

# THE GROVE

CLIFF CAMERON DRIVE | CHARLOTTE, NC

THEGROVECHARLOTTE.COM







# Welcome to The Grove. University's best kept secret.

NESTLED IN THE HEART OF THE UNIVERSITY RESEARCH PARK,  
AT THE INTERSECTION OF TWO MAJOR THOROUGHFARES,  
W.T. HARRIS BOULEVARD AND MALLARD CREEK ROAD, IS  
THE GROVE OFFICE PARK. 260,000 SQUARE FEET OF OFFICE  
SPACE WITHIN 4 UNIQUE BUILDINGS.



# Beautiful, park-like office campus in a prime LOCATION.

## Anchor Tenant Opportunity.

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22,000 SF ON THE 4TH FLOOR & 31,000 SF ON THE 2ND FLOOR AVAILABLE AT THE GROVE V WITH EXTERIOR BRANDING OPPORTUNITIES.

## Location.

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UNPARALLELED LOCATION & VISIBILITY AT THE CORNER OF W.T. HARRIS BLVD & MALLARD CREEK ROAD.

## Proximity.

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QUICK AND EASY ACCESS TO AND FROM UPTOWN, AIRPORT, UNCC, AND INTERSTATES 85, 485, AND 77.

## Convenience.

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ON-SITE MAINTENANCE & SECURITY WITH ACCESS TO ABUNDANT PARKING.

## Wellness.

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DEDICATED STREET-LEVEL ENTRANCES, WALKING TRAILS, GREEN SPACE & ACCESS TO OUTDOOR TENANT AMENITIES.









# 5 THE GROVE

8520 CLIFF CAMERON DRIVE

**+1,500-31,000 SF**  
AVAILABLE

**±117,000 SF**  
BUILDING SIZE

**4 PER 1,000**  
PARKING RATIO

**Top Floor Available**  
WITH PROMINENT  
BUILDING SIGNAGE

**Full Floor Availability**  
31,000 SF AVAILABLE  
ON 2ND FLOOR

**Floor to Ceiling**  
GLASS LINES

**Lounge**  
FOR ALL TENANTS

**Prominent Visibility**  
FROM W.T. HARRIS BLVD &  
MALLARD CREEK RD

## Brand New Facade!





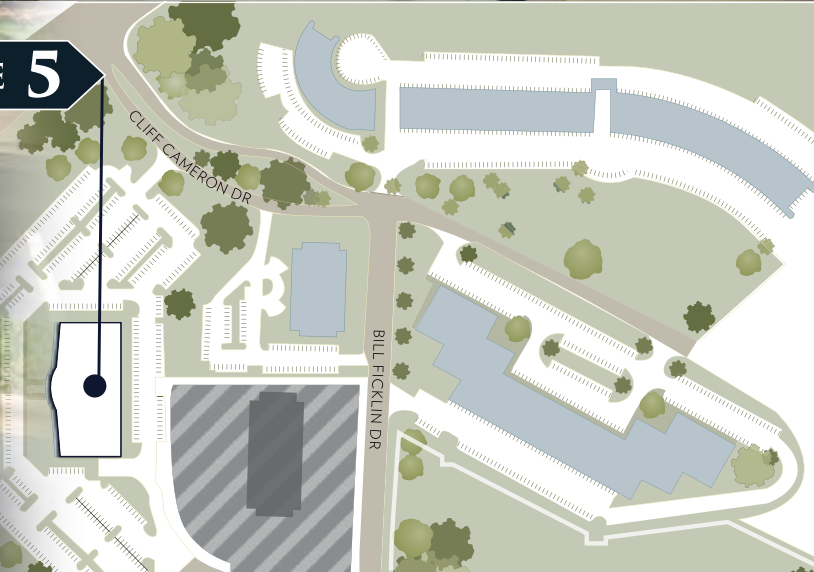
Lobby Renovations



Tenant Lounge



THE GROVE 5





# 1 THE GROVE

8535 - 8615 CLIFF CAMERON DRIVE

**+5,357 - 29,000 SF**  
AVAILABLE

**±67,000 SF**  
BUILDING SIZE

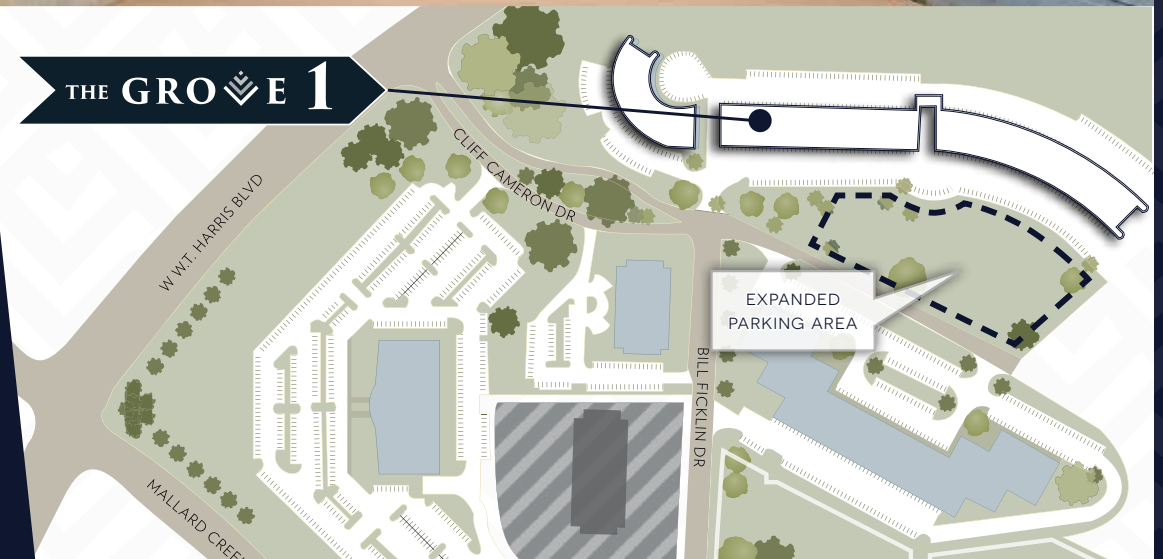
**4 PER 1,000**  
PARKING RATIO

**Abundant**  
NATURAL LIGHT

**Unique Outdoor**  
COMMON AREA

**Floor to Ceiling**  
WINDOWS

**Dedicated**  
TENANT ENTRANCE







# 3 THE GROVE

8604 CLIFF CAMERON DRIVE

**±1,000-18,000 SF**  
AVAILABLE

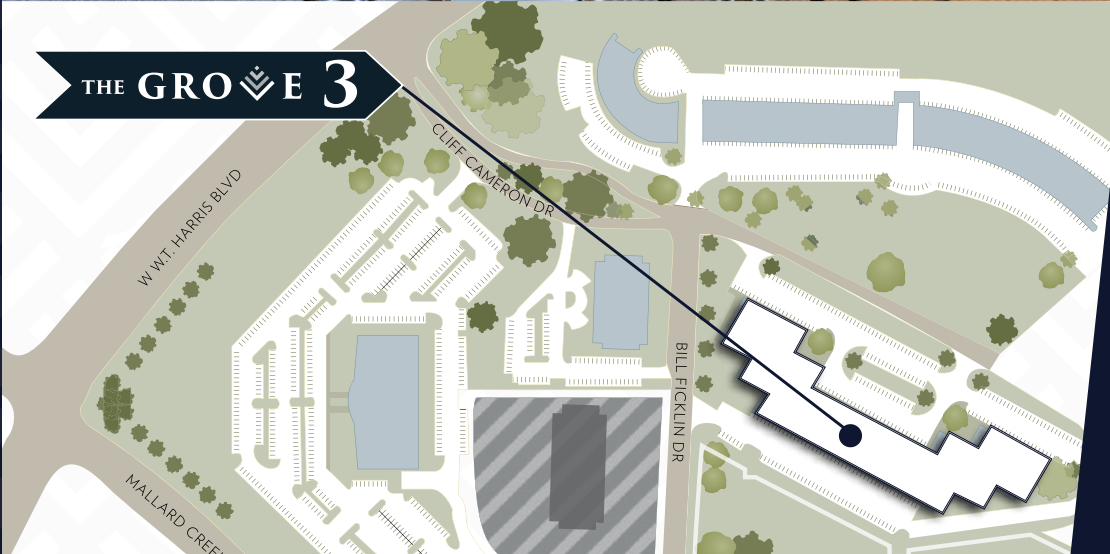
**±59,000 SF**  
BUILDING SIZE

**4 PER 1,000**  
PARKING RATIO

**Flexible Lease Terms**  
FOR SMALLER TENANTS

**Lounge**  
FOR ALL TENANTS

**Large  
Conference Room**  
AVAILABLE TO RESERVE





THE GROVE

UNC CHARLOTTE

UNC CHARLOTTE

J.W. CLAY

MCCULLOUGH

UNIVERSITY CITY BLVD

TOM HUNTER STATION

SUGAR CREEK STATION

36TH ST

25TH ST LYNX STATION

PARKWOOD

CLT AIRPORT

Drive Times.		
3 MIN	>	TO INTERSTATE 85
5 MIN	>	TO UNCC CAMPUS
7 MIN	>	TO INTERSTATE 77
7 MIN	>	TO INTERSTATE 485
10 MIN	>	TO CBD/UPTOWN
15 MIN	>	TO CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT



# At the Corner of Innovation and the Future.

## Easily Accessible.

THE GROVE IS CENTRALLY LOCATED IN THE UNIVERSITY SUBMARKET, SURROUNDED BY CHARLOTTE'S MAJOR INTERSTATES, AFFORDING TENANTS CONVENIENT ACCESS IN ALL DIRECTIONS.

## Lynx Blue Line.

THE \$1.2B LYNX LIGHT RAIL EXTENSION LINKS UPTOWN CHARLOTTE AND SOUTH CHARLOTTE TO UNIVERSITY CITY AND THE UNCC CAMPUS. THIS, COMBINED WITH ACCESS TO OVER 70 CHARLOTTE AREA TRANSIT SYSTEM (CATS) BUS ROUTES AND MULTIPLE PARK-N-RIDE LOCATIONS, PROVIDES TENANTS WITH A WIDE ARRAY OF OPTIONS FOR COMMUTING TO AND FROM WORK.



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**STREAM**