SP SUMMIT

9140 ARROWPOINT BOULEVARD
CHARLOTTE, NC



THE ASSET

Highly recognizable due to its one-of-a-kind architectural features, Summit Point is a 4-story office building prominently positioned in the heart of Arrowpoint Business Park. Uniquely situated directly on the water and surrounded by a park-like setting, Summit Point features a welcoming two-story modern lobby, a variety of space options, as well as a generous parking ratio of 5 per 1,000 SF.





THE LOCATION

Summit Point is strategically located in the heart of South Charlotte at the intersection of Interstates 77 and 485. With superior access to these heavily trafficked thoroughfares, Summit Point is surrounded by some of Charlotte's most desirable neighborhood communities including Uptown, Midtown/South End, SouthPark, Ballantyne, Fort Mill, and Berewick. Additionally, Summit Point is a short drive away from numerous dining, retail, and lodging options, as well as the Charlotte Douglas International Airport.



PROPERTY FACT SHEET

ADDRESS

9140 Arrowpoint Blvd, Charlotte, NC 28273

LANDLORD

RealOp Investments, LLC

PROJECT AREA

81,566 RSF

STORIES

Four (4)

ON-SITE PROPERTY MANAGEMENT

RealOp Investments, LLC 704 370 9801

ON-SITE AMENITIES

Summit Point on-site amenities include a full-time property and facility management staff, fitness center, meeting and conferencing center, as well as a new indoor/outdoor tenant amenity lounge complete with soft seating, TVs, Wi-Fi, grab-and-go vending, and kitchen. Additionally, Summit Point is located in close proximity to numerous surrounding dining, retail, and lodging options for tenants and their clients to easily access. Heavily landscaped park with water feature. Daycare center located within walking distance, inside the park.

PARKING

Surface lot provides a ratio of 5.0 spaces per 1000 RSF

CABLE/FIBER PROVIDERS

Spectrum, AT&T, and Level 3 Commuications

SECURITY

Secured by access cards at all primary building entry and exit points. Additionally, Summit Point offers on-site roving security officers.

PUBLIC TRANSPORTATION

Only 2.9 miles to Arrowood Station (LYNX Light Rail) and a three minute walk to the Charlotte Area Transit System (CATS) Bus route.

DEUELOPER

Faison and Associates

YEAR BUILT

1989

HEATING

Heat in the tenant spaces and common areas is provided by electrical resistance in the variable air volume (VAV) boxes mounted above the ceiling.

COOLING

Chilled air to the tenant spaces is provided by two Trane 100-ton closed loop chillers and four Trane air-handler units. Chilled air is provided from the air-handler units to variable air volume (VAV) boxes via metal ductwork. Temperature is controlled by pneumatic thermostats located in the air-conditioned spaces.

SUPERSTRUCTURE

Streel and cast-in-place reinforced

concrete

EXTERIOR WALLS

Granite / double-paned glazed glass

FOUNDATION

Reinforced concrete slab

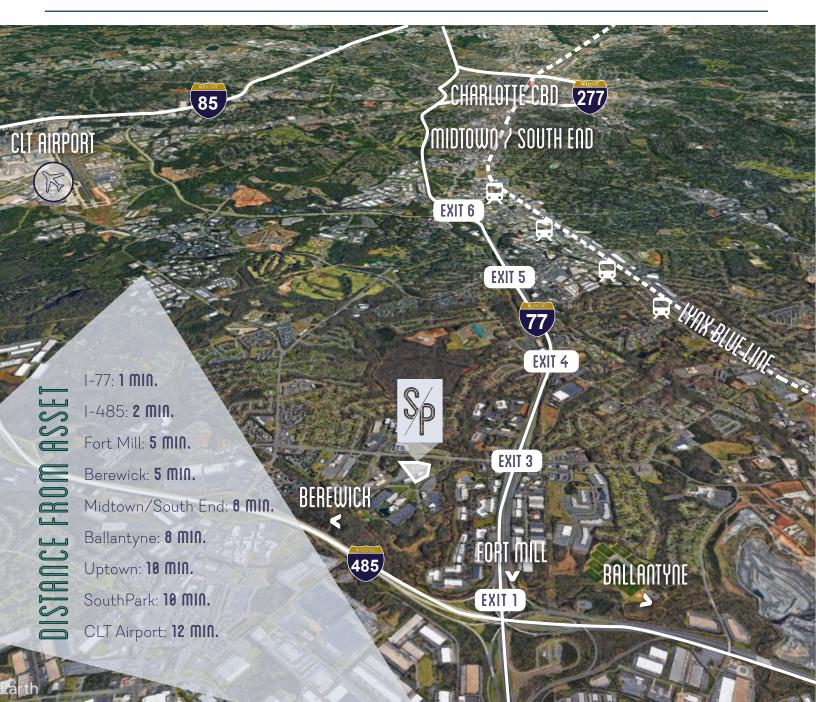
ELECTRICAL

Power service to the building is underground from utility owned padmounted transformers. The main electrical switchgear provides 2,000-amp 480/277 volt, three-phase fourwire service. Stepdown transformers provide the tenants with 208/120

service.

THE LOCATION

In the heart of South Charlotte at the intersection of Interstates 77 and 485



SURROUNDING AMENITIES

— WHITEHALL COMMONS -





















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BOB BOYKIN

bob.boykin@streamrealty.com 980-819-4274

GRANT KEYES

grant.keyes@streamrealty.com 980-378-1521