



# WELCOME TO CAMP NORTH END

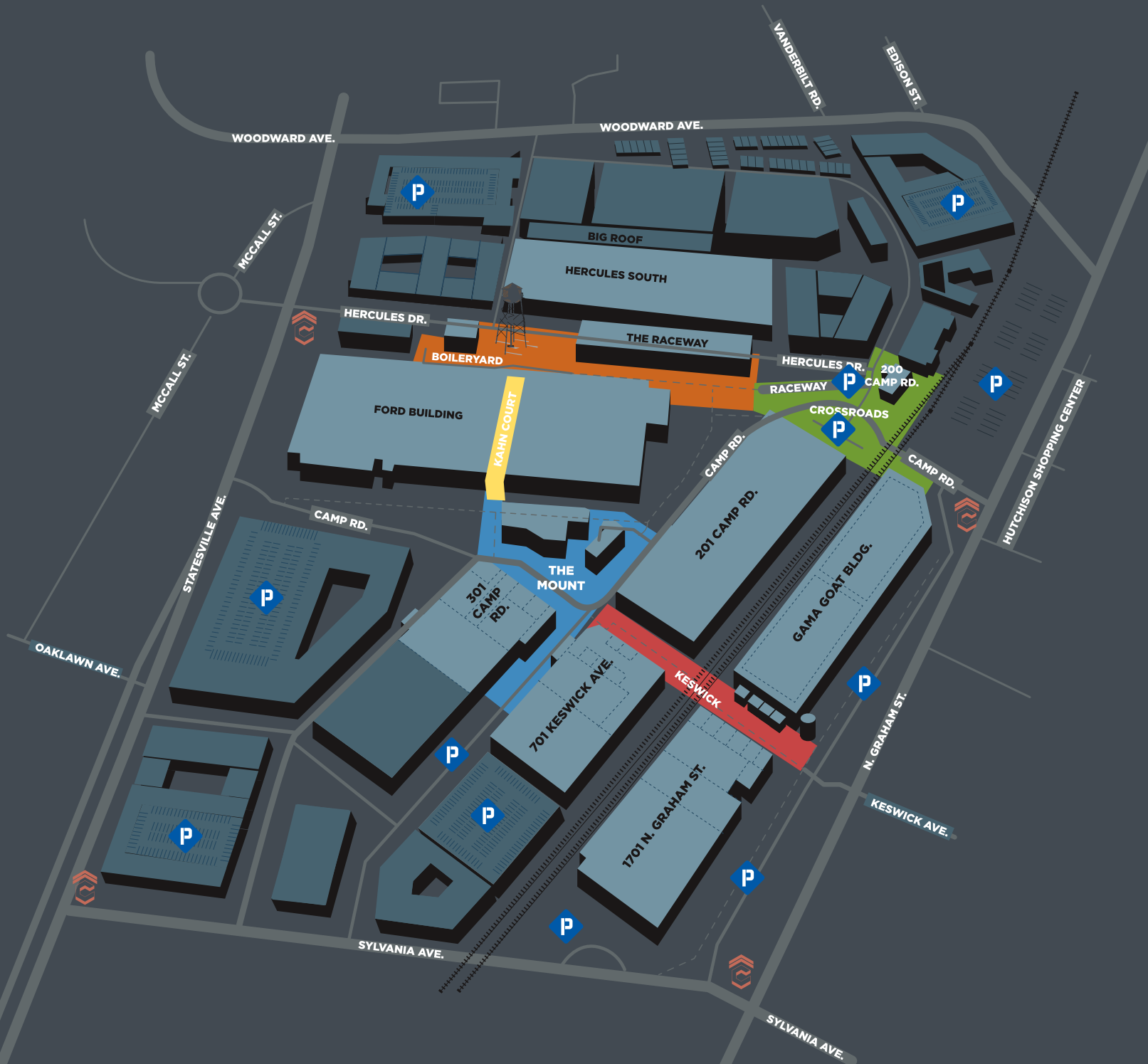
Charlotte's hub for creativity and innovation, where historic factories anchor a dynamic, 76-acre urban redevelopment one mile from center city.

[www.camp.nc](http://www.camp.nc)



# THE SITE

Camp North End is a 76-acre urban campus built around historic buildings. These soaring spaces have been upfitted to meet today's business needs and set the stage for unlimited opportunity for our tenants' future growth.



- » 1.8 M SF of office and retail space to accommodate up to 10,000 workers
- » 1,500 parking spaces available today
- » 202 multi-family units planned for summer 2023
- » 3 M SF of additional planned development
- » Over 20 retailers and restaurants

# DEVELOPMENT PLAN



## PHASE ONE

56% leased  
96,702 SF available (office)

## PHASE TWO

701 Keswick Ave  
38,000 SF (retail)  
201 Camp Rd  
115,000 SF (office)  
200 Camp Rd  
3,200 SF (retail)  
Multifamily #1  
Parking Garage #1

## PHASE THREE (Delivering 2023)

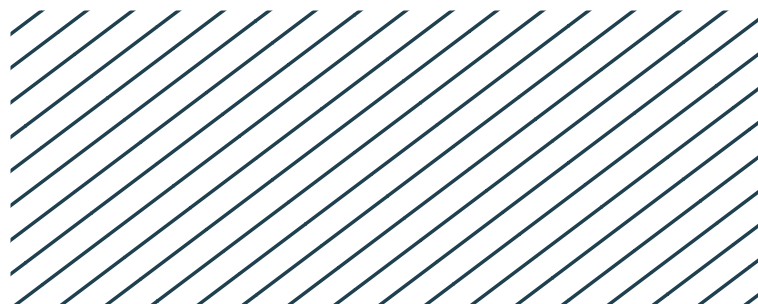
Ford Building  
280,000 SF  
Multifamily #2  
Parking Garage #2

## PHASE FOUR

(Delivering 2025)  
Hercules South & Big Roof  
230,000 SF  
Multifamily #3

## FUTURE PHASES

Nearly 1,000,000 SF of additional  
office, retail, and multifamily





# THE DESIGN

Discover and connect in an environment where people and productivity thrive; an inclusive, supportive creative community that allows for a constant flow of ideas and collaboration.

Every aspect is focused on intentional design and community-building to support happiness, health, and creativity

Historic wooden trusses, massive steel beams, exposed brick, and bright expansive windows frame inspirational workspaces

Programming and events to spark ideas and friendships

Abundant public art that is both unexpected and inspiring

One of the first four Fitwel Community certified developments in North America





# THE COMMUNITY

**ATTRACT AND INSPIRE TOP TALENT, IMMERSSED IN A CREATIVE ATMOSPHERE OF DIVERSE TENANTS.**

Here, startups, artists, and Fortune 500 companies push boundaries and scale new ideas. Renowned chefs, trendsetting retail, and lively cultural festivals foster community and engagement across the campus.

The combined result is an inclusive, supportive creative ethnology that allows for a constant flow of ideas and collaborations.



“Camp North End is one of the few spaces I see in Charlotte that took effort to make the space very diverse. You have different people, different ethnicities, different jobs. You have this little community of people that we’re building...I’m excited about it, and the space is beautiful.”

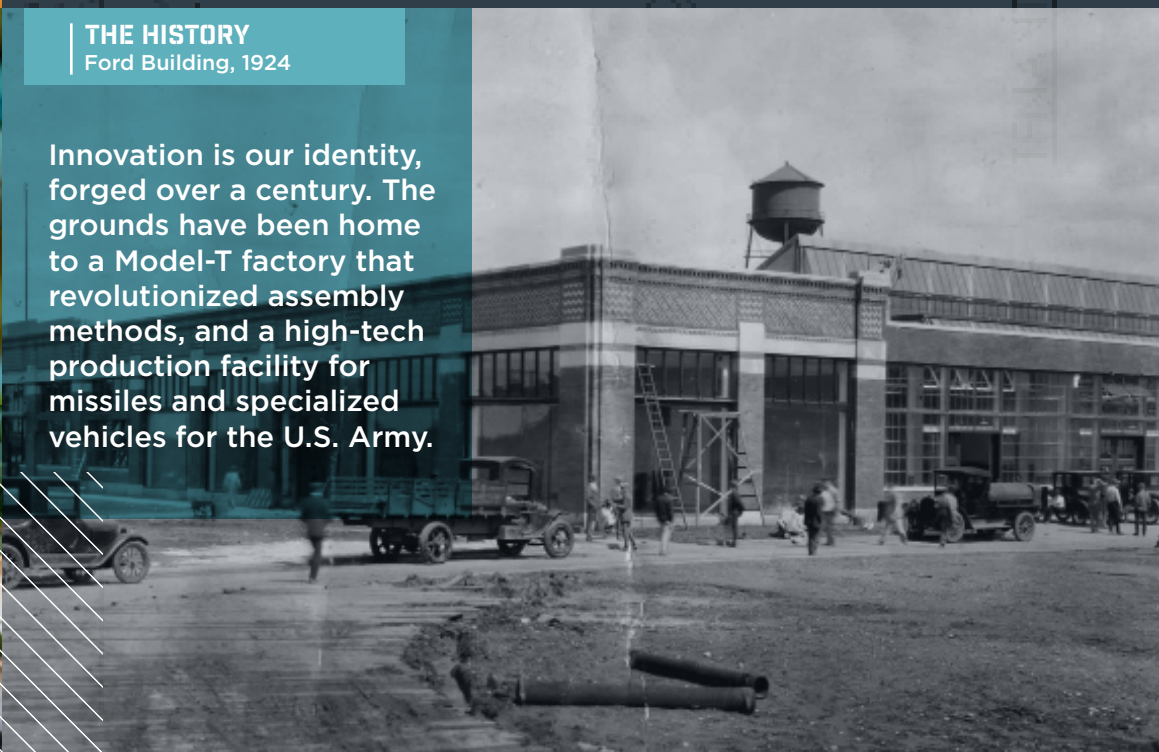
**- SUBRINA COLLIER**

*co-owner of Leah & Louise restaurant*

## THE HISTORY

Ford Building, 1924

Innovation is our identity, forged over a century. The grounds have been home to a Model-T factory that revolutionized assembly methods, and a high-tech production facility for missiles and specialized vehicles for the U.S. Army.



# HEALTH & WELLNESS



*"We believe people do their best work when happy, healthy and inspired. We take seriously the responsibility to provide a space that unlocks their potential and facilitates healthy and inspired lifestyles, which is both good for them and the success of their employers."*

**- DAMON HEMMERDINGER**

*co-president of ATCO Properties & Management*



**Covered pathways for walking meetings**



**Daily fitness classes and life coaching**



**Cultivated gardens and native landscapes**



**250+ community events per year**



**Weekday farmers market**



**100+ outdoor seating nooks**



**50+ murals & sculptures**



**76 acres of room to roam**



**2-Star Fitwel Design Certification**



## AN EVOLVED WORKSPACE

### OUTDOOR PATIOS

Serve as a great gathering space

### FRESH AIR INSIDE AND OUT

Our filtration system provides 33% more fresh air than typical high-rise buildings

### SELF-CONTAINED SUITES

Provides tenant control of HVAC & restrooms

### WALK THE LOOP

1/4 mile covered outdoor loop for walking meetings and workday breaks

### DIRECT ACCESS

No elevators or shared lobbies

### MULTIPLE ENTRANCES

Easy access and exit for employees, clients, and guests



# THE LOCATION

CLARKE COUNTY



**CENTRALLY  
LOCATED AND  
EASILY ACCESSIBLE  
FROM ALL OVER  
CHARLOTTE.**

- 2 min - CBD
- 2 min - I-277
- 3 min - I-77
- 3 min - I-85
- 5 min - NoDa
- 6 min - Parkwood LYNX Blue Line Station
- 6 min - Trade and Tryon
- 8 min - South End
- 8 min - Plaza Midwood
- 14 min - Charlotte Douglass Airport



# OWNERSHIP



## ABOUT ATCO

For close to one hundred years, family-owned and operated real estate operating company ATCO has developed, managed and owned a diverse real estate portfolio, primarily in and around New York City. As its 4th generation of leaders defines its legacy—to develop properties that will meaningfully contribute to the next great American cities—Camp North End represents the firm’s first signature project outside of NYC. With an investment focus on retail, office, and mixed-use properties, the dynamic and experienced ATCO management team is concentrating its passion for placemaking and community building on these 76 acres in Charlotte, NC. Helmed by a seasoned, on-site Dream Team, Camp North End is being built with an impossible amount of pride and experience, creativity and innovation, vision and heart.



## ABOUT SHORENSTEIN

Shorenstein, a joint venture partner in the five large adaptive-reuse projects at Camp North End, is one of the country’s oldest and most respected real estate organizations active nationally in the ownership and management of high-quality office and residential properties. Due to its success over many years and multiple real estate cycles, Shorenstein has established its reputation as a creative and knowledgeable investor. Privately owned and headquartered in San Francisco, the company’s current portfolio totals 23 million square feet in 16 markets, with a gross value of \$9 billion.



# FOR LEASING INFORMATION CONTACT:

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