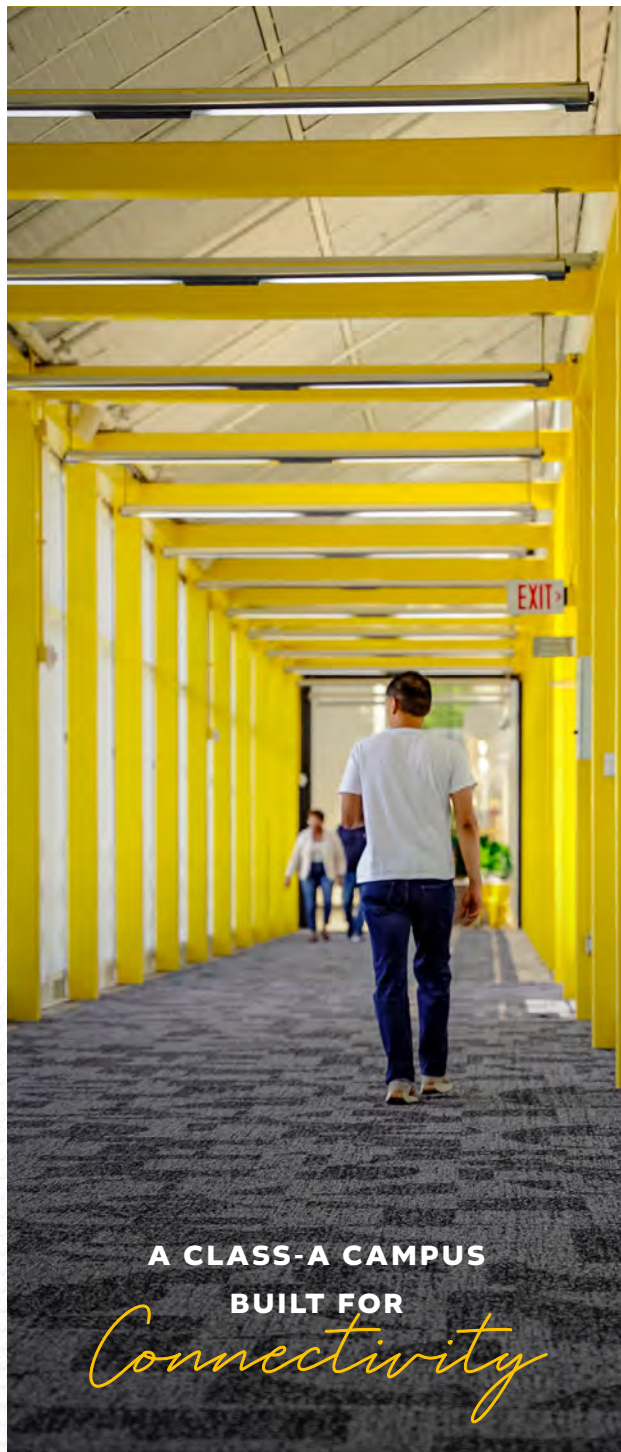


WAKEFIELD



INNOVATION

■ P ■ A ■ R ■ K ■



A CLASS-A CAMPUS
BUILT FOR

Connectivity

7201 - 8505 IBM DRIVE, CHARLOTTE, NC



sparkling
CONNECTIONS
fueling
INNOVATION



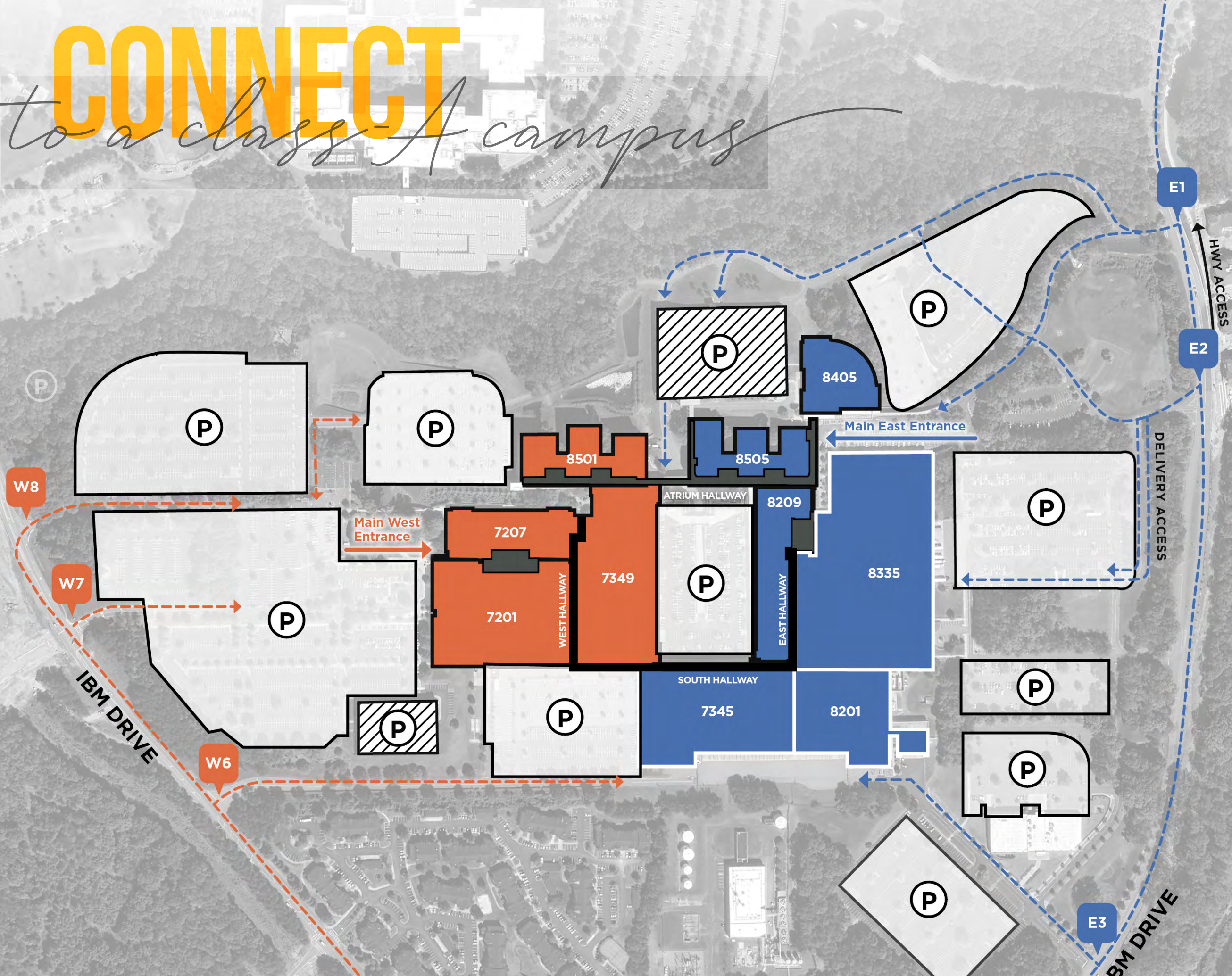
WELCOME TO THE NEXT GENERATION OF INNOVATION PARK, WHERE CONNECTIVITY, WELLNESS AND COLLABORATION UNITE TO INSPIRE THE NEW WAVE OF GROUNDBREAKING IDEAS.

- 200-acre, 1.77 million RSF campus
- Class A office, industrial, and R&D space
- Easy access to all three major highways: I-85, I-485, I-77
- Home to several Fortune 500 companies
- Extensive amenities base – food, fitness, services, conference space and more
- Access to curated programs, weekly events, and special discounts



CONNECT

to a class-A campus



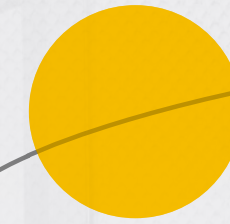
INNOVATION PARK OFFERS UNRIVALED ACCESSIBILITY WITH ITS PRIME LOCATION NEAR MAJOR REGIONAL HIGHWAYS AND ADJACENCY TO THE JW CLAY AND MCCULLOUGH STATIONS OF THE LYNX BLUE LINE LIGHT RAIL. PRIORITIZING EASE OF ACCESS, OUR TENANTS CAN RELISH LEISURELY STROLLS ALONG THE SCENIC RAIL TRAIL, AND WE PROVIDE HASSLE-FREE BIKE PARKING FOR THEIR CONVENIENCE.

- INNOVATION PARK EAST
- INNOVATION PARK WEST
- EAST OFFICES (8505, 8405 & 8209)
- WEST OFFICES (8501, 7207, 7201 & 7349)
- INDUSTRIAL (8335, 8201 & 7345)
- PARKING LOT
- PARKING GARAGE
- WEST ENTRANCES
- EAST ENTRANCES



CONNECT

to a new work-life balance

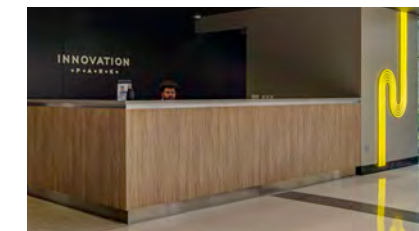


DESIGNED FOR THOSE WHO FULLY EMBRACE WORK, WELLNESS AND PLAY, INNOVATION PARK COMBINES COLLABORATION WITH CONNECTIVITY THROUGH AN EXCEPTIONAL HOST OF ON-SITE AMENITIES, HEALTH-FOCUSED SERVICES AND INDOOR/OUTDOOR SPACES THAT PRIORITIZE YOUR LIFESTYLE.

- 2 free fitness centers
- Conference center accommodates up to 150 people
- 9-hole disc golf course
- Outdoor basketball court
- Walking trails
- Several outdoor lounges with seating, tables, and umbrellas
- Free on-campus bike rentals
- 10 electric car chargers in various lots throughout the campus
- Innovation Health – Holistic Chiropractors, functional medicine, and non-surgical spinal decompression

OFFERING THE PERFECT COMBINATION OF CONVENIENCE AND CONNECTION, INNOVATION PARK FOSTERS A PRODUCTIVITY-FOCUSED COMMUNITY THAT SIMPLIFIES YOUR LIFE FOR A SEAMLESS DAY ON AND OFF THE CLOCK.

- Dry cleaning drop-off service
- Car detailing on-site
- ATM's
- Sundry Shop
- On-site market
- Bun Appetit – Locally owned Coffee/Breakfast operator open Tuesday-Thursday from 6:30-11 am
- Food trucks – Monday-Thursday during lunch hours
- Jersey Mike's – Tuesday-Thursday during lunch hour



CONNECT

to exclusive amenities

WITH AN EXCLUSIVE AMENITIES PROGRAM OFFERED TO ALL TENANTS AND EMPLOYEES, INNOVATION PARK IS DESIGNED TO SUPPORT THE PERSONAL WELL-BEING OF THE CAMPUS COMMUNITY THROUGH CURATED PROGRAMS, WEEKLY EVENTS AND SPECIAL DISCOUNTS. TAKE PART IN INITIATIVES THAT AIM AT SUPPORTING THE LOCAL COMMUNITY THROUGH A VARIETY OF FUNDRAISING EFFORTS AND CHARITABLE EVENTS.

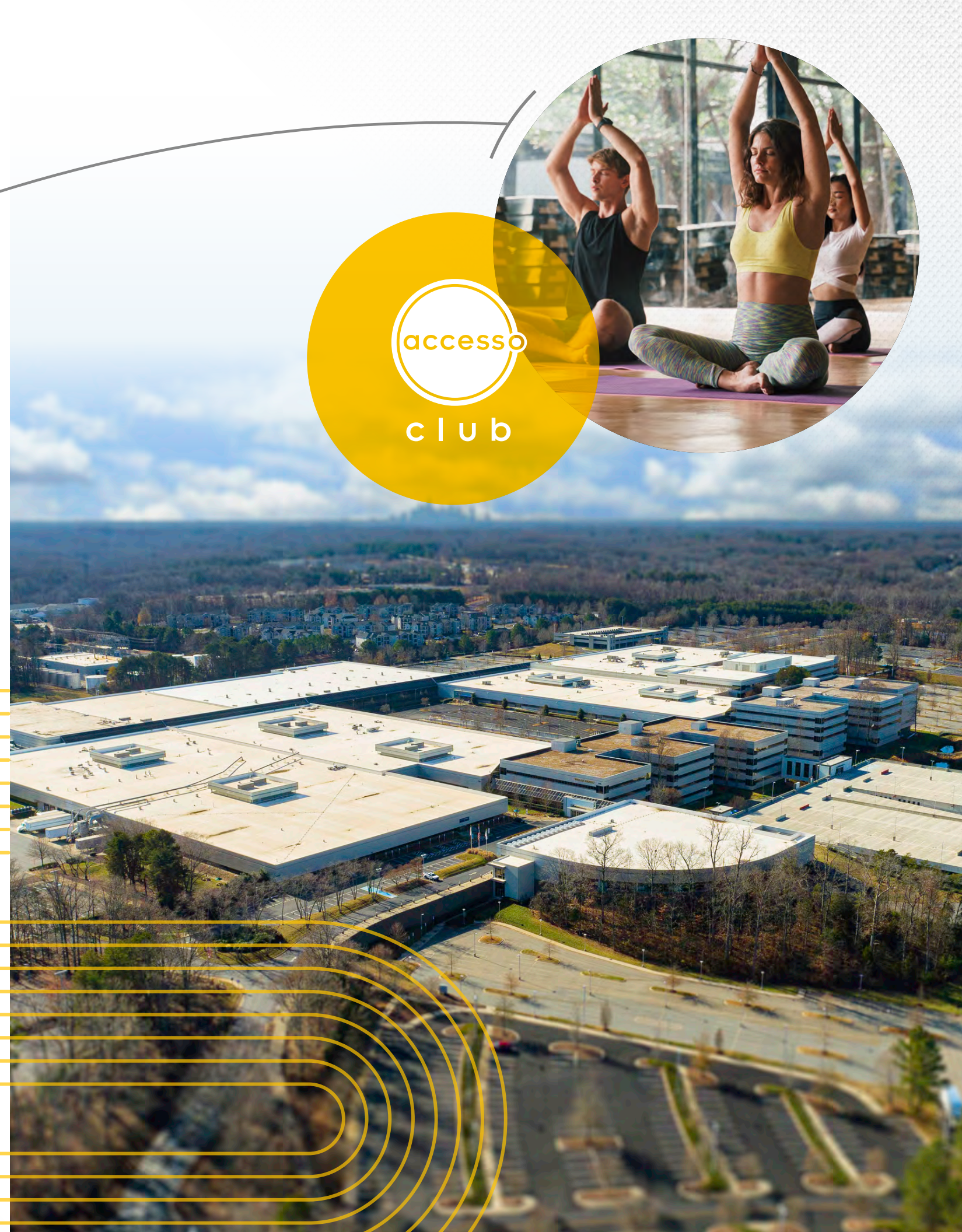
HEALTH AND WELLNESS EVENTS

LUNCH & LEARN SEMINARS

FITNESS, MEDITATION AND YOGA CLASSES

ENVIRONMENT AND SUSTAINABILITY EVENTS

DISCOUNTS ON EVENTS AROUND THE CITY



CONNECT

to a seamless routine

INNOVATION PARK IS A CENTRALIZED HUB PACKED WITH EVERYTHING YOU NEED IN ONE LOCATION THAT FOSTERS A TRUE WORK-LIFE COMMUNITY – FROM GRABBING YOUR MORNING CUP OF COFFEE TO TAKING YOUR AFTERNOON WALKING MEETINGS TO HAPPY HOUR EVENTS, AND EVERYTHING IN BETWEEN.

8:30 AM

Start your day by grabbing a cup of java from Bun Appetit, our locally owned coffee/breakfast spot



9:30 AM

Time for some business! Connect with colleagues near and far at one of our two conference centers, big enough for a crowd of up to 150



12:00 PM

Sweat it out at our free fitness centers or step up your game at our epic 9-hole disc golf course to break up the day



12:45 PM

Chow down on some tasty eats from our food trucks, serving up deliciousness Tuesday to Thursday during lunchtime, or grab some healthy snacks at our on-site market



3:00 PM

Get away from the desk and brainstorm with coworkers at one of Innovation Park's tenant indoor/outdoor lounges with comfy seating, tables, and umbrellas



4:30 PM

Dive into a personal health-focused workshop or seminar that include chiropractic care, mental health therapy, fitness coaching and more



5:00 PM

Buzz on over to our on-site beehives for a special event hosted by Bee Downtown and learn all about the fascinating world of bees and their crucial role in our ecosystem.



DAY IN THE LIFE AT INNOVATION PARK

NORTH CAROLINA

RANKED AMERICA'S "TOP STATE FOR BUSINESS" TWO YEARS IN A ROW BY CNBC AND THE #1 IN THE NATION FOR LOWEST STATE AND LOCAL TAX BURDEN, NORTH CAROLINA IS QUICKLY BECOMING A HOME FOR COMPANIES ACROSS ALL INDUSTRIES.

Access to a deep talent pipeline, top-tier research universities, training and scientific infrastructure, and low cost of doing business all help fuel an innovative business environment and help make North Carolina the right place for growing companies.

#1 RANKED STATE FOR BUSINESS COMPETITIVENESS

#1 WORKFORCE IN AMERICA

#2 STRONGEST ECONOMY

#6 STRONGEST TECH & INNOVATION MARKET

#7 STATE FOR EDUCATION

#10 MOST BUSINESS-FRIENDLY STATE IN THE U.S.

*BASED ON CNBC'S AMERICA'S TOP STATES FOR BUSINESS 2023

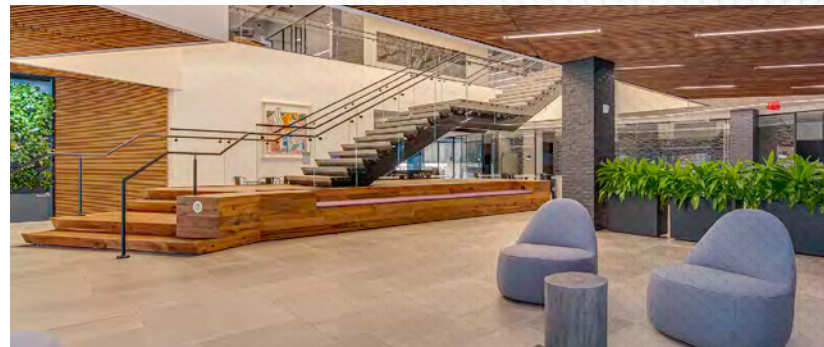


CONNECT *to premier business opportunities*



INNOVATION

■ P ■ A ■ R ■ K ■



FOR LEASING INFORMATION CONTACT:

OFFICE

JORDAN WILLIAMS

Director

704-916-7149

jordan.t.williams@cushwake.com

INDUSTRIAL

FERMIN DEOCA

Managing Director

704-335-7149

fermin.deoca@cushwake.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-CENTRAL-12/2/24