

# University South Business Center

5100 - 5108 REAGAN DRIVE  
CHARLOTTE, NC 28206



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# Park Profile

Located in the Charlotte North submarket, University South Business Center offers class B buildings designed for office | flex | industrial use. These highly functional single-story structures accommodate various configurations with drive-in access, optimizing space utilization for tenants. Its proximity to major interstates and Charlotte Douglas International Airport facilitates convenient business commuting in an urban setting.

Address	5100, 5104, 5108 Reagan Drive, Charlotte, NC
Parcel Number	08707116
Year Built	1986
Total Building SF	± 113,114 SF
Parking	373 Auto
HVAC	65 RTUs
Electricity	800 amps, 240 volt, three phase
Site Area	9.69 Acres
Zoning	B-2 (CD) & B-1
# of Buildings	Three
Typical Ceiling Height	± 9' Office; ± 12' - 13' Warehouse
Roof	45 mil TPO
Lighting	Fully lit: interior & exterior
Security	Fully Fenced



± 113,114 SF  
Park Size



B-2 (CD) & B-1  
Zoning



North  
Submarket



# Park Plan

## BUILDING 5100

Suite 3 | ± 2,280 SF  
Suite 16 | ± 2,984 SF

## BUILDING 5104

Suite 1 | ± 2,081 SF  
Suite 1-2 | ± 4,228 SF  
Suite 4 | ± 2,188 SF  
Suite 5 | ± 2,205 SF

Suite 6 | ± 2,205 SF  
Suite 13 | ± 869 SF

## BUILDING 5108

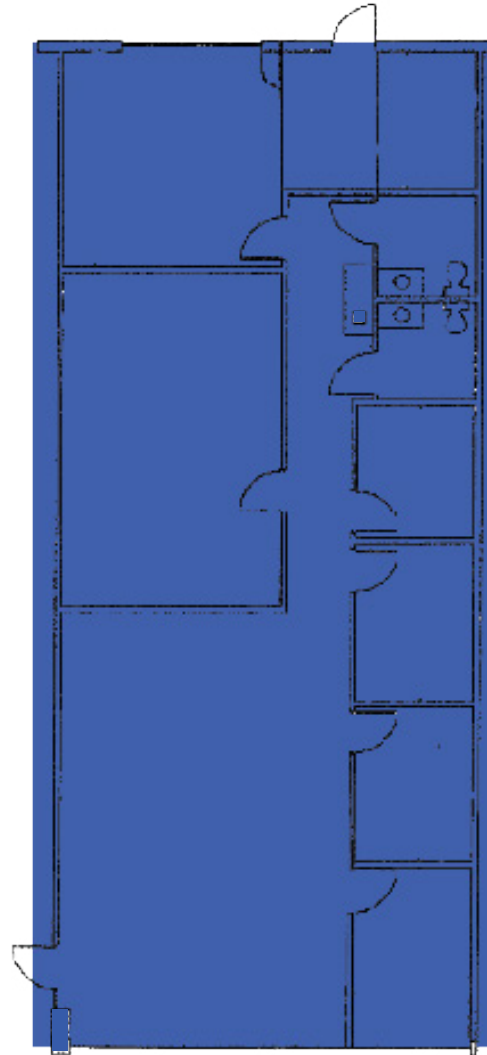
Suite 10 | ± 2,094 SF  
Suite 13 | ± 2,226 SF  
Suite 14 | ± 1,984 SF  
Suite 15 | ± 2,213 SF





# University South Business Center

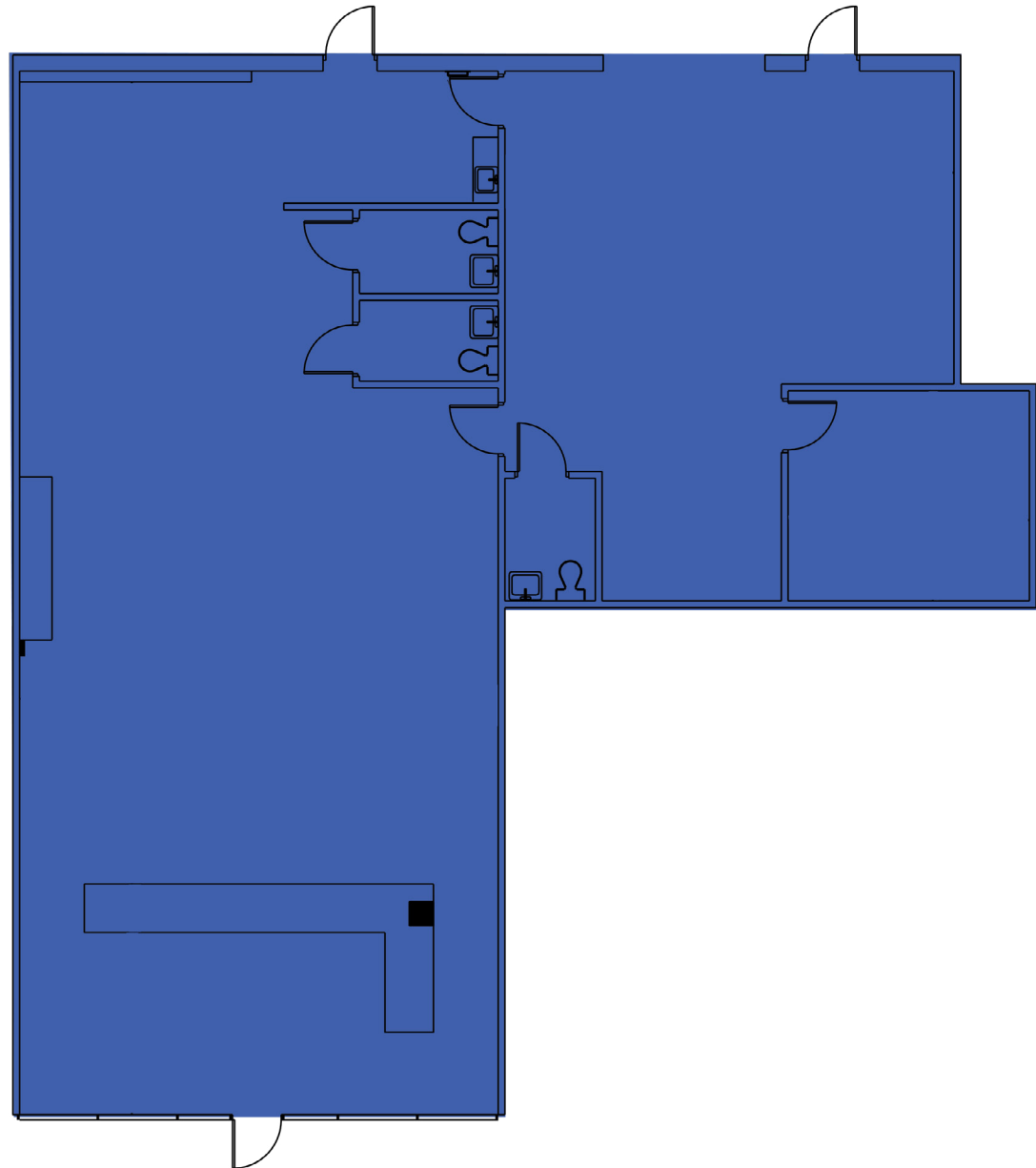
**BUILDING 5100**  
**SUITE 3**  
**± 2,208 SF TOTAL**





# University South Business Center

**BUILDING 5100**  
**SUITE 16**  
**± 2,984 SF TOTAL**  
**(1) 10' X 10' DRIVE IN DOOR**





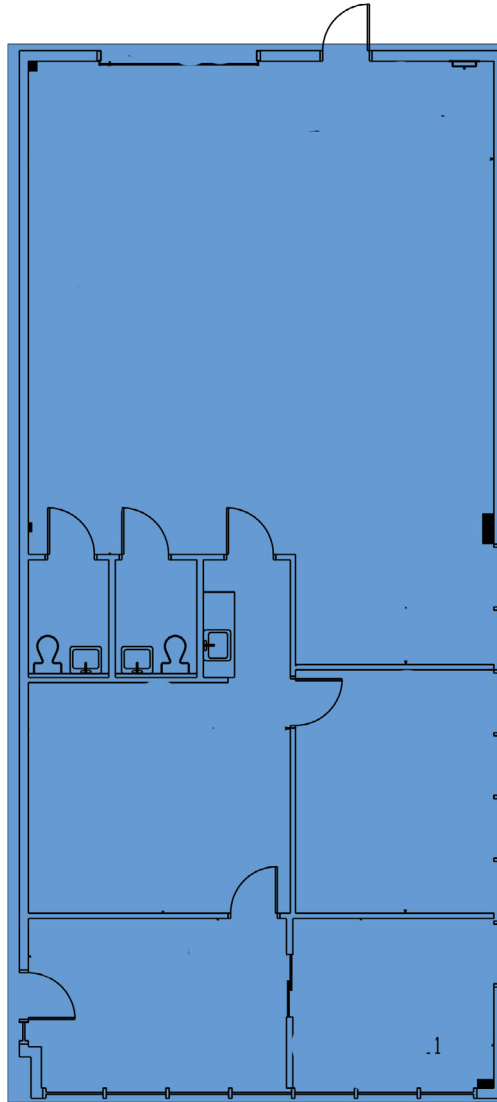
# University South Business Center

**BUILDING 5104**

**SUITE 1**

**± 2,081 SF TOTAL**

**(1) 10' X 10' DRIVE IN DOOR**





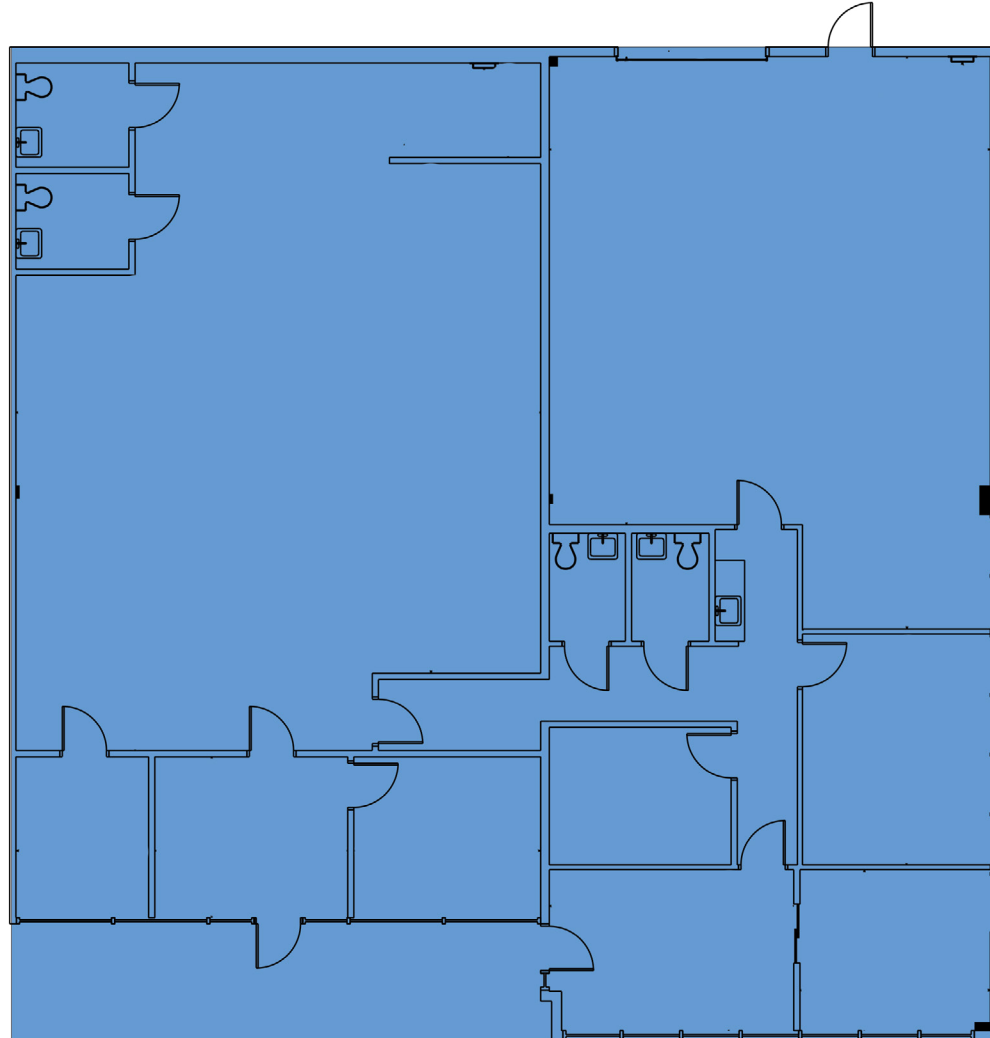
# University South Business Center

**BUILDING 5104**

**SUITE 1-2**

**± 4,228 SF TOTAL**

**(1) 10' X 10' DRIVE IN DOOR**





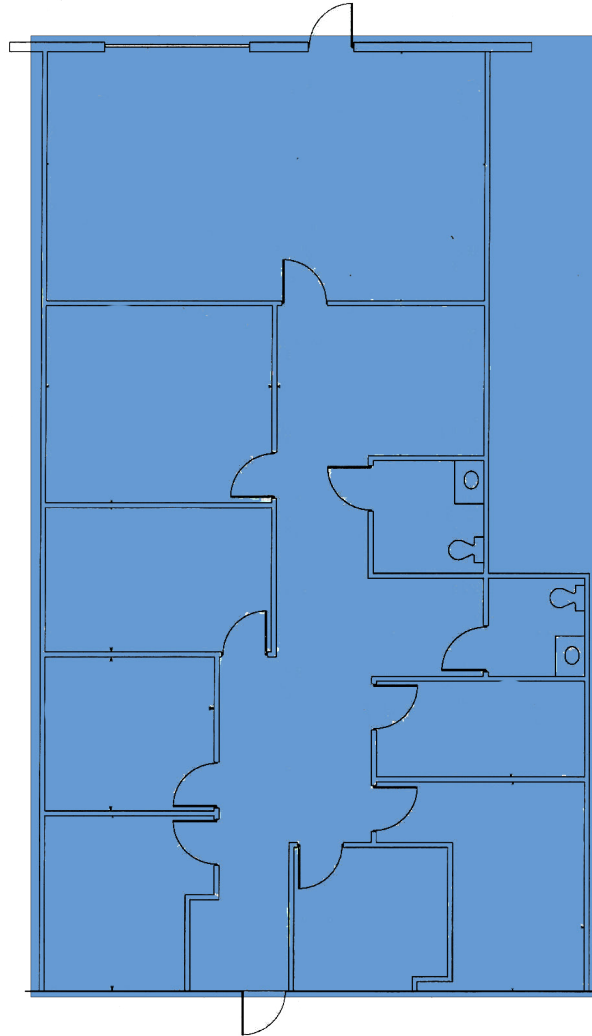
# University South Business Center

**BUILDING 5104**

**SUITE 4**

**±2,188 SF TOTAL**

**(1) 10' X 10' DRIVE IN DOOR**





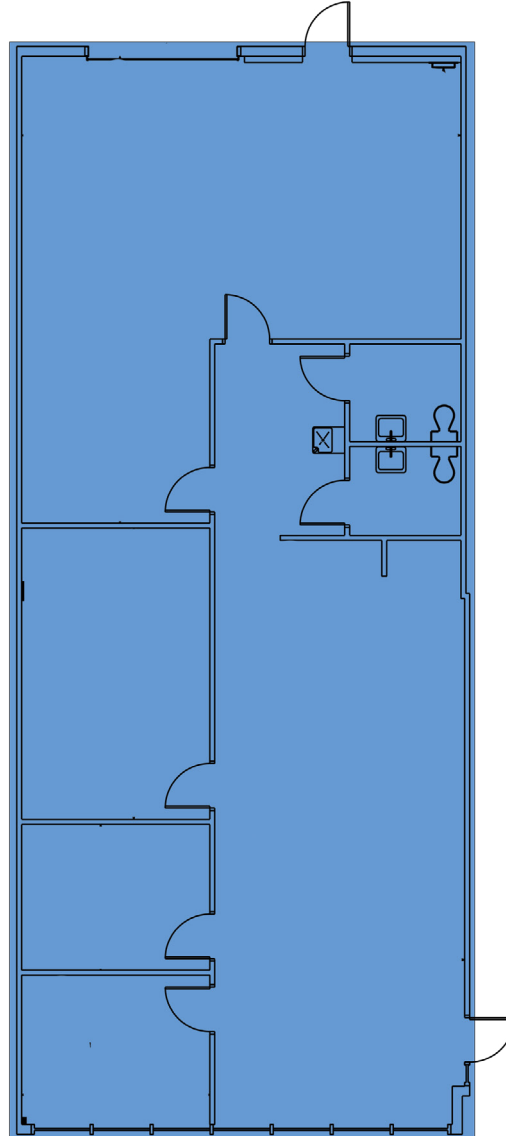
# University South Business Center

**BUILDING 5104**

**SUITE 5**

**± 2,205 SF TOTAL**

**(1) 10' X 10' DRIVE IN DOOR**



# University South Business Center

**BUILDING 5104**

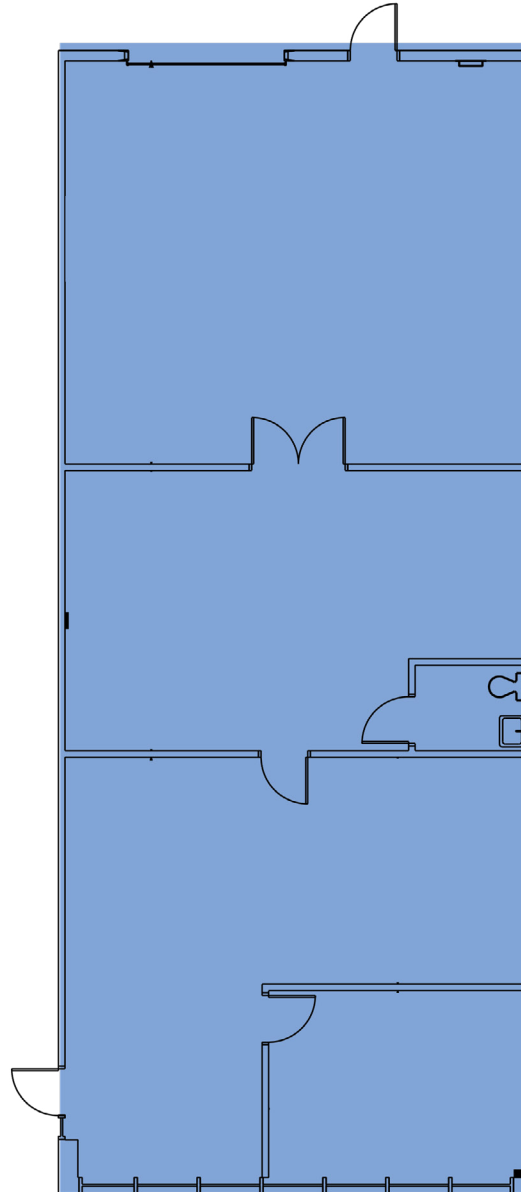
**SUITE 6**

**± 2,210 SF TOTAL**

**± 1,404 SF OFFICE**

**± 806 WAREHOUSE**

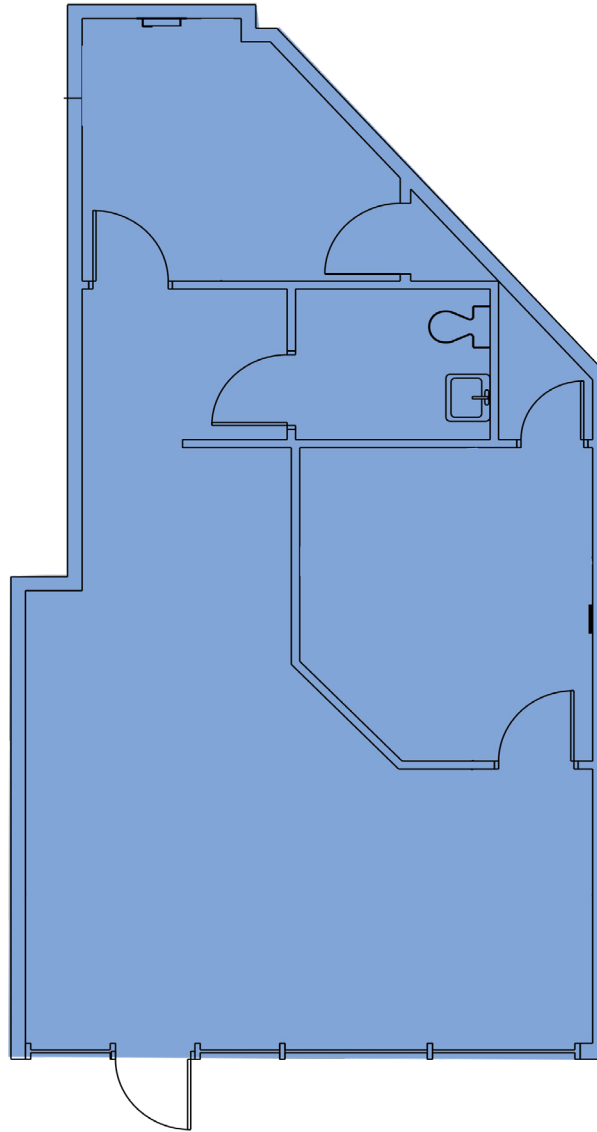
**(1) 10' X 10' DRIVE IN DOOR**





# University South Business Center

**BUILDING 5104**  
**SUITE 13**  
**± 869 SF TOTAL**

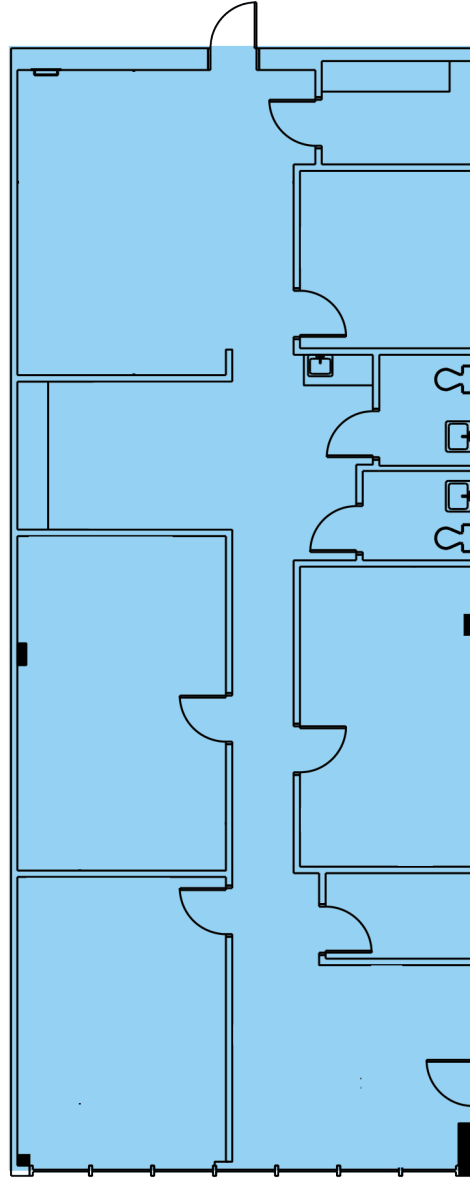


# University South Business Center

**BUILDING 5108**

**SUITE 10**

**± 2,094 SF**



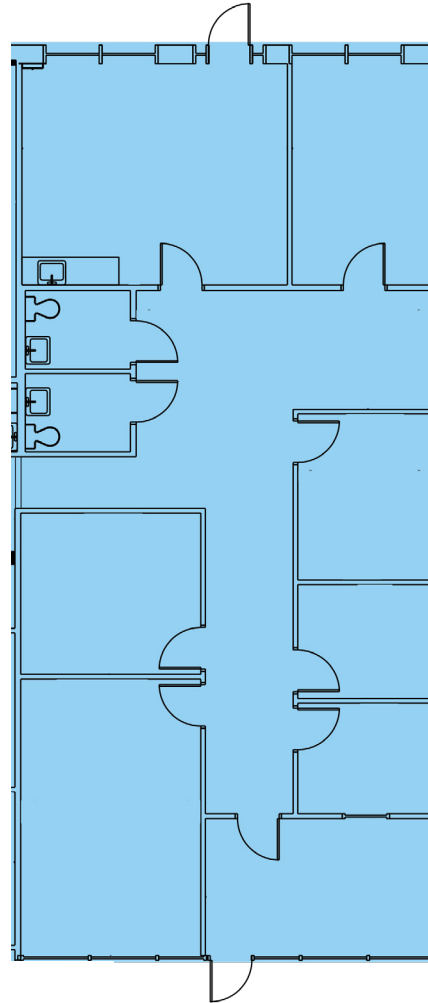


# University South Business Center

**BUILDING 5108**

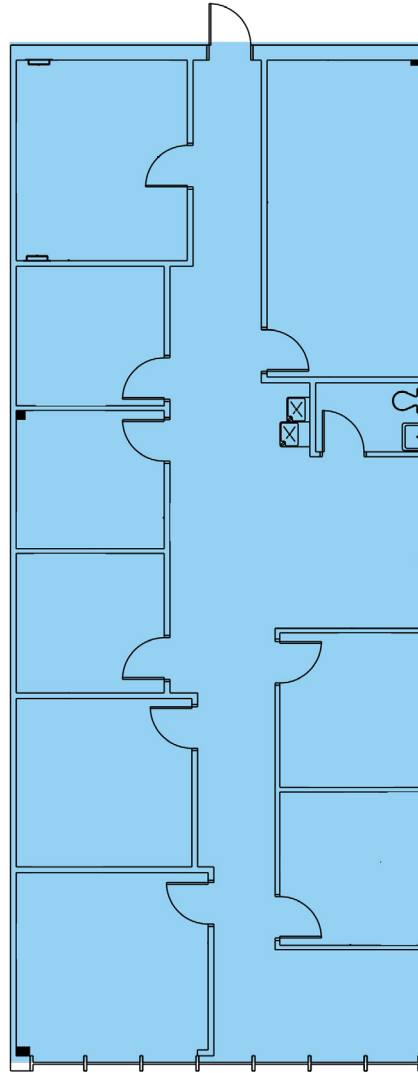
**SUITE 13**

**± 2,226 SF OFFICE**



# University South Business Center

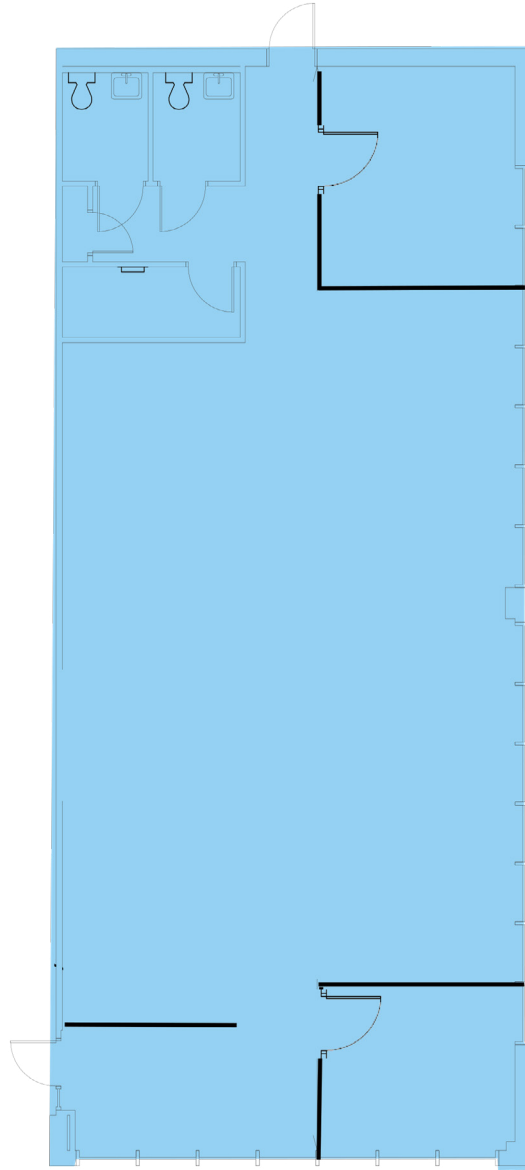
**BUILDING 5108**  
**SUITE 14**  
**± 1,984 SF OFFICE**



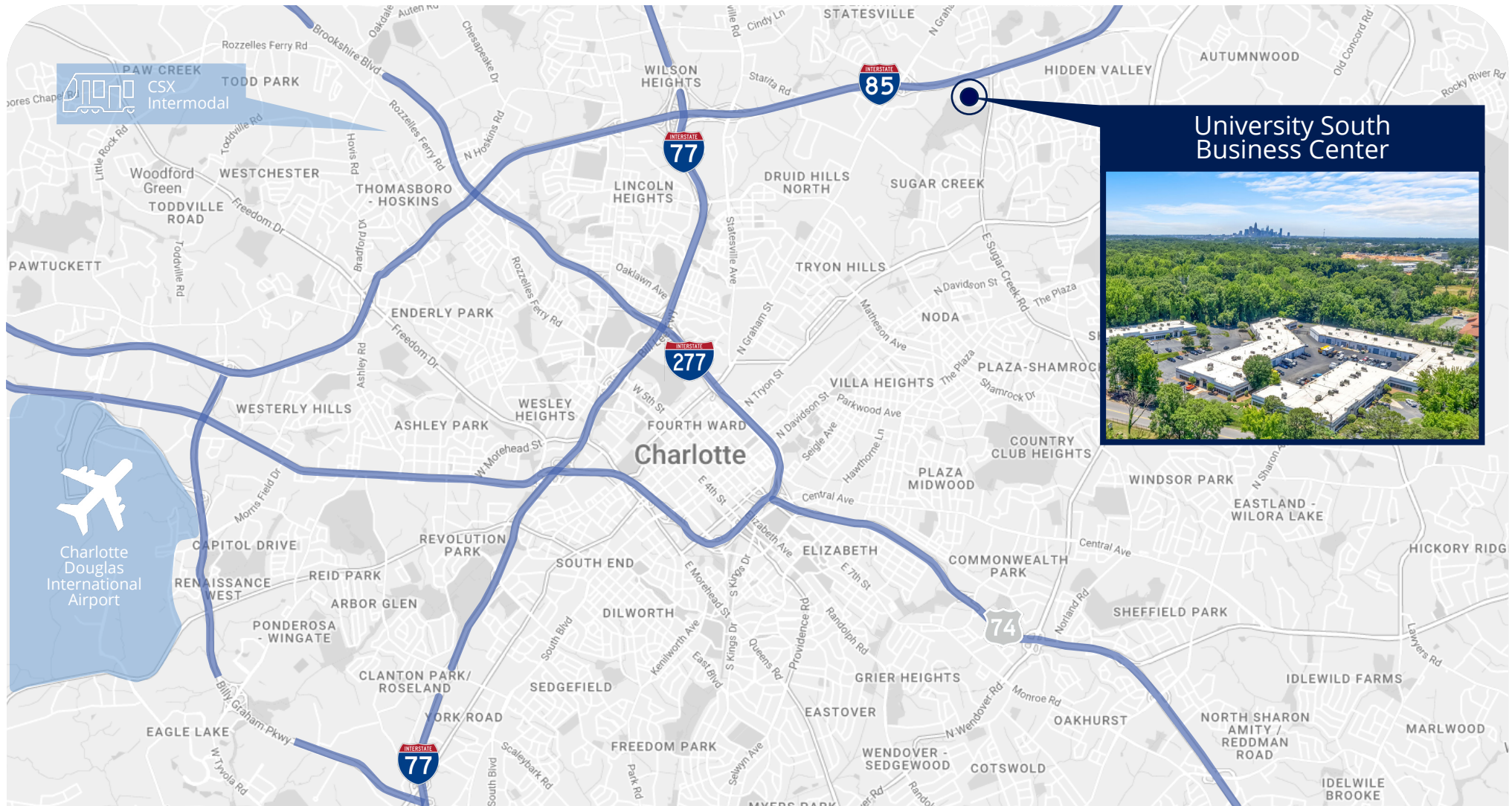


# University South Business Center

**BUILDING 5108**  
**SUITE 15**  
**± 2,213 SF OFFICE**



# Location



University South  
Business Center



<1 Mile  
from I-85



3 Miles  
from I-77



8 Miles from Charlotte  
Center City



11 miles from Charlotte  
Douglas Int'l Airport



# Park Aerial

## Nearby Neighbors



## City Rankings

#1

State to do business,  
2023, 2022

Source: CNBC

#5

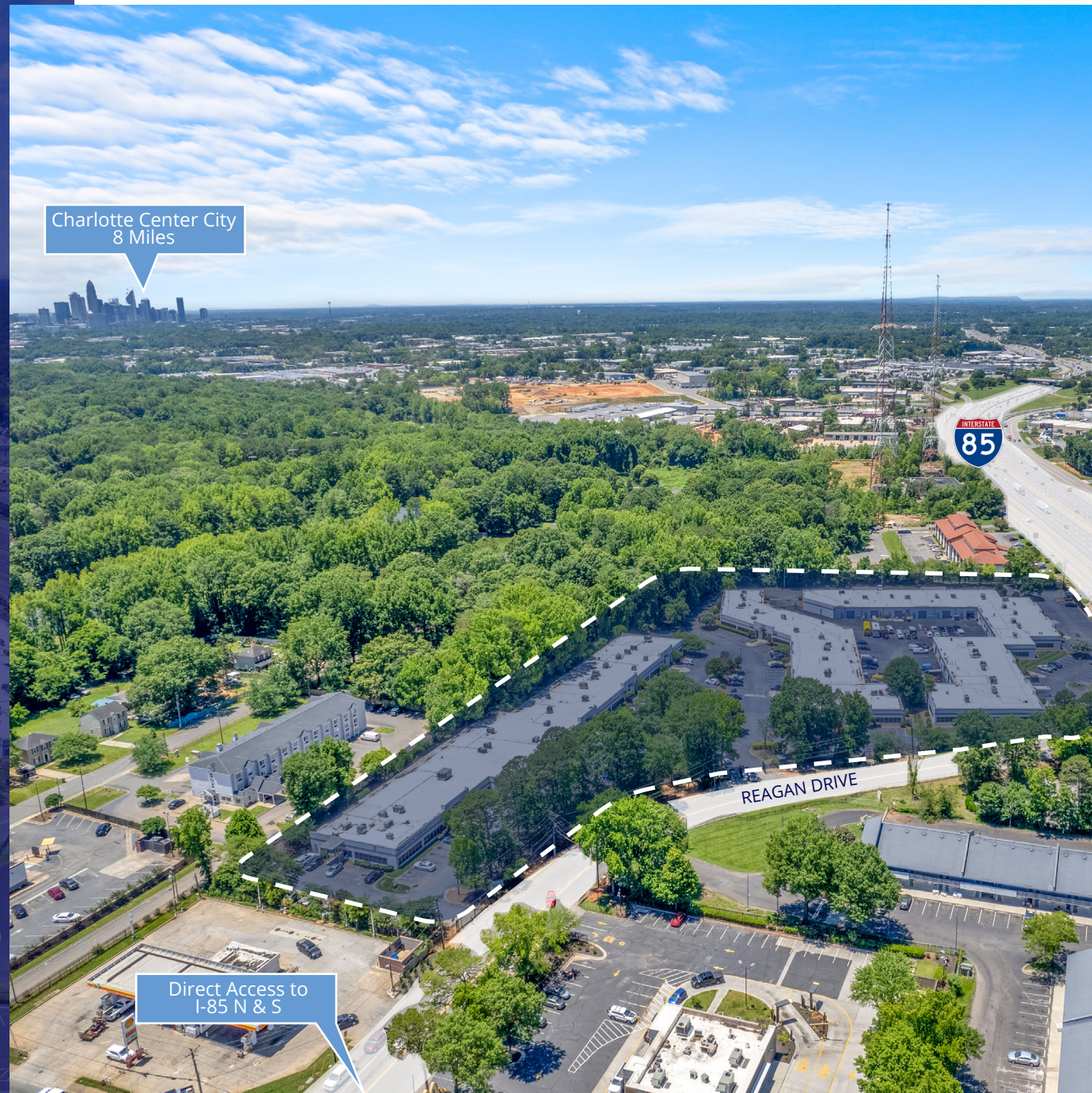
Charlotte top 5 for the  
best place to live

Source: US News & World Report

#10

Top 10 busiest  
airport in the U.S

Source: Stratosjets





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