

# 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



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Nestled right at the heart of Charlotte's I-77/ Airport submarket, Ayrsley 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, Ayrsley offers a unique variety of opportunities.

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

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# THE VITALS

Ayrsley 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 Ayrsley 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

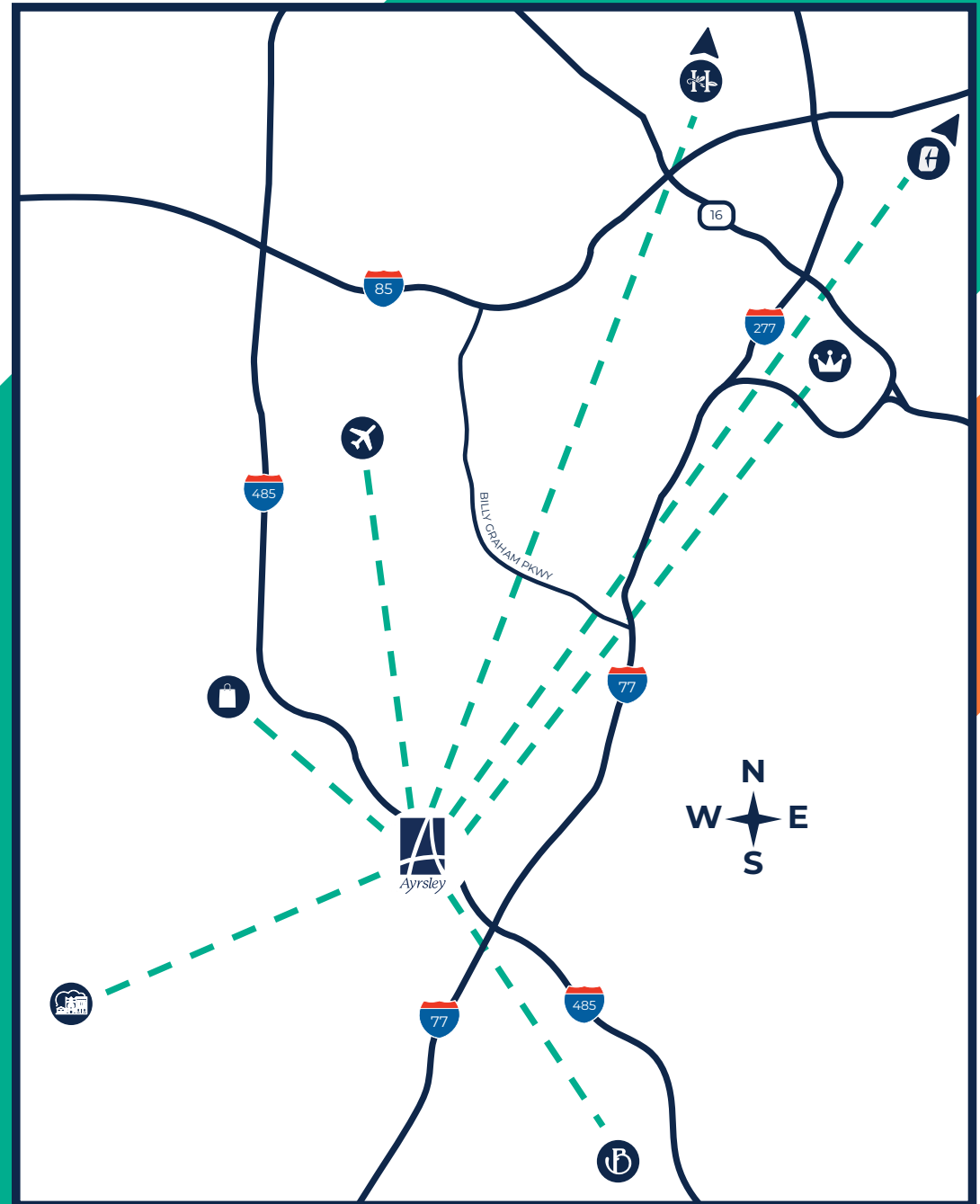
 10 MINUTES TO FORT MILL

 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, 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.

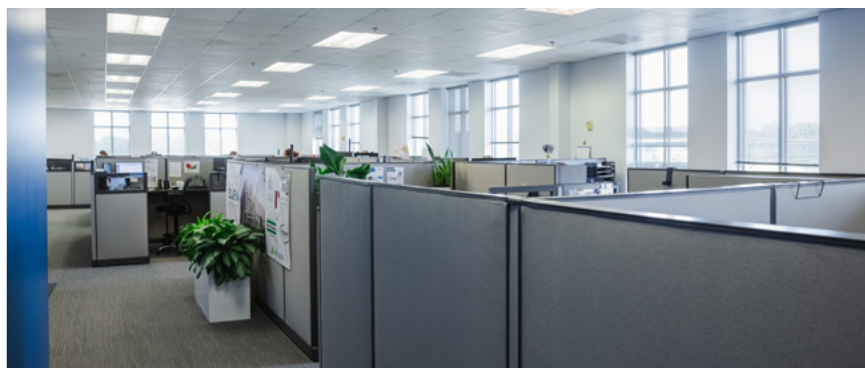


**Office & Retail Spaces  
AVAILABLE TODAY!**





## WORK & PLAY







# AYRSEY

## 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, and multiplex cinema
- Class-leading, customer-oriented on-site 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—**Ayrsley 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 Ayrsley 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](https://www.ayrsley.com) FOR FULL BUSINESS LISTINGS





## **NEW FORUM OFFICE**

8809 Lenox Pointe Dr. | SUITE E  
CHARLOTTE, NC 28273

## **OFFICE SPACE LEASING**

**NEW FORUM**

[LEASING@NEWFORUM.NET](mailto:LEASING@NEWFORUM.NET)

## **RETAIL SPACE LEASING**

**THOMPSON BROCK**

BROKER | THRIFT COMMERCIAL  
[THOMPSON@THRIFTCRES.COM](mailto:THOMPSON@THRIFTCRES.COM)