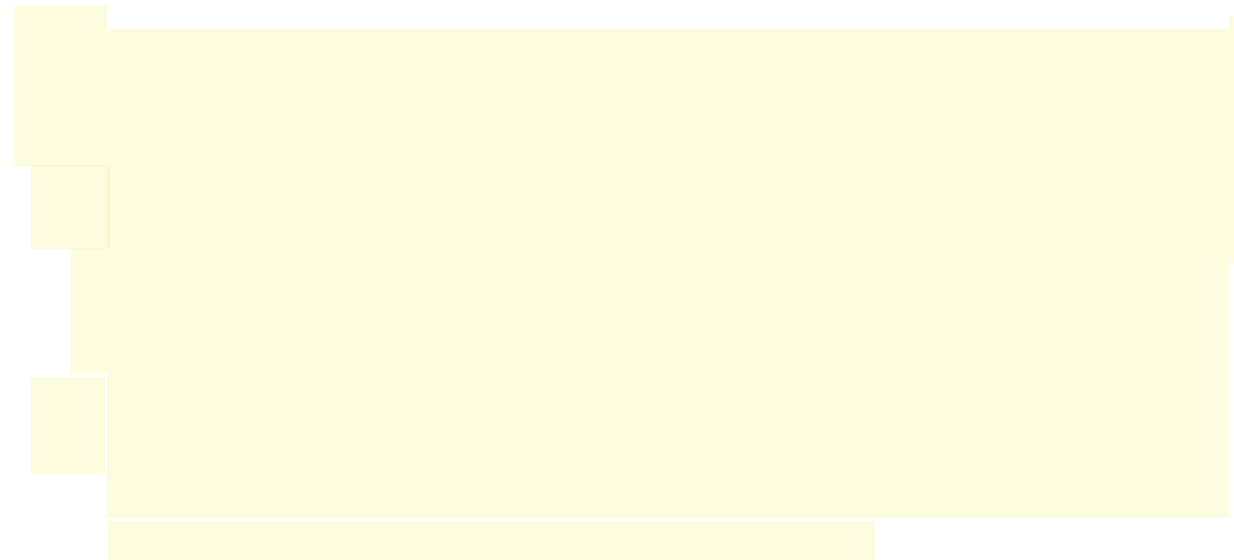
Easily accessed by two major routes - I-485 and I-77.

The five-story building offers classic convenience with numerous amenities available to tenants, including an on-site car detailing service and weekly food truck options.

It can be easily reached from Charlotte-Douglas Airport, downtown and Lake Norman - all just 10 minutes away.

Located in the pedestrian-friendly Perimeter Woods development, tenants are within walking distance to several large retailers and restaurants such as Best Buy, OfficeMax, Lowes, P.F. Chang's, Olive Garden, and Panera, just to name a few.

Linville Building
10130 Perimeter Parkway
1ST FLOOR



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CURRENT AVAILABILITY



Suite 350
1,345 - 8,009 SF Office (Will Divide)

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