

**WORK
STAY
LIVE
EAT
PLAY
LEARN**

The Suburban Market's
**VIBRANT, URBAN,
WALKABLE** option



Office & Retail
Spaces Available
TODAY



CAMPUS MEETS COMMUNITY

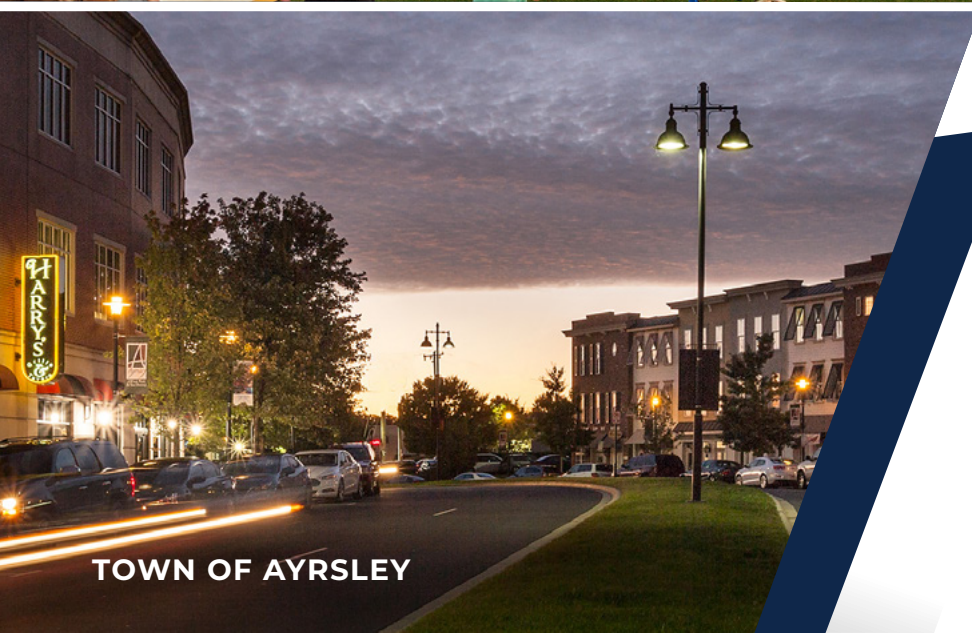




COURTYARD



AYRSLEY EVENT LAWN



TOWN OF AYRSLEY



Nestled right at the heart of Charlotte's I-77/ Airport submarket, Ayrnsley is a true transformative hub. Once tied to manufacturing and airport access, it's now a vibrant focal point of economic diversity. Featuring Class A office space, renowned retail destinations, thriving residential areas, and robust infrastructure, Ayrnsley offers a unique variety of opportunities.

Whether you're considering a strategic business move, a new home, or simply some leisure time, Ayrnsley is a place where opportunity lives to craft a landscape of possibilities.











THE VITALS

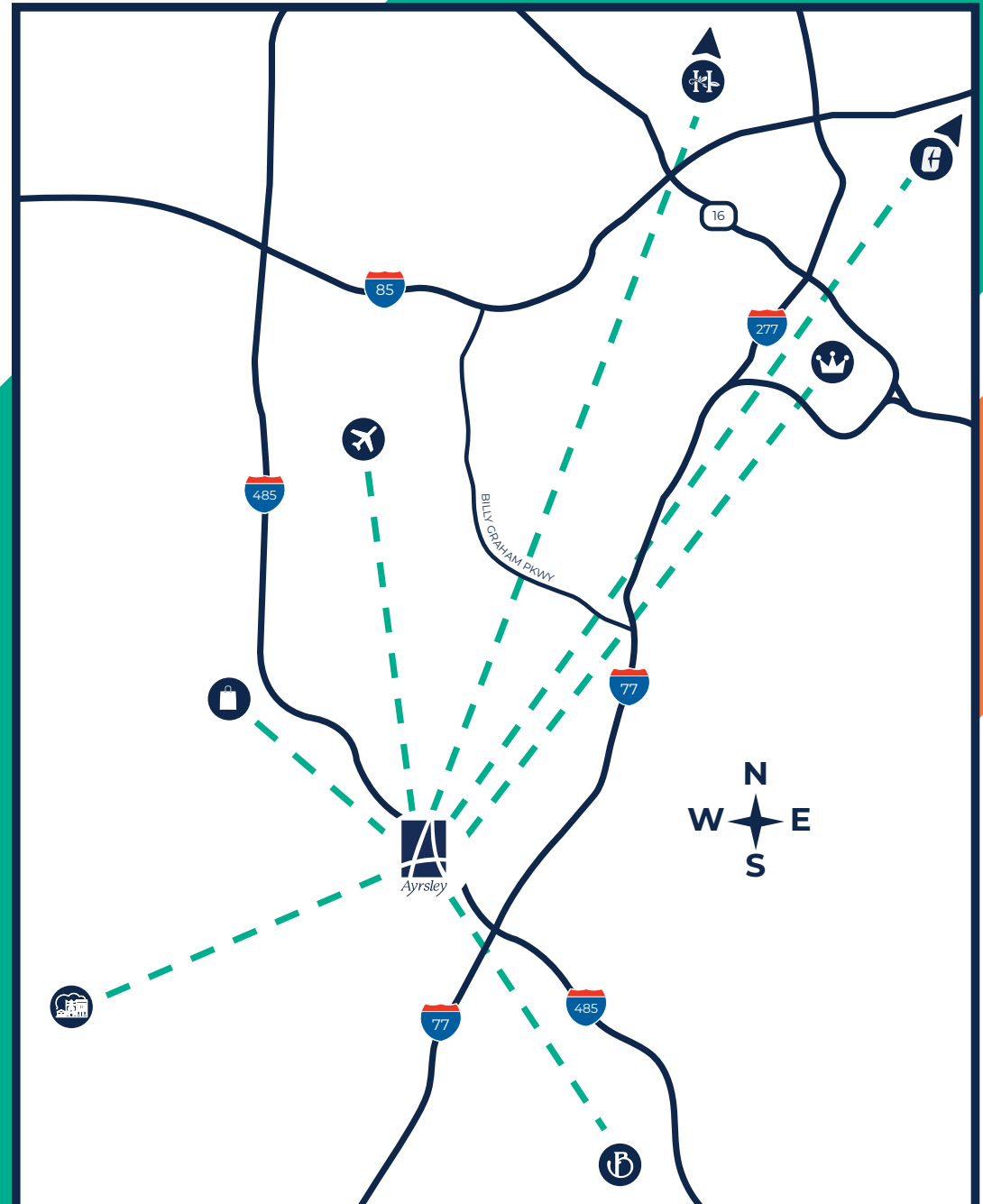


Ayrsey is centrally located in the heart of the Charlotte MSA. No site provides a more ideal balance of access to all three major interstates.

Ease of connectivity to Ayrsey allows employees shorter commute times to wherever they live in the Charlotte area.

SITE PROXIMITY

-  1 MINUTE
-  5 MINUTES
-  10 MINUTES
-  7 MINUTES TO CHARLOTTE PREMIUM OUTLETS
-  10 MINUTES TO CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT
-  10 MINUTES TO FORT MILL
-  13 MINUTES TO BALLANTYNE
-  15 MINUTES TO UPTOWN
-  25 MINUTES VIA 485 TO HUNTERSVILLE
-  30 MINUTES TO UNC CHARLOTTE



AYRSLEY

THE CENTER OF IT ALL

Ayrsley is Southwest Charlotte's most walkable community, conveniently located off I-485 and South Tryon. Stroll down Ayrsley Town Boulevard and pop into one of our 10+ restaurants and bars or grab a movie at Ayrsley Grand Cinemas with a friend. Steps away from your home or your office, Ayrsley brings family and friends together.

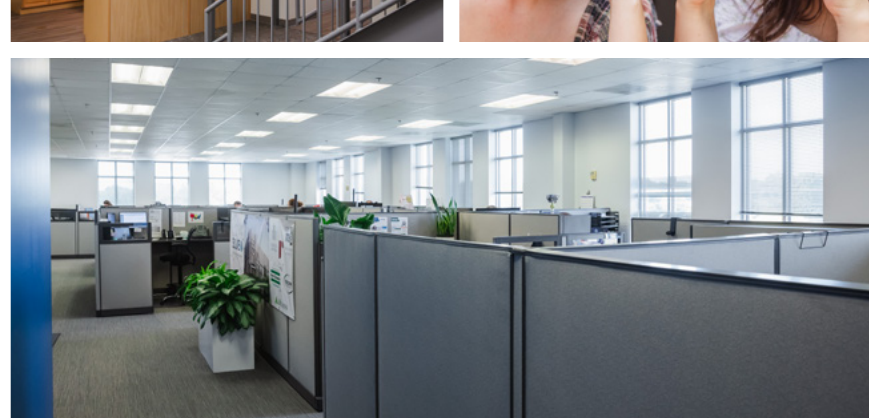
Whether it's at one of our seasonal events on the Ayrsley Event Lawn, bowling at Piedmont Social House, or an open house on one of our college campuses, you're guaranteed a good time! Do some shopping, hit the gym, stop at the salon, pick up the dry cleaning, make your dentist appointment—all while parking your car once.

Ayrsley has plenty of room with 4 hotels residing on campus. Business and leisure travelers have plenty of options just minutes from Charlotte Douglas International Airport. Banquet and meeting space is also available.

Vibrant and convenient, Ayrsley allows you to meet all your business needs in one location.



Office & Retail Spaces
AVAILABLE TODAY!





AYRSLEY

BY THE NUMBERS

I-485
18-Hour Community



BEST 30-MINUTE
DRIVE TIMES IN
METRO CHARLOTTE



BOTH LOFT &
CLASS A
OFFICE SPACE



MULTIPLE
MEETING
SPACES



2,000
RESIDENTS WITH
3-5 MINUTE WALK TO
GET AROUND TOWN



10+
RESTAURANTS
& BARS



500+ HOTEL
ROOMS ACROSS
4 HOTELS



6 APARTMENT &
TOWNHOME
COMMUNITIES



PROPERTY
MANAGER
ONSITE



FREE
COVERED
PARKING



NEXT GEN SPACES

FOR THE MILLENNIAL WORKFORCE

CREATIVE OFFICE SPACE HIGHLIGHTS

- Move-in ready suites including modern finishes and flexible layouts provide ultimate functionality for office and flex uses
- Dedicated tenant entrances allow ease of access at all hours
- Exposed 20-foot ceilings and expansive windows flood the suites with natural light
- Tenant controlled heating and cooling systems
- Ample free surface parking directly in front of tenant suites



CLASS A OFFICE SPACE

HIGHLIGHTS

- 24/7 access with after-hours secure key-card entry
- Energy-efficient buildings mean operating costs are controlled and consistent
- Adjacent shared parking deck with ample, free employee and guest parking
- 5-minute walk to a variety of on-campus restaurants, 4 hotels, YMCA fitness facility and multiplex cinema
- Class-leading, customer-oriented onsite property management team
- 15-minute drive to South End and Uptown Charlotte and 10 minutes to Charlotte Douglas International Airport
- The amenities of Uptown and South End without the cost or commute





WE PUT THE **URBAN** IN SUBURBAN

- Dining, work, housing, nightlife—**Ayrsville has it all**
- **Millennials prefer walking** as a mode of transportation by 12% over driving, providing an edge for recruiting/retention
- Activity from 6AM to 12AM makes Ayrsville a true **18-hour neighborhood**
- Carefully **curated retail mix** emphasizing unique concepts and local operators



Host corporate events at Piedmont Social House



Enjoy fine dining at Harry's Grille & Tavern



Go bowling with friends at Piedmont Social House



Watch a movie after work



- 1 Parking
- 2 Offices
- 3 Apartments
- 4 Hotel
- 5 Movies
- 6 Retail
- 7 Main Entrance

VISIT AYRSLEY.COM FOR FULL BUSINESS LISTINGS





NEW FORUM OFFICE

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OFFICE SPACE LEASING

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