

Charlotte

we work

Asset Overview





WeWork locations

First date WeWork entered the market

8/1/2017

Today

Market locations

3

Market desk capacity

5,300

Market conference rooms

64

Market RSF

288,948

Number of accounts served

256

Locations

The RailYard South End

1422 S Tryon Street

128 S Tryon Street

128 S Tryon Street

615 S College Street

615 S College Street

128 S Tryon St

128 S Tryon St
Charlotte, NC



Building Exterior

Opened November 2018

12, 13, 14, 18, 19, 20, 21

Typical Floor Plate: 20155 RSF

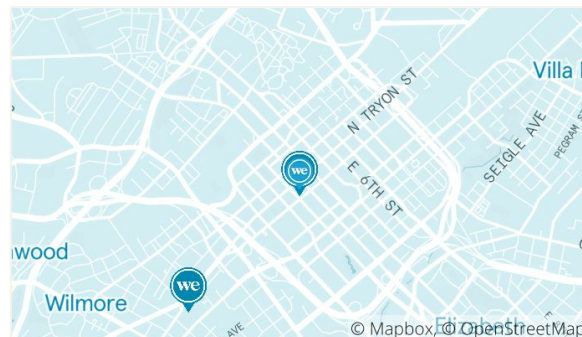
141083 Total RSF

128 South Tryon St is a 23-story high rise boasting over 477,000 square feet in Uptown Charlotte.

- Modern design and sweeping views
- Located in the central hub of Downtown Charlotte with dining, shopping, and entertainment in every direction
- Atrium, High-speed Wi-Fi, cleaning services, onsite staff, business-class printers
- Charlotte Transportation Center just 0.3 miles away and Charlotte Douglas International Airport within 6 miles



Common area



TRANSPORTATION SCORE:





INVENTORY SUMMARY

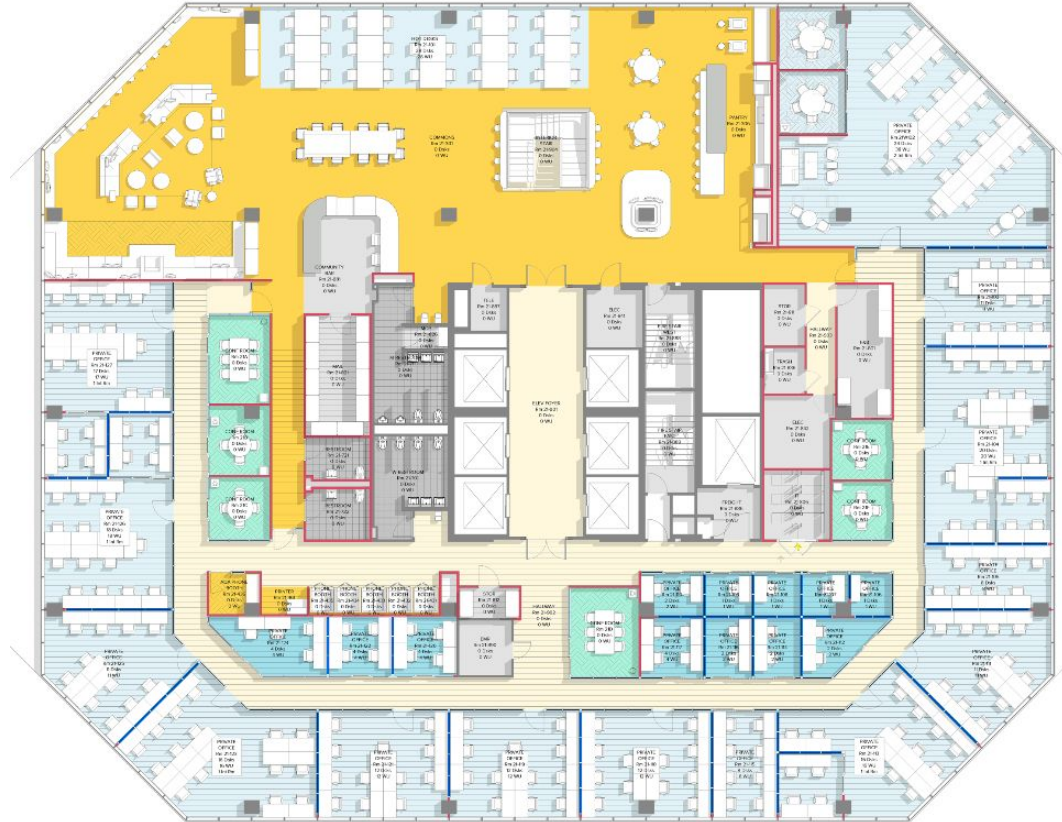
128 S. Tryon
21st FLOOR

266 Desks
17,030 SF
19,598 RSF

- Work
- Meet
- We
- Circulation

Building Common Amenities

- (5) Communal Lounges
- (22) Conference Rooms
- (38) Bookable Hot Desks*
- (5) Pantries
- (5) Printers
- (1) Wellness Room
- (2) Mothers Rooms
- (21) Phone Booths
- Views into the Knights baseball stadium and Romare Bearden Park
- Large internal staircase connecting floors 18-21



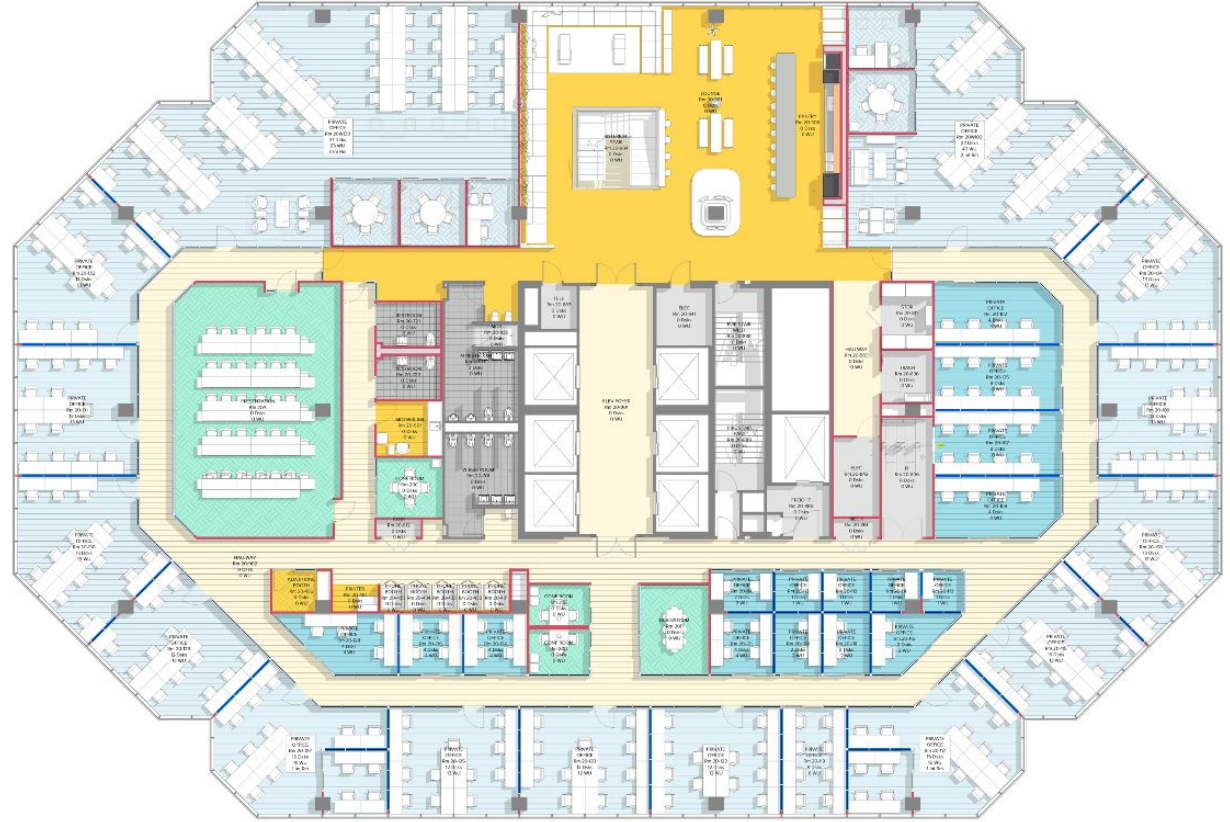


INVENTORY SUMMARY

128 S. Tryon
20th FLOOR

334 Desks
18,860 USF
19,598 RSF

- Work
- Meet
- We
- Circulation



ILLUSTRATIVE FLOOR PLAN



INVENTORY SUMMARY

128 S. Tryon
19th FLOOR

353 Desks
18,860 USF
19,598 RSF

- Work
- Meet
- We
- Circulation



ILLUSTRATIVE FLOOR PLAN



INVENTORY SUMMARY

128 S. Tryon
18th FLOOR

374 Desks
19,780 USF
19,598 RSF

- Work
- Meet
- We
- Circulation



ILLUSTRATIVE FLOOR PLAN



INVENTORY SUMMARY

128 S. Tryon
14th FLOOR

374 Desks
19,780 USF
19,598 RSF

- Work
- Meet
- We
- Circulation



ILLUSTRATIVE FLOOR PLAN



INVENTORY SUMMARY

128 S. Tryon
13th FLOOR

374 Desks
19,780 USF
19,598 RSF

- Work
- Meet
- We
- Circulation



ILLUSTRATIVE FLOOR PLAN



INVENTORY SUMMARY

128 S. Tryon
12th FLOOR

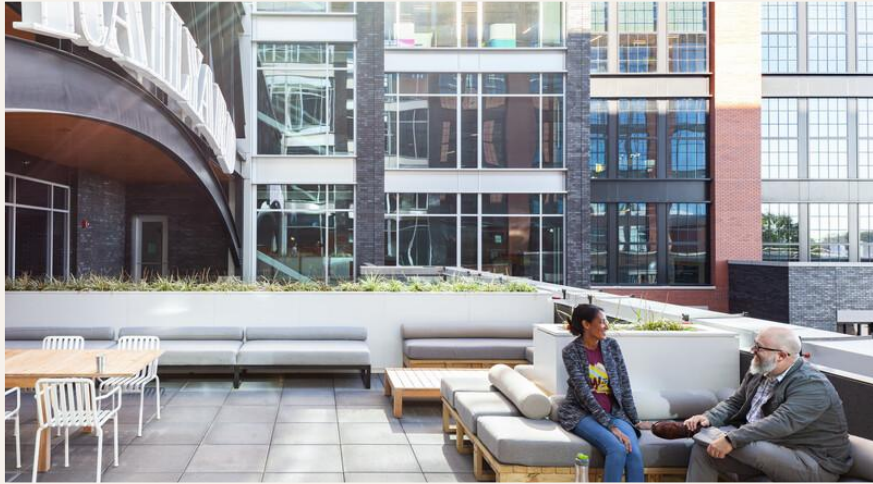
374 Desks
19,780 USF
19,598 RSF

- Work
- Meet
- We
- Circulation





The RailYard



Building Exterior



Common area

The RailYard S End

1422 S Tryon St
Charlotte, NC

Opened August 2019

2, 3

Typical Floor Plate: 22384 RSF
44768 Total RSF

The RailYard S End is a Class A, mixed-use complex boasting 48,930 square feet of workspace in the heart of Charlotte's South End.

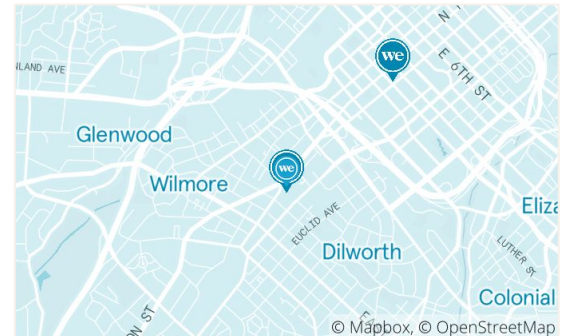
- Two connected floor-to-ceiling glass buildings featuring impressive views, an outdoor plaza, a rooftop park, and many on-site dining and retail options
- Convenient location surrounded by restaurants, bars, and shops
- Parking, bike storage, electric vehicle charging stations, fitness center, recreational games, materials library, food hall, event space
- Easy access to Highway 227 and Bland St Station

TRANSPORTATION SCORE:

76

71

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INVENTORY SUMMARY

The RailYard: 1422 S. Tryon Street
2nd FLOOR

450 Desks
22,420 USF
23,562 RSF

- Work
- Meet
- We
- Circulation

Building Common Amenities

- (2) Communal Lounges
- (16) Conference Rooms
- (18) Bookable Hot Desks*
- (1) Terrace
- (2) Pantries
- (3) Printers
- (1) Wellness Room
- (1) Mothers Rooms
- (14) Phone Booths
- (1) Fitness Center
- (2) EV Charging Stations





INVENTORY SUMMARY

The RailYard: 1422 S. Tryon Street
3rd FLOOR

393 Desks
20,020 USF
21,206 RSF

- Work
- Meet
- We
- Circulation





615 S. College



Building Exterior



Fitness center

615 S College St

615 S College St
Charlotte, NC

Opened August 2017

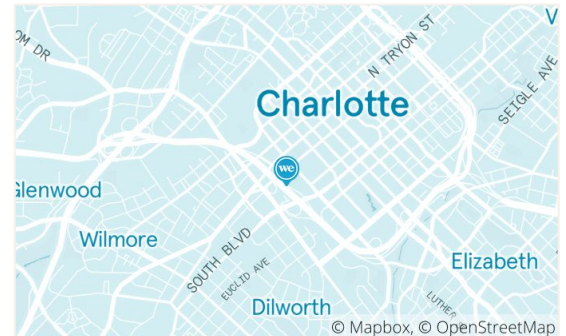
8, 9, 10, 11

Typical Floor Plate: 26664 RSF
106654 Total RSF

615 S College St is a Class A, 377,865 square foot modern tower in Charlotte.

- Sweeping views of Charlotte's Second Ward
- Bike storage, event space, outdoor space, wellness room, fitness center, parking, and showers
- Terrific location in the Stonewall corridor of Downtown Charlotte
- Adjacent to the light rail stop at Stonewall Station

TRANSPORTATION SCORE:





INVENTORY SUMMARY

615 S. College Street
10th FLOOR

469 Desks
22,604 USF
24,840 RSF

- Work
- Meet
- We
- Circulation

Building Common Amenities

- (3) Communal Lounges
- (22) Conference Rooms
- (38) Bookable Hot Desks*
- (1) Terrace
- (3) Pantries
- (5) Printers
- (1) Wellness Room
- (2) Mothers Rooms
- (21) Phone Booths
- (1) Fitness Center
- (1) EV Charging Station
- (1) Light Rail Station
- Large internal staircase connecting all three floors





INVENTORY SUMMARY

615 S. College Street
8th FLOOR

512 Desks
24,075 USF
26,710 RSF

- Work
- Meet
- We
- Circulation





INVENTORY SUMMARY

615 S. College Street
9th FLOOR

431 Desks
22,403 USF
24,837 RSF

- Work
- Meet
- We
- Circulation





INVENTORY SUMMARY

615 S. College Street
11th FLOOR

322 Desks
24,075 USF
26,710 RSF

- Work
- Meet
- We
- Circulation





What's included

Space

What's included in a membership fee



Work

- Beautiful, turn-key office space
- Open desk & private office layouts
- Desks & office chairs
- Filing cabinets
- Lighting
- Privacy vinyl

Meet

- Conference rooms
- Meeting booths & nooks
- Phone booths & phones
- Classrooms
- A/V capability
- White boards & dry erase markers
- Furniture & equipment

Lounge

- Kitchen & pantry
- Espresso bar
- Couches & coffee tables
- Honesty / F & B market
- Wellness rooms
- Quiet / game rooms

Operate

- Cleaning / janitor storage
- IT / server storage
- Bike & trash rooms

Operations

What's included in a membership fee



Base building

- Utilities
- Property insurance
- HVAC maintenance
- Exterior window cleaning
- Elevator maintenance
- Fire alarm testing & maintenance
- Base building system maintenance
- Pest extermination

Cleanings

- Nightly trash removal from offices, conference rooms, and common areas
- Daily upkeep of bathrooms, pantries, conference rooms, and common areas
- Deep clean of offices on a weekly basis
- Post-event cleaning

Security

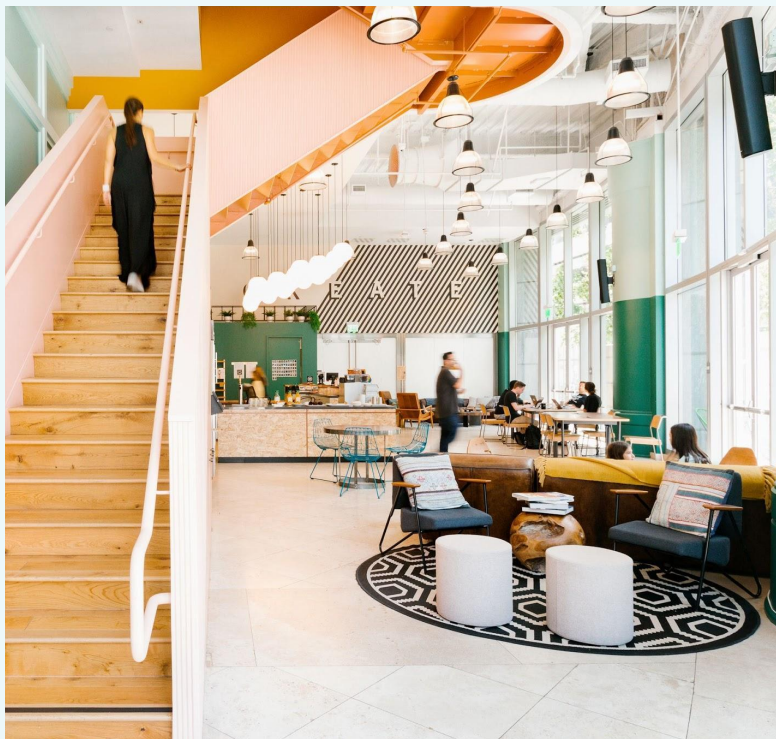
- Guest management / keycard access
- Security guards & video surveillance
- Fire & safety personnel
- Keycard activation & deactivation

Productivity

- High-speed wifi
- Printers & copiers
- Paper & pens
- Stapler
- Paper shredding
- Tape & paper clips
- Sticky notes
- Envelopes

Community

What's included in a membership fee



Dedicated community team

- Community Management Team
- Guest check-in / registration
- Delivery acceptance / notification

Events

- Internal & external events
- Health & wellness initiatives
- Guest speakers

Mail & package handling

- Incoming & outgoing mail service
- Mail and package sorting & delivery
- Package notifications

Community & benefits

- Access to 400,000+ global WeWork members
- Exclusive WeWork partnerships, discounts, rewards, and more

Food & beverage

- Coffee, tea
- Fresh fruit water
- Milk / sweeteners
- Cups, mugs, & more

Thank you

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