

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  
VIDEO

# PROPERTY HIGHLIGHTS



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



Ample Parking  
(5.5:1,000 SF)



575  
Workstations



Located in  
University  
Research Park



New Double Glass  
Door Entries &  
New Elevator Cabs



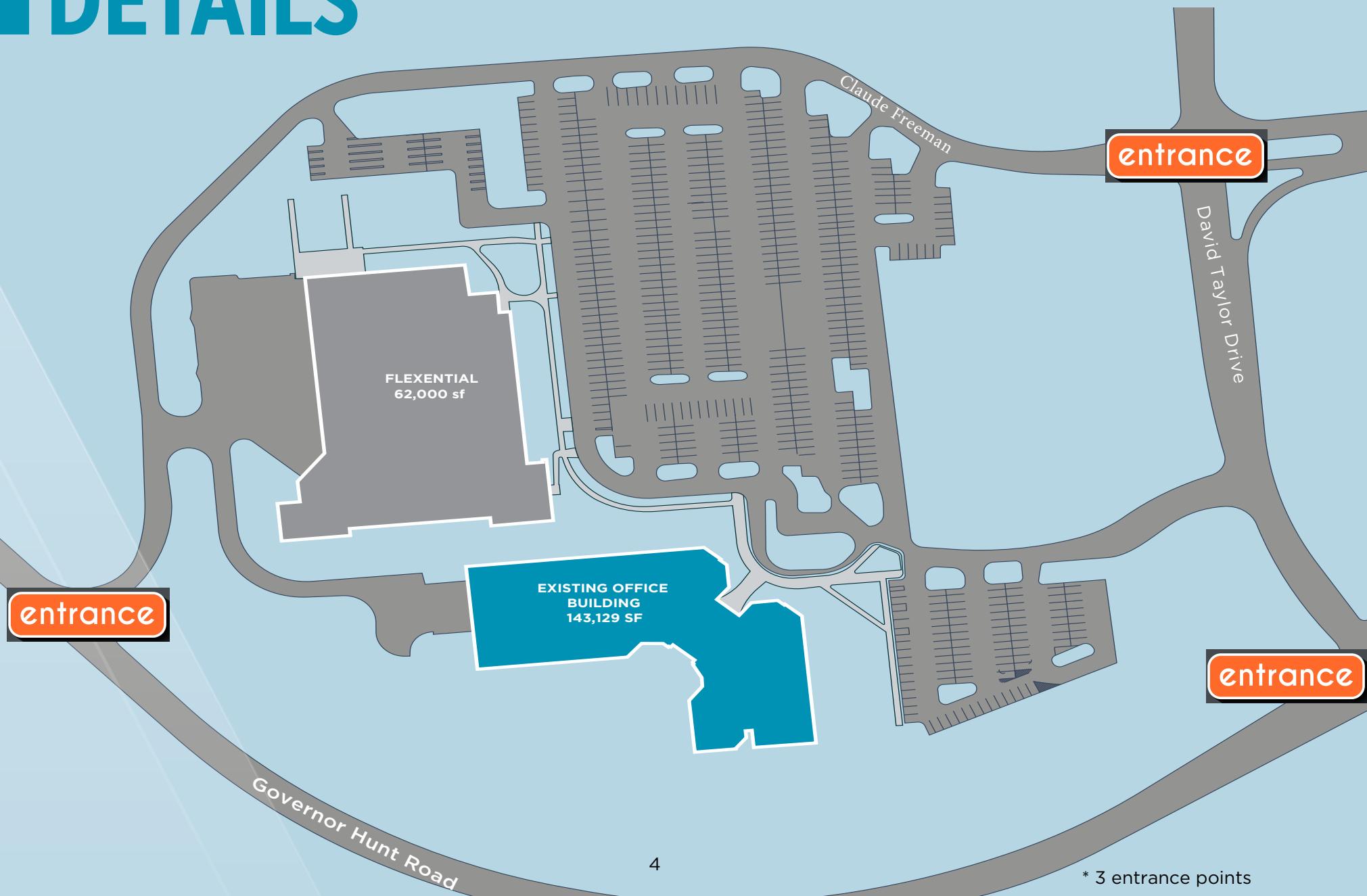
Land for Additional  
±90,000 SF Building

## 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.

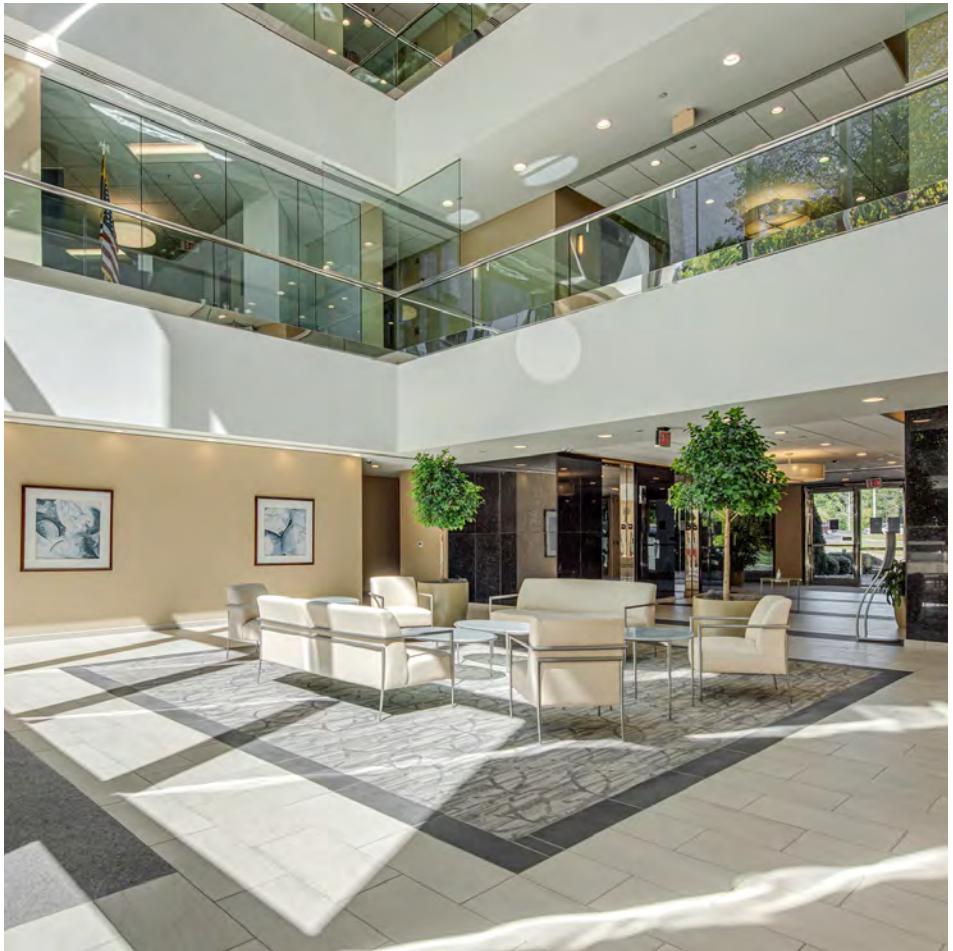


# PROPERTY DETAILS





|                       |   |
|-----------------------|---|
| 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  |



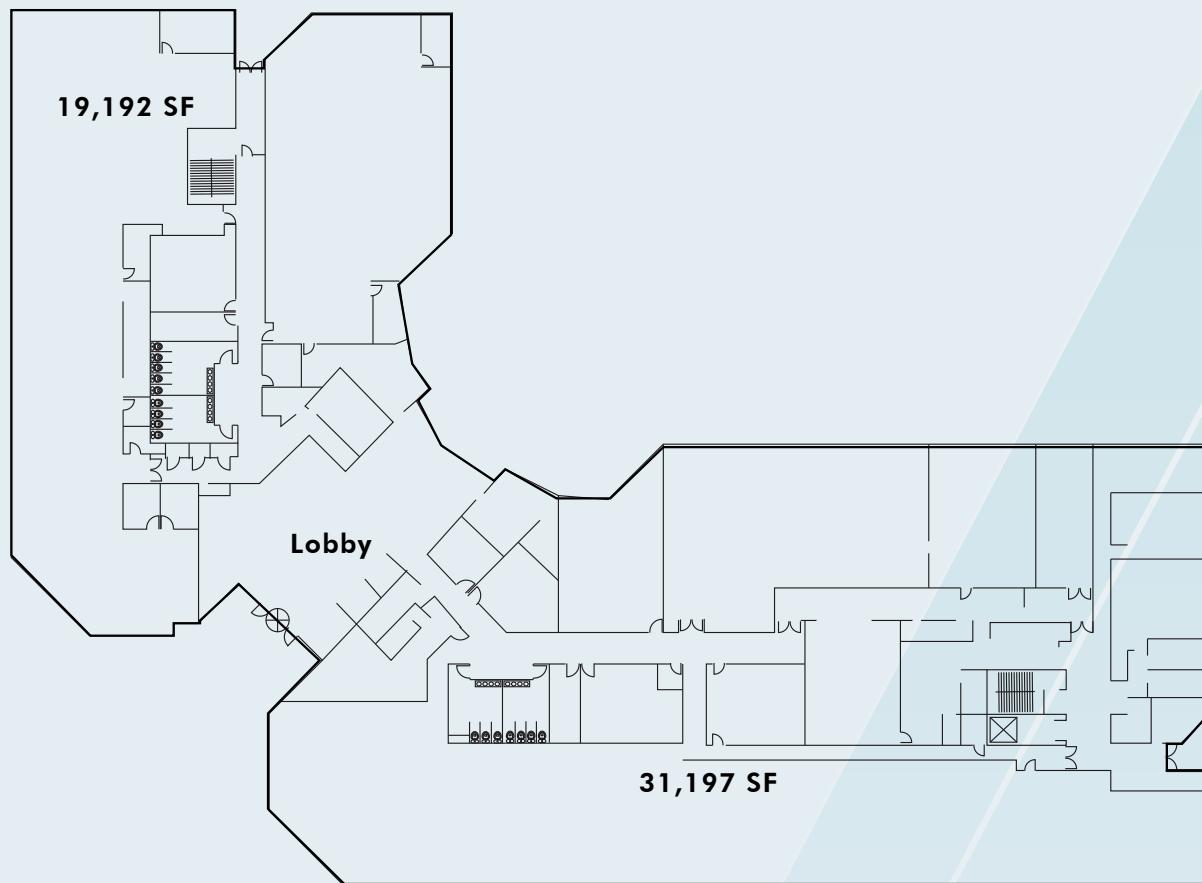
# POTENTIAL NEW BUILDING



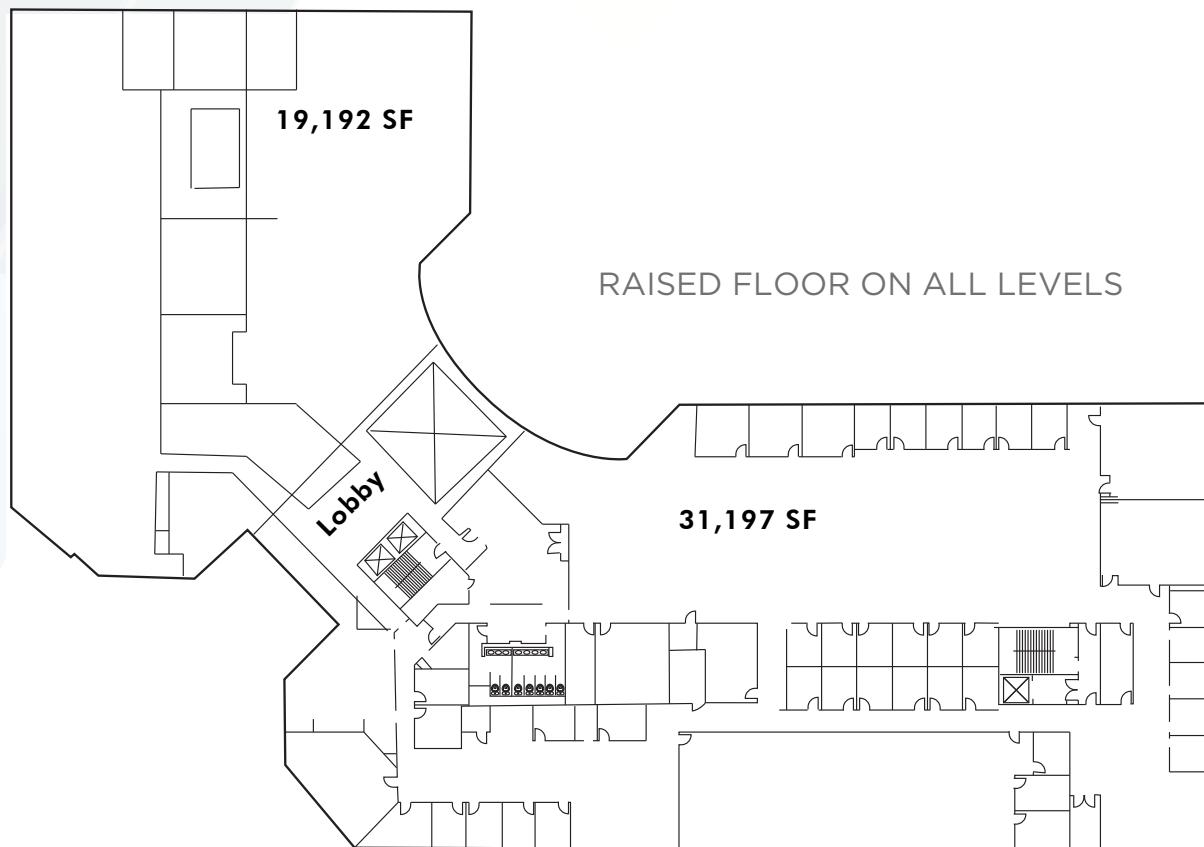


# FLOOR PLANS & AVAILABILITIES

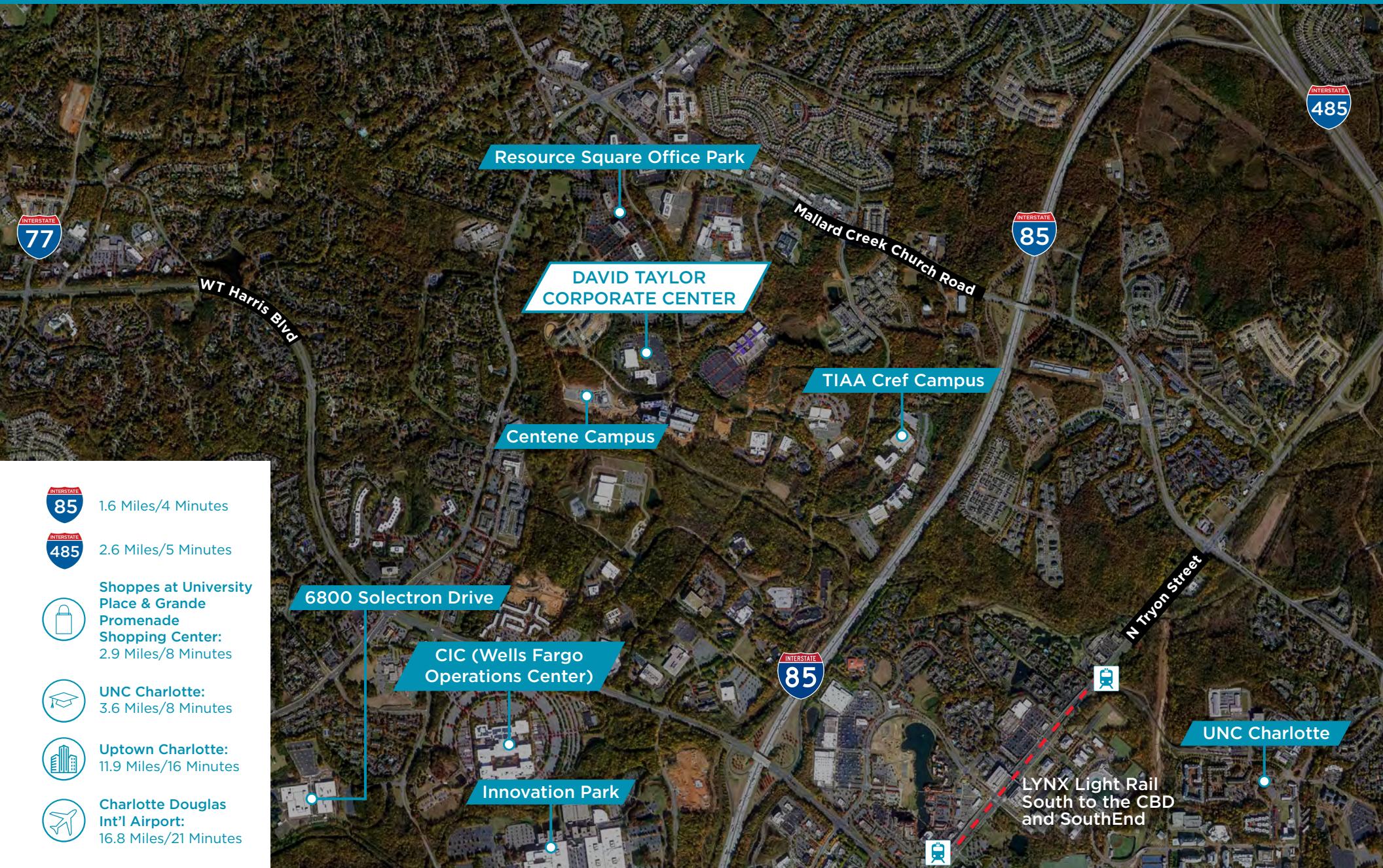
## 1ST FLOOR



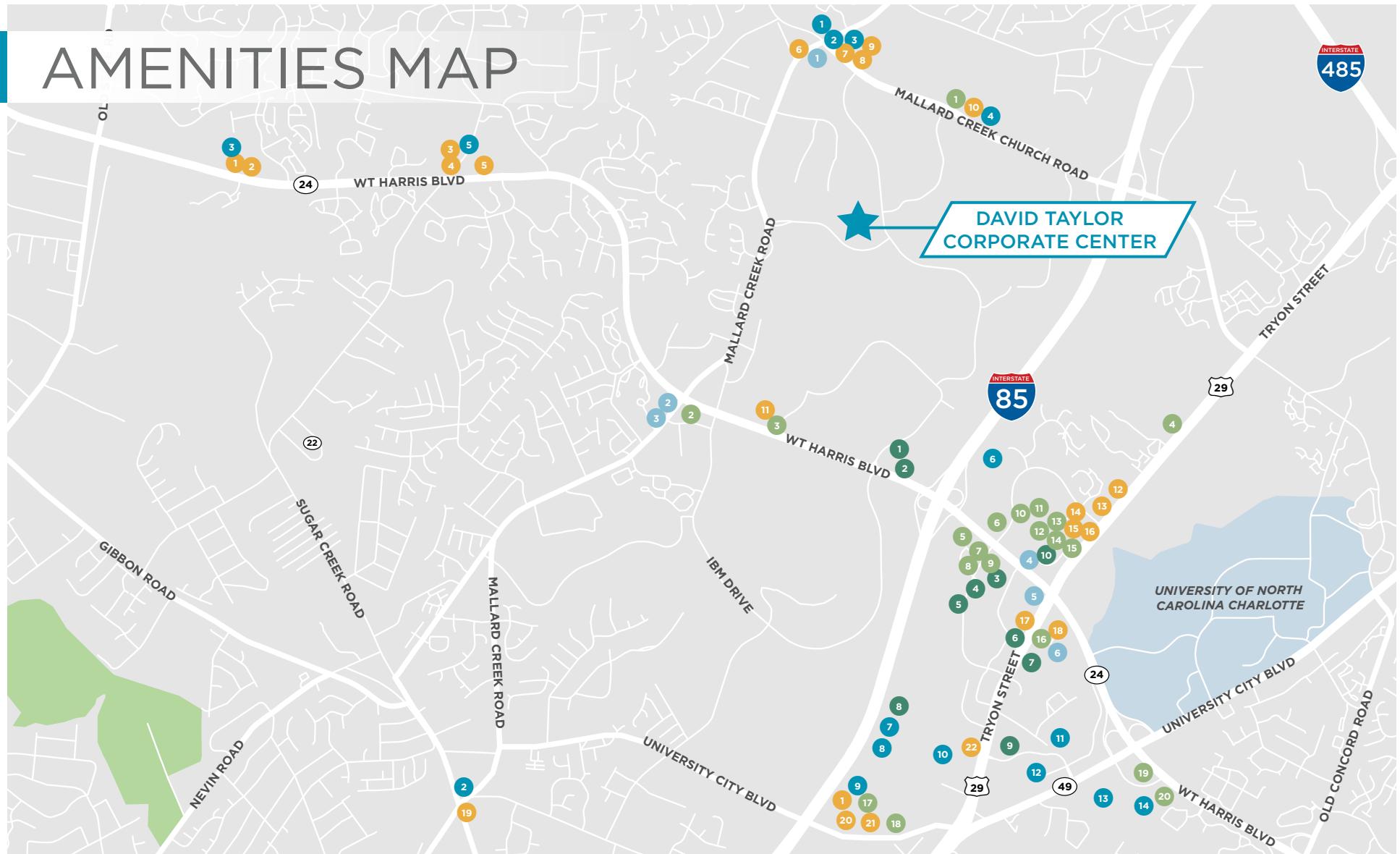
# SECOND FLOOR



# 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,  
Please Contact

**Jordan Williams**  
Director  
Direct: 704-916-7149  
Mobile: 919-880-3077  
[jordan.t.williams@cushwake.com](mailto:jordan.t.williams@cushwake.com)

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