



8801 J.M. KEYNES DRIVE

ALL IN  
**ONE**

**ONE** | UNIVERSITY  
PLACE





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# SPACE

## TO MODERNIZE

One University Place is founded on the principle that the right design can inspire and create more for a tenant than just walls — a moment of quiet reprieve at the lake, a walk to a bustling center, a brilliant idea conjured in the light-bathed patio. Thoughtful front-of-house improvements enhance the tenant experience, while back-of-house upgrades ensure operational functionality and new ownership ensures overall excellence. Altogether, One University Place offers a modern interior surrounded by natural elements and illuminated by abundant light.



## Suites Available

from 1,393 RSF to 3,639 RSF

**Suite 125**

AVAILABLE

3,639 RSF

1st Floor

**Suite 140**

AVAILABLE

1,393 RSF

1st Floor

**Suite 290**

AVAILABLE

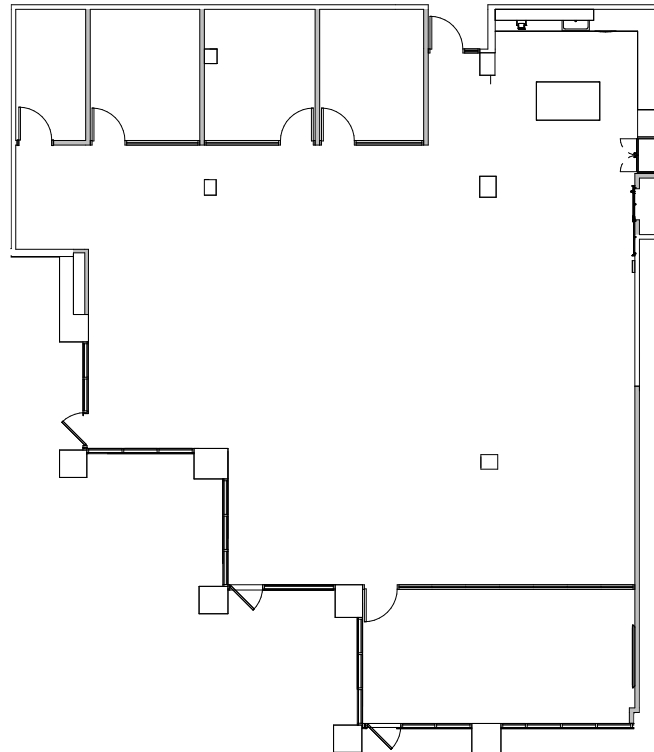
2,592 RSF

2nd Floor



## FLOOR 1

SUITE 125: AVAILABLE +/- 3,639 RSF



For more information, contact:

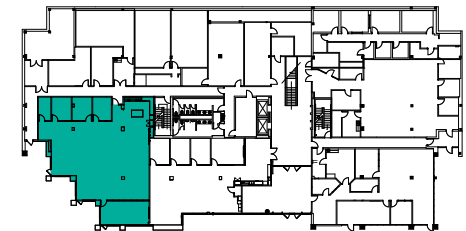


**John Hannon**

[jhannon@trinity-partners.com](mailto:jhannon@trinity-partners.com)  
704.813.7252

**Jennifer Kurz**

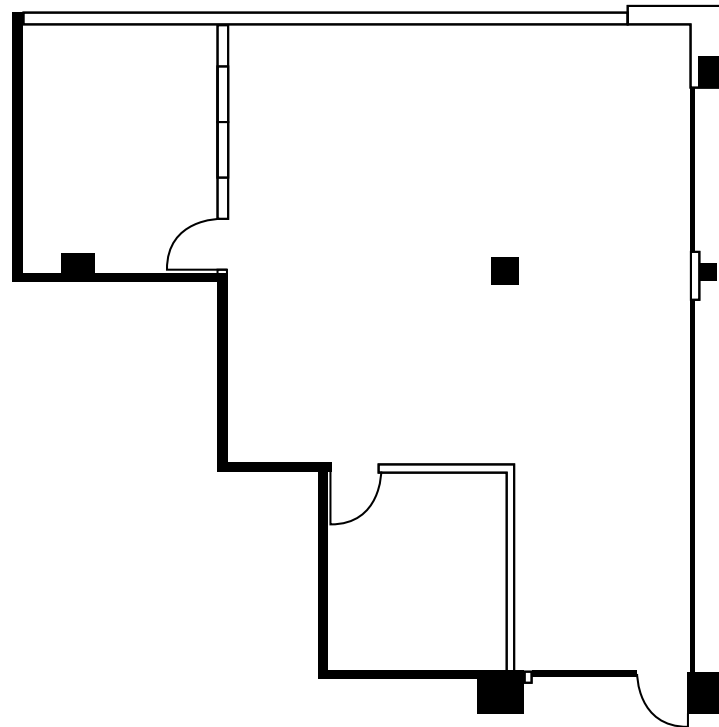
[jtk@trinity-partners.com](mailto:jtk@trinity-partners.com)  
704.576.2254





## FLOOR 1

SUITE 140: AVAILABLE +/- 1,393 RSF



For more information, contact:

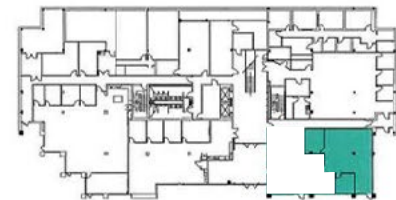


**John Hannon**

[jhannon@trinity-partners.com](mailto:jhannon@trinity-partners.com)  
704.813.7252

**Jennifer Kurz**

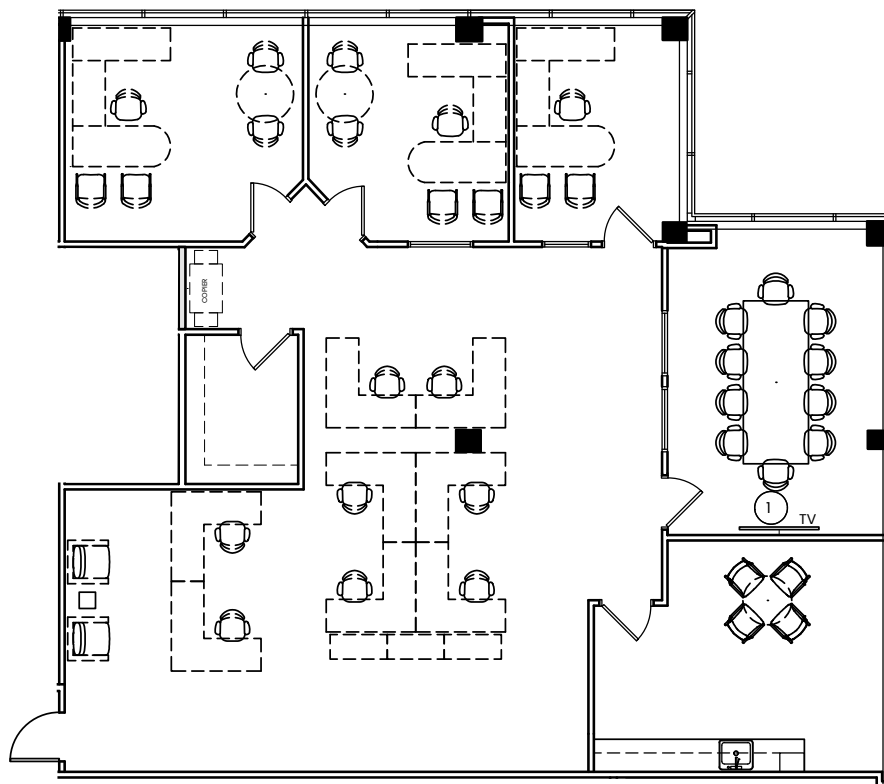
[jtk@trinity-partners.com](mailto:jtk@trinity-partners.com)  
704.576.2254





## FLOOR 2

SUITE 290: AVAILABLE +/- 2,592 RSF



For more information, contact:



**John Hannon**

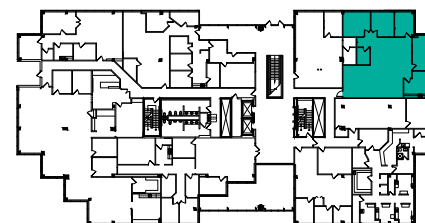
[jhannon@trinity-partners.com](mailto:jhannon@trinity-partners.com)

704.813.7252

**Jennifer Kurz**

[jtk@trinity-partners.com](mailto:jtk@trinity-partners.com)

704.576.2254





## BUILDING FEATURES

- Four stories: 84,800 square feet
- Easily accessible to all floors via stairs (in addition to elevators)
- Natural light, three- and four-story glass curtain walls at southeast and northwest entries

## • PROMINENT ACCESS POINTS

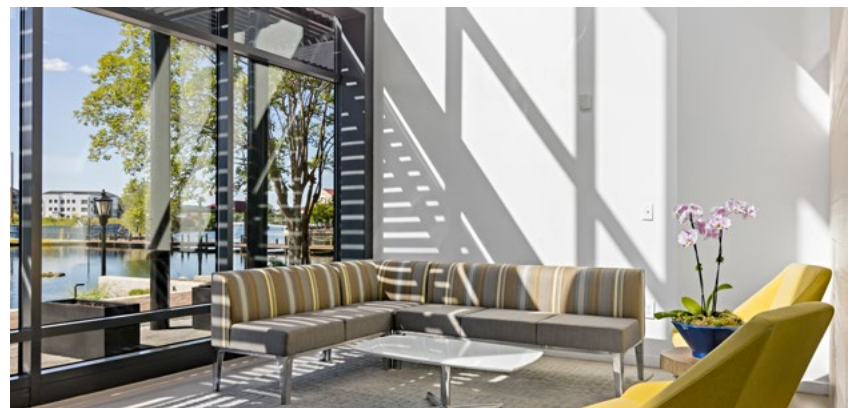
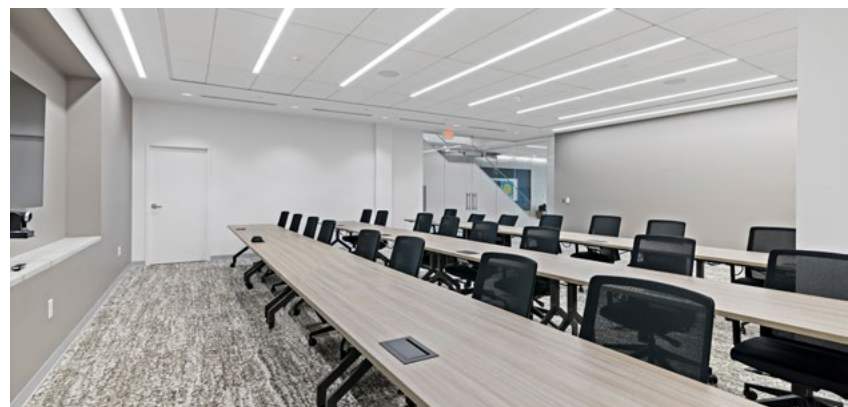
- Abundant parking
- Brick veneer with ribbon windows and glass curtain walls

## AMENITIES

- Landscaped outdoor courtyard
- Activated waterfront
- Walkable to The Shoppes at University Place with 40 shops, services and eateries
- Floor 1 is available for tenant conference room capabilities
- New tenant conference amenity center

## PARKING

- Conveniently located parking
- 4.4/1,000 total spaces





# THE UPSIDE OF LOCATION

Considered one of the most prominent intersections in the area, One University Place offers unrivaled visibility. Proximity to University Research Park, easy access to the LYNX Blue Line and seen by more than 81,800 cars daily, there's no downside.



Direct access to I-85 and a 5-minute walk to the LYNX Blue Line JW Clay Station



20-minute commute to Uptown Charlotte by car or light rail



15 miles from the Charlotte Douglas International Airport



Best walking score in the University submarket



Located near major hotels such as the Marriott and Hilton



10-minute walk to the new NOVEL University Place multi-family community with 310+ units



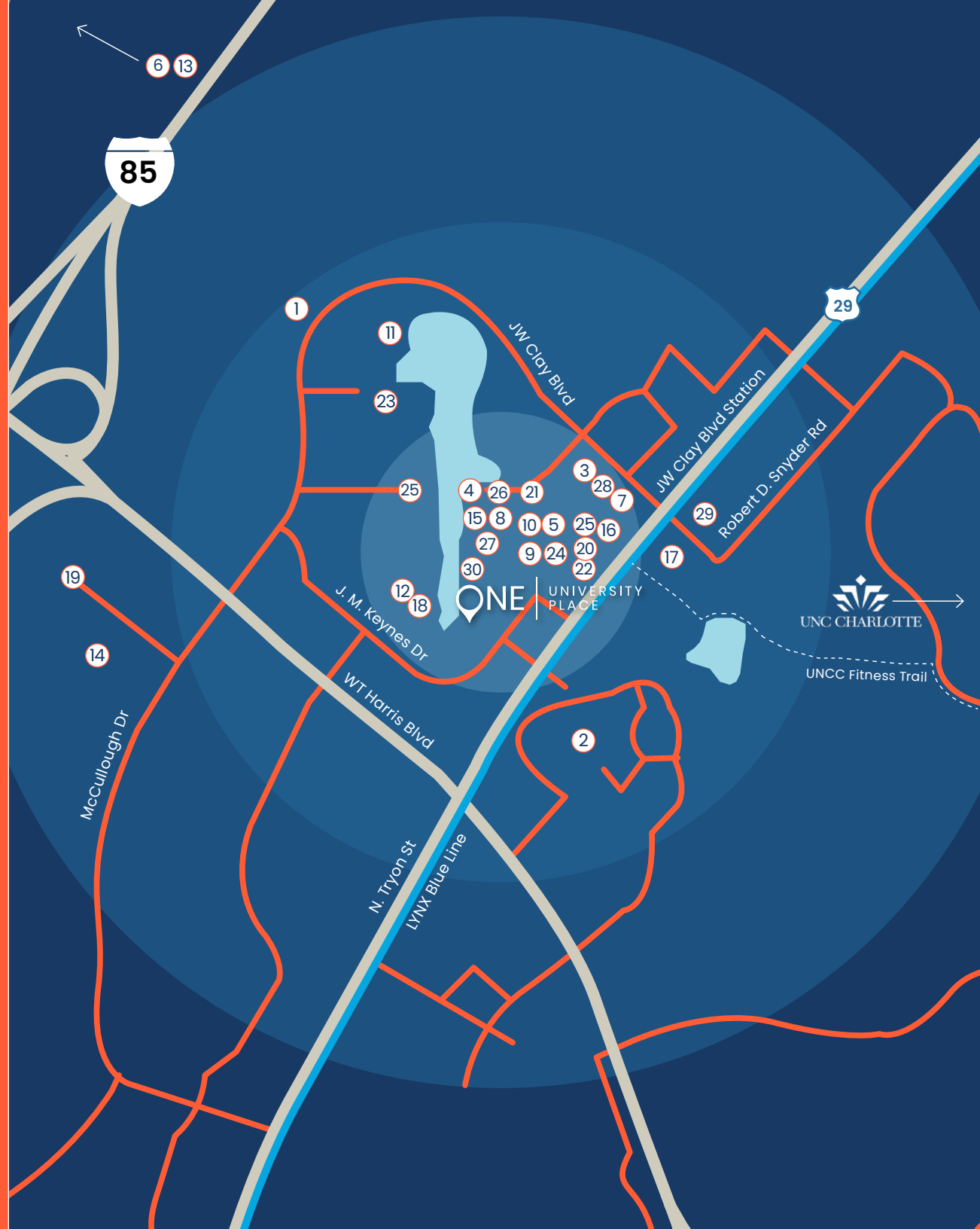


## NEARBY

1. Armored Cow Brewing
2. Atrium Health University City
3. Blaze Pizza
4. Boardwalk Billy's
5. Cava
6. Charlotte Mecklenburg Library
7. City BBQ
8. Crafty Crab
9. Dave's Hot Chicken
10. Dunkin' Donuts
11. EB Arrow
12. Edgewater Bar & Grille
13. Escent Research Park
14. Fairfield Inn & Suites
15. Famous Toastery
16. Five Guys
17. Golden Owl Tavern
18. Hilton Charlotte University Place
19. Hyatt Place
20. Mezeh Mediterranean Grill
21. Ninety's Dessert Bar
22. Noodles and Company
23. NOVEL University Place
24. Piada Italian Street Food
25. The Pointe at University Place
26. The Wine Vault
27. The Shoppes at University Place  
(Over 40 shops, services and eateries)
28. Tropical Smoothie Cafe
29. UNC Charlotte Marriott Hotel
30. Zapata's Mexican Restaurant

Approx. 18 minutes to Uptown Charlotte

Approx. 20 minutes to Charlotte Douglas  
International Airport





# AN AXIS OF ACTION IN UNIVERSITY CITY

One University Place offers the power to build a presence in tandem with one of the fastest-growing areas in Charlotte. Here, a robust radius of Fortune 500 companies plus top talent are all accessible in one center. Convenient commuting options surrounded by dozens of retail and restaurant choices create a premier destination.





Charlotte's second-largest employment center and home to the University of North Carolina at Charlotte, University City is growing as both a major regional employment center and a diverse residential neighborhood.

- Employment base of 75,000 jobs, home to 23 Fortune 500 companies and two corporate headquarters (Wells Fargo and United Rentals)
- **UNCC PRODUCES 6,000 GRADUATES ANNUALLY, LED BY ENGINEERING, TECH AND HEALTH SCIENCES**
- \$250M in residential development
- 2,178 multifamily units delivered or in the pipeline



CHARLOTTE HAS  
MORE TECH ALUMNI  
FROM UNCC  
THAN ANY OTHER  
UNIVERSITY IN THE  
CAROLINAS.

\*SOURCE: EMSI PROFILE ANALYTICS, Q2 2019



# A PROMISE OF EXCELLENCE

As a principal driven, boutique private equity firm, we specialize in identifying and capitalizing on value-driven opportunities with a focus on assets ideally located within the New England and Mid Atlantic regions of the United States. Our seasoned team brings deep expertise to every deal, focusing on personalized, asset-centric solutions. We prioritize trust, transparency, and integrity, tailoring our approach to meet our value-creation objectives. Through meticulous market research, analysis, and proactive asset management, we permanently aim to consistently outperform expectations, maximizing returns while minimizing risks. MGMT-ETC, Corp. is headquartered in Lake Wylie, SC with a satellite office in Falmouth, MA.

For leasing information, contact:

## TRINITY PARTNERS

**John Hannon**

[jhannon@trinity-partners.com](mailto:jhannon@trinity-partners.com)  
704.813.7252

**Jennifer Kurz**

[jtk@trinity-partners.com](mailto:jtk@trinity-partners.com)  
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[OUPOFFICE.COM](http://OUPOFFICE.COM)