

801 E. Arrowood Road,
Charlotte NC

ARROWOODSOUTH



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CUSHMAN &
WAKEFIELD

BUILDING OVERVIEW

- > 114,469 SF of Creative Office Space
- > 7.1 per 1,000 SF Parking (807 Spaces)
- > 11.35 Acre Site
- > Avg. Clear Height: 18 Feet
- > Zoning TOD-CC
- > Power: 200 AMPS Service





**INTERIOR
WINDOW LINE**

LOCATION OVERVIEW

ArrowwoodSouth is well-positioned off of Arrowood Rd and South Blvd, within walking distance to the LYNX Blue Line station and just 2 miles from I-77. This Irreplaceable location provides access to major thoroughfares and public transportation that connects employees to Charlotte's most desired housing, retail, and restaurants.

- > Centrally located for the expansive Charlotte area labor base
- > Proximity to LYNX Blue Line and CATS bus stops offers employees cost and energy efficient travel options
- > Signalized intersection with easy ingress and egress access to the Building
- > Less than 4 minutes to I-77 and 6 minutes to I-485

DRIVE TIME TO...

Light Rail Stations > 1 minute

I-77 > 4 minutes

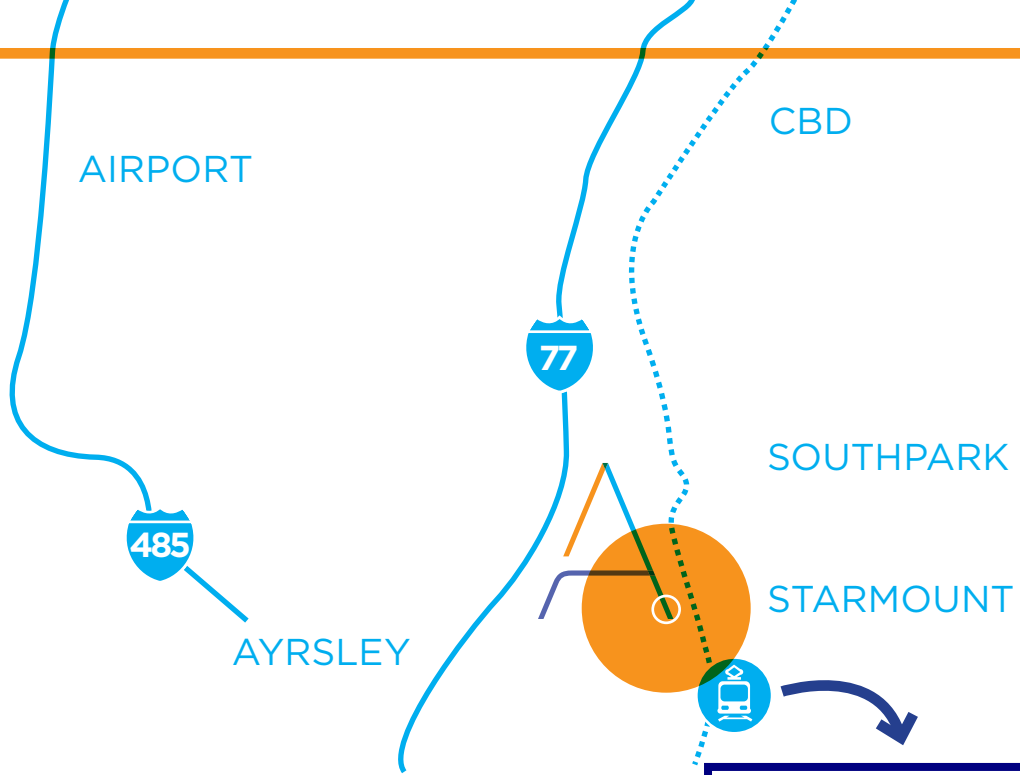
I-485 > 6 minutes

SouthPark > 9 minutes

Ballantyne > 10 minutes

Charlotte Douglas Airport > 11 minutes

Charlotte CBD > 13 minutes



5 MINUTE WALK TO
ARROWOOD LIGHT
RAIL STATION



WITHIN 5 MILES

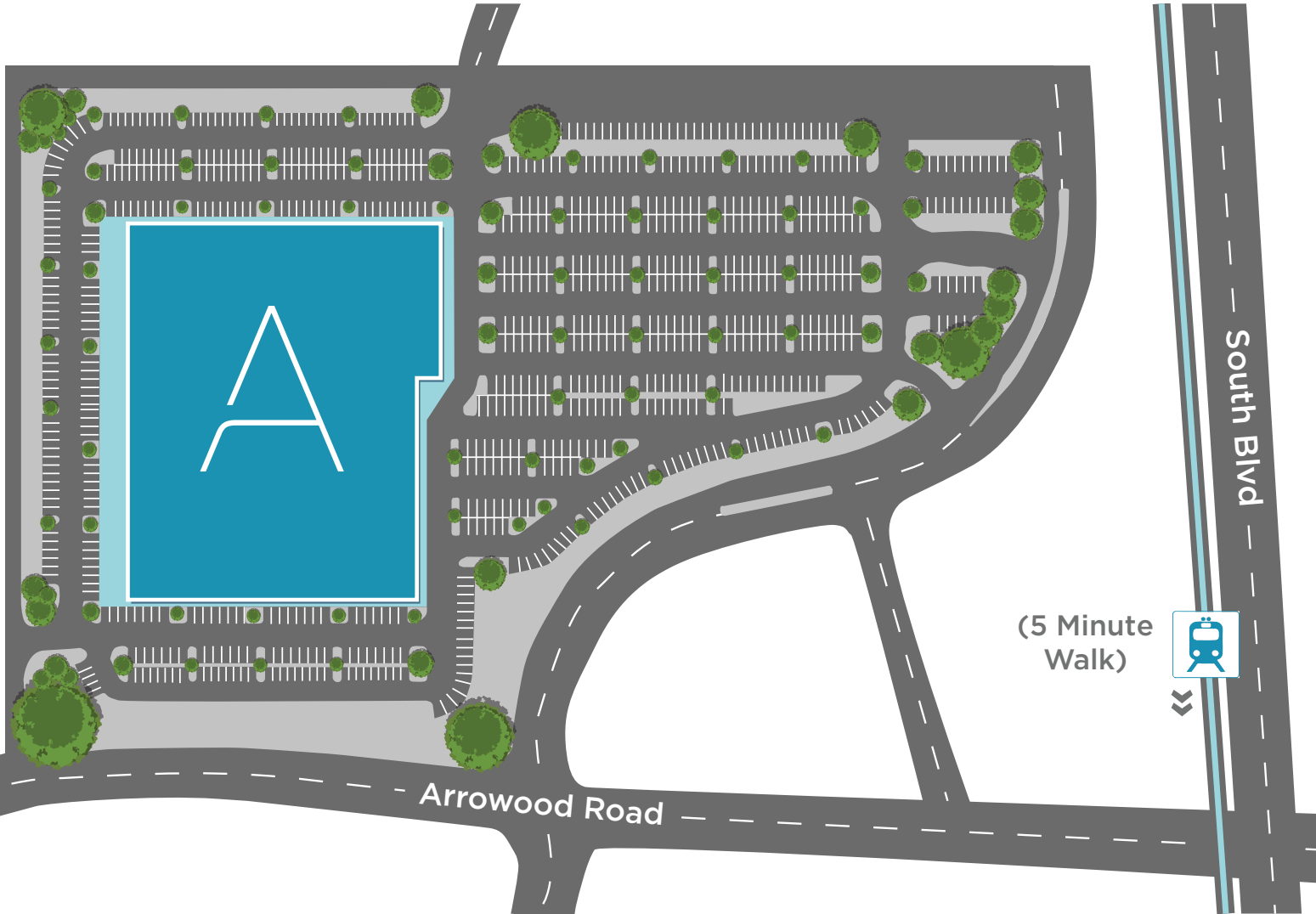
23 / HOTELS

16 / RESTAURANTS

07 / BANKS

02 / GROCERY STORES

SITE OVERVIEW



**7.1 PER
1,000 SF
807 SPACES**
ABOVE MARKET
PARKING RATIO



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