

DAVID TAYLOR CORPORATE CENTER



10101 DAVID TAYLOR DRIVE

CHARLOTTE, NC

THREE-STORY CLASS A
OFFICE BUILDING IN THE
UNIVERSITY SUBMARKET

147,148 SF AVAILABLE



PROPERTY HIGHLIGHTS



±19,192 - 147,148 SF
Class A Office Space
Available



Located in
University
Research Park



Ample Parking
(5.5:1,000 SF)



New Double Glass
Door Entries &
New Elevator Cabs



575
Workstations



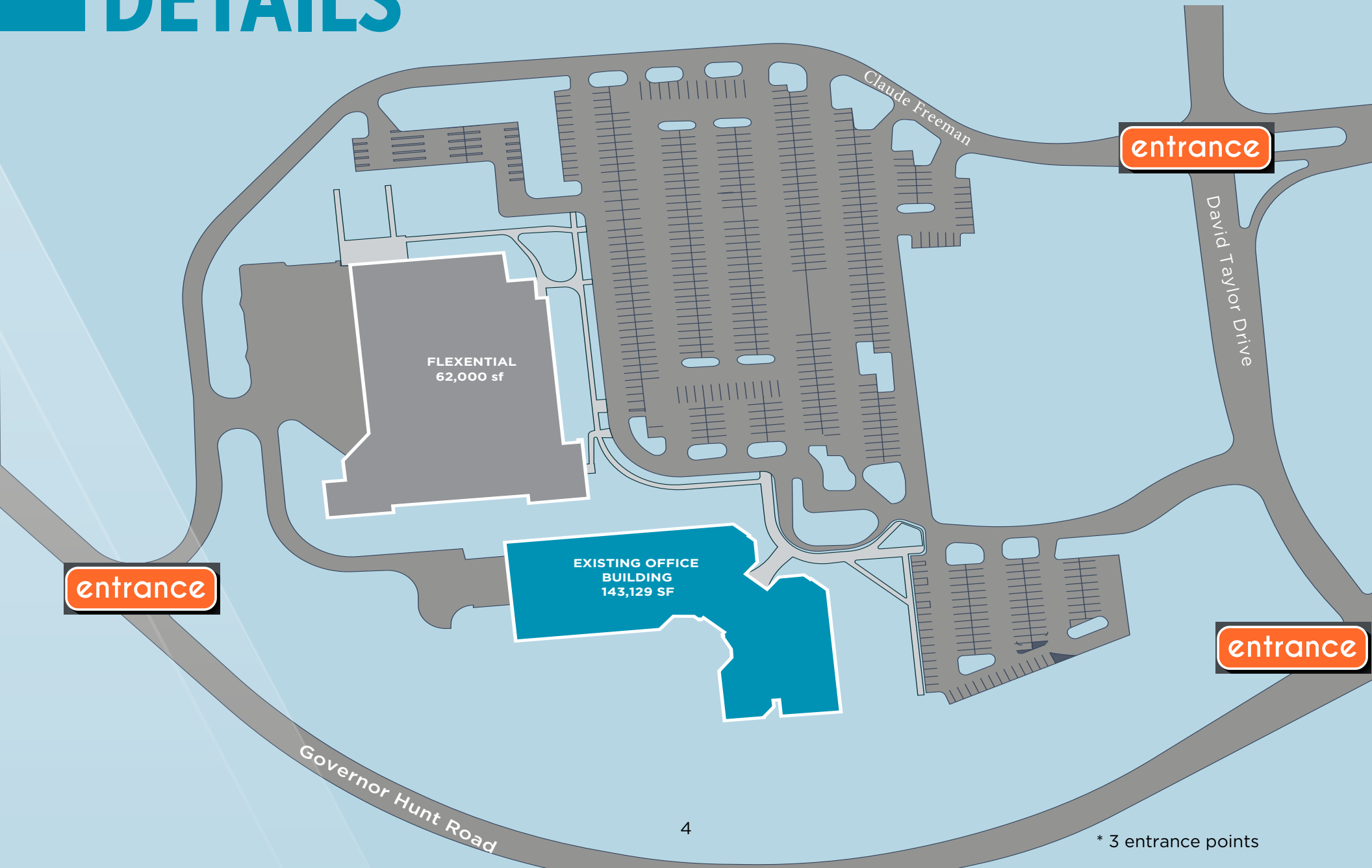
Land for Additional
±90,000 SF Building

IDEALLY LOCATED IN CHARLOTTE'S PREMIER BUSINESS & INNOVATION HUB – UNIVERSITY RESEARCH PARK

- Superb access to I-85 and I-485, and just 15 minutes to I-77.
- Accessible to the Lynx blue line light rail extension.
- Adjacent to 23 Fortune 500 Companies, 430 retail locations, and more than 30 retail centers.
- Close proximity to UNC Charlotte and PNC Music Pavilion.
- Escape into nature with 3 neighboring greenways – Toby Creek, Mallard Creek and Clark's Creek, totaling 12 miles of bike-friendly trails; or visit the 2 nearby nature preserves – Reedy Creek and Ribbonwalk.



PROPERTY DETAILS





Total SF	±147,148
Site Size	±16.9 Acres
Years Built/Renovated	1985 / 2007, 2014, 2017-2018
Parking Spaces	790
Stories	3
Generators	One (1) 1,000 kW Kato Light generator with one (1) 5,000 gallon fuel tank and one 1,000 kW Kohler generator with a 2,000 gallon fuel tank
Lobby Renovation	2020
New Elevator Cabs	2019



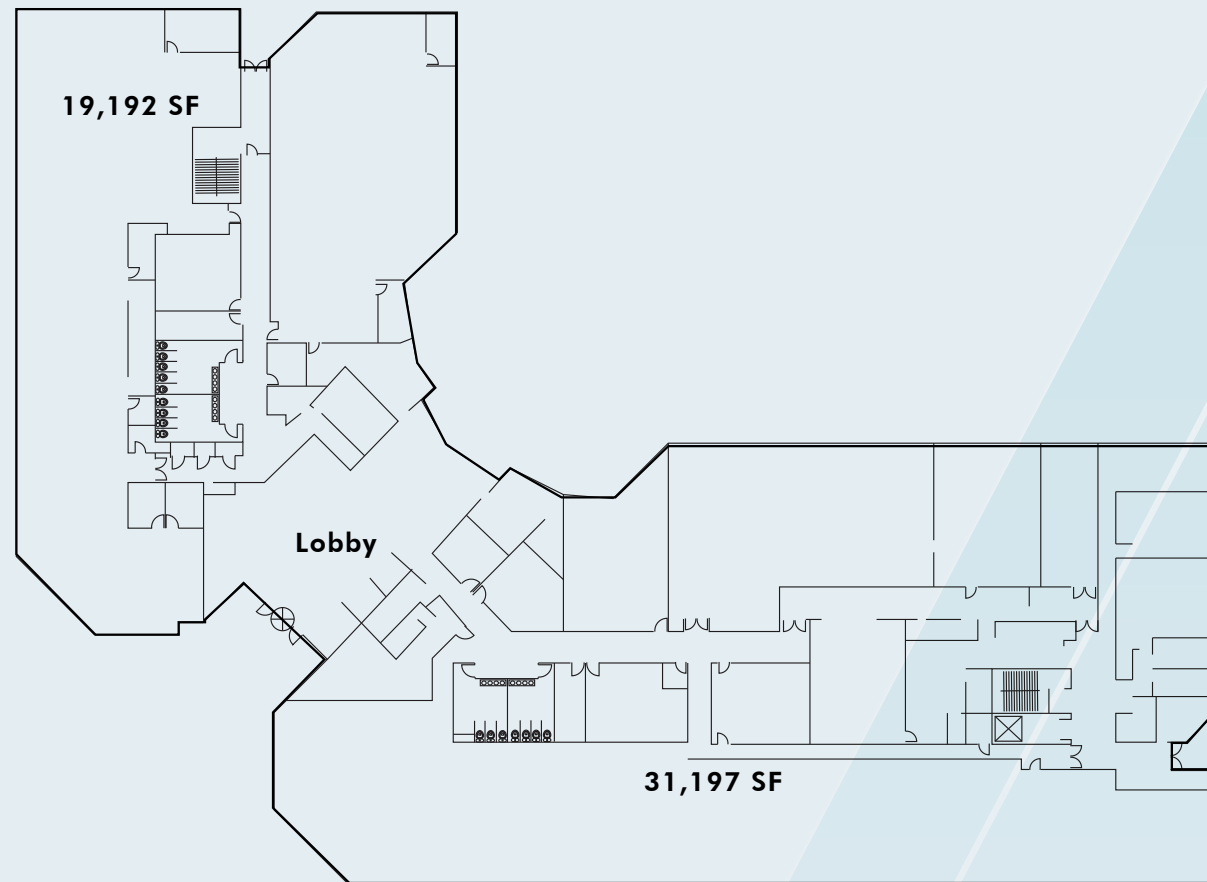
POTENTIAL NEW BUILDING



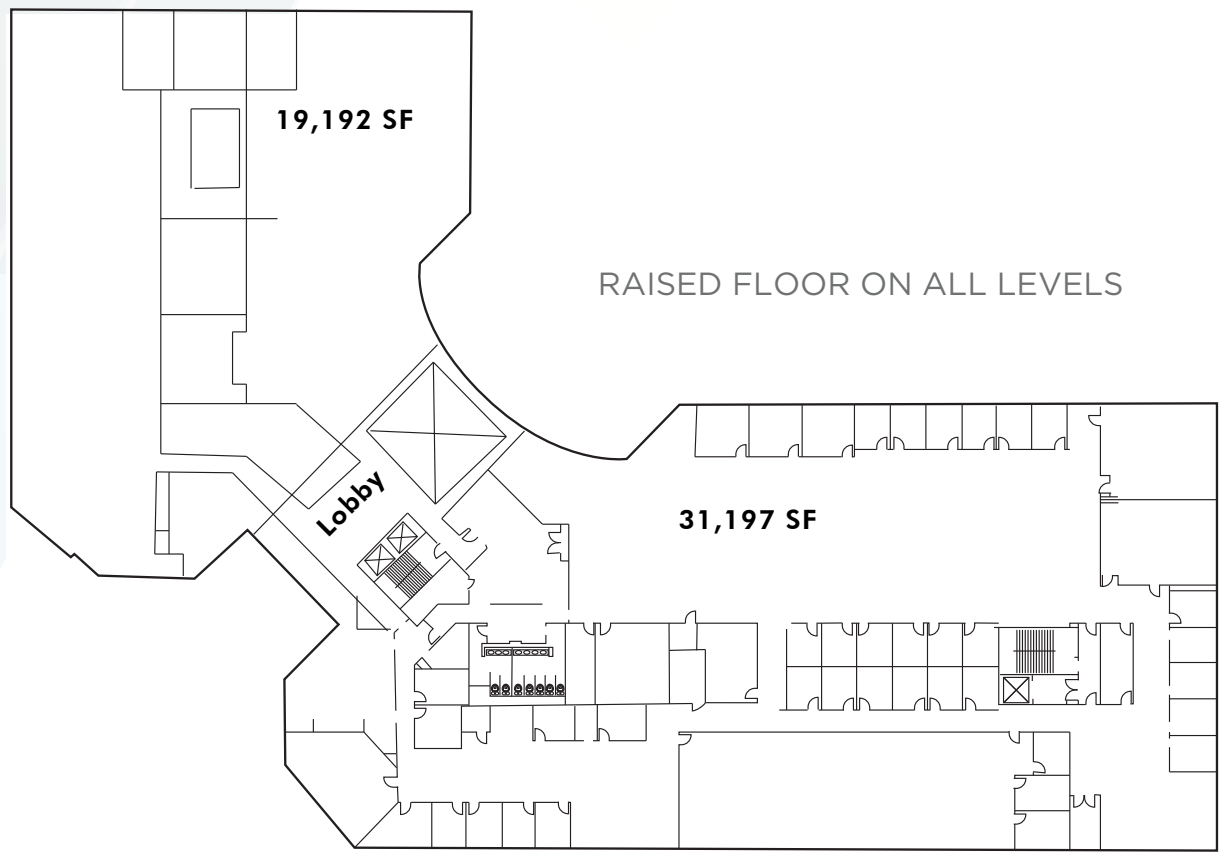


FLOOR PLANS & AVAILABILITIES

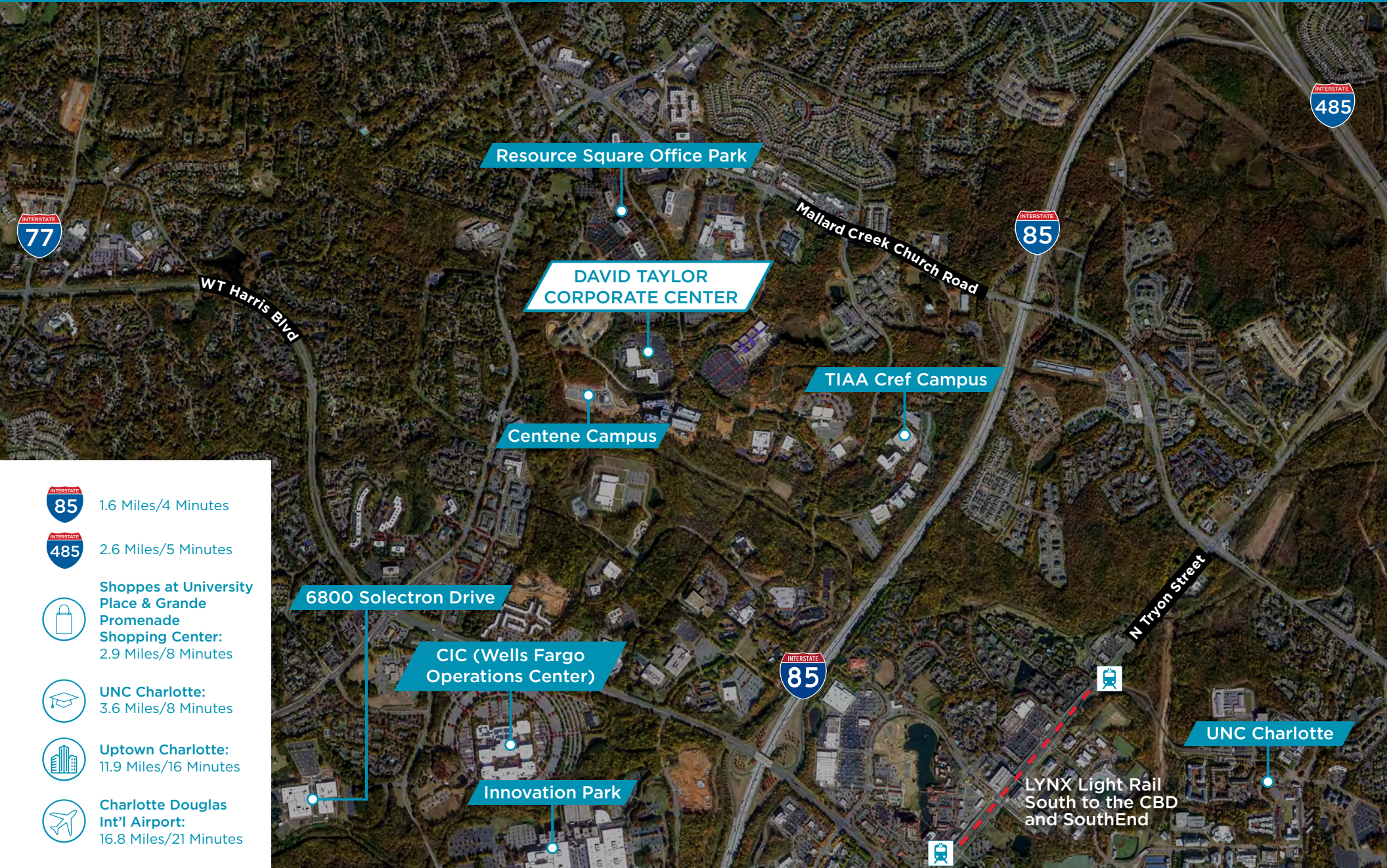
1ST FLOOR



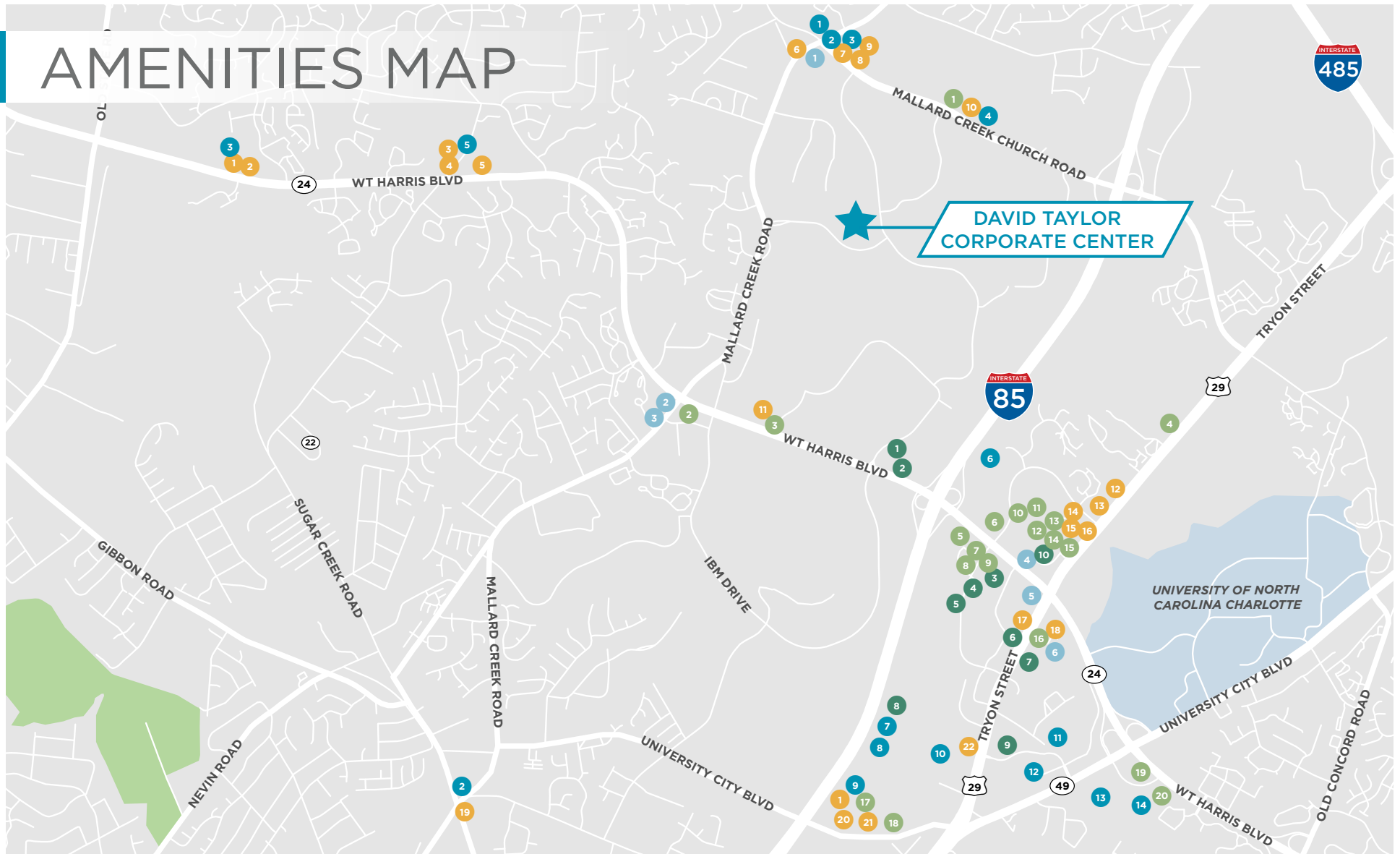
SECOND FLOOR



STRATEGICALLY LOCATED IN UNIVERSITY RESEARCH PARK



AMENITIES MAP



● FULL SERVICE DINING

1. Hickory Tavern
2. Longhorn Steakhouse
3. Red Robin
4. Flying Saucer
5. Cheddar's
6. Los Arcos
7. Chili's
8. Blacow Burger Sushi
9. TGI Friday's
10. Applebee's
11. FireWater
12. Crafty Crab
13. Boardwalk Billy's
14. Famous Toastery
15. City Barbeque
16. IHOP
17. Mi Pueblo
18. Outback Steakhouse
19. Don Pedro's
20. Kabuto Steakhouse

● FAST FOOD

1. Starbucks Coffee
2. Chick-Fil-A
3. Zaxby's
4. McDonald's
5. Wendy's
6. Jimmy John's
7. McAlister's Deli
8. Firehouse Subs
9. Jet's Pizza
10. Zoe's Kitchen
11. Salsarita's
12. Jersey Mike's
13. Panera Bread
14. Blaze Pizza
15. CAVA Grill
16. Five Guy's
17. Bojangle's
18. QDoba
19. Dunkin'
20. Chipotle
21. Culver's
22. Taco Bell

● RETAIL

1. CVS Pharmacy
2. Walgreens
3. Harris Teeter
4. Trader Joe's
5. Food Lion
6. Sam's Club
7. ULTA Beauty
8. Petsmart
9. IKEA
10. Walmart
11. Dollar Tree
12. The Home Depot
13. Target
14. Lowe's

● HOTELS

1. TownePlace Suites
2. SpringHill Suites
3. Courtyard by Marriott
4. Drury Inn & Suites
5. Home2Suites
6. Hampton Inn
7. Homewood Suites
8. Holiday Inn Express
9. Country Inn & Suites
10. Hilton University Place

● BANKS

1. Fifth Third Bank
2. Truist Bank
3. First Citizens Bank
4. Wells Fargo Bank
5. Bank of America
6. PNC Bank



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For More Information,
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