

INNOVATION

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OFFICE CAMPUS

sparking
CONNECTIONS

fueling
INNOVATION

TRINITY
PARTNERS

 **accesso**

IBM Drive | University City, Charlotte



INNOVATION

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Designed to foster connectivity, wellness, efficiency, and collaboration to support your best work.

Active Class-A office campus

Easy access to major highways: I-85, I-485, and I-77

Extensive amenities base – food, fitness, services, conference space and more

Hospitality and experience-focused onsite property and community management team

Curated programming, events, and exclusive area retailer discounts

LOCATION

Located in Charlotte's University City, Innovation Park offers exceptional access to Charlotte's major highways and the JW Clay and McCullough LYNX Blue Line Light Rail Stations. We're easy to get to, offering equitable employee commutes.

3 MIN

TO I-85

20 MIN

TO DOWNTOWN
CHARLOTTE

6 MIN

TO I-485

20 MIN

TO CLT AIRPORT

13 MIN

TO I-77

10 MIN

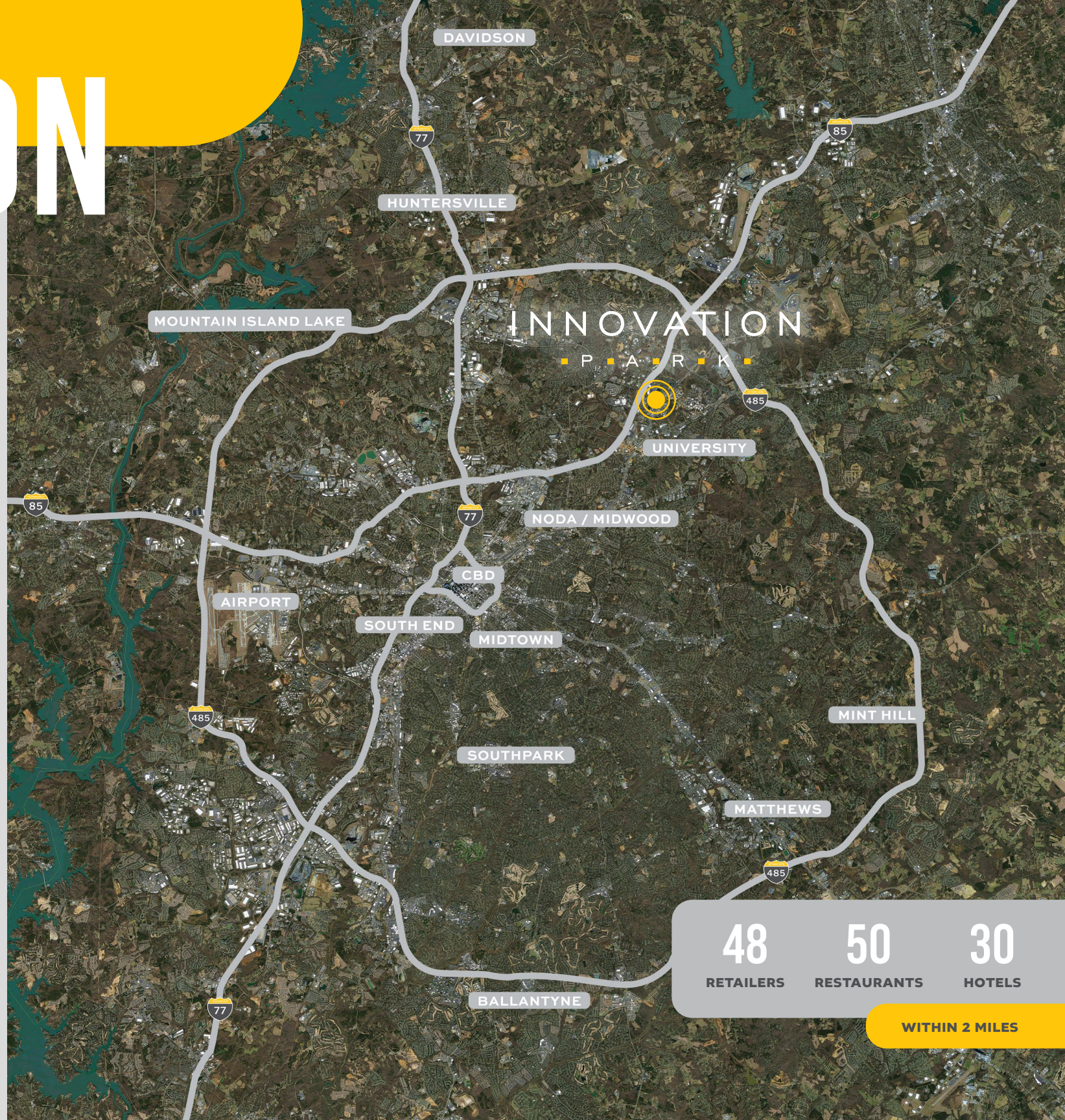
TO MALLARD
CREEK GREENWAY

15 MIN

TO UPTOWN

6 MIN

TO LIGHT RAIL



48

RETAILERS

50

RESTAURANTS

30

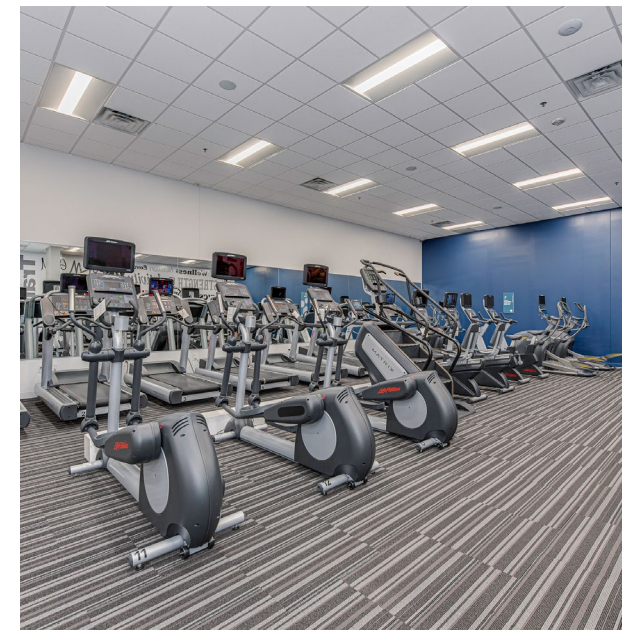
HOTELS

WITHIN 2 MILES

WELLNESS

Innovation Park's campus is full of amenities and opportunities that allow you to prioritize your health and wellness.

- » 2 fitness centers with locker rooms and showers
- » Outdoor basketball court
- » 9-hole disc golf course
- » Walking trails
- » Free on-campus bike rentals
- » Outdoor lounges and seating areas
- » Regular fitness and wellness classes
- » Innovation Health – Holistic Chiropractors, functional medicine, and nonsurgical spinal decompression



AMENITIES

At Innovation Park, a variety of amenities and services are carefully crafted to save you time and maximize your day, both on and off the clock. You can easily transition from a business meeting to a workout class to dropping off your car for detailing, all without leaving the campus.

MEETING SPACE

Conference center accommodates up to 150 people
Multiple collaboration, huddle, and private workspaces

SERVICES

Dry cleaning drop-off service
Car detailing on-site
ATM's

SNACKS & SUNDRIES

Sundry Shop and Market

FOOD & DRINK

Morning

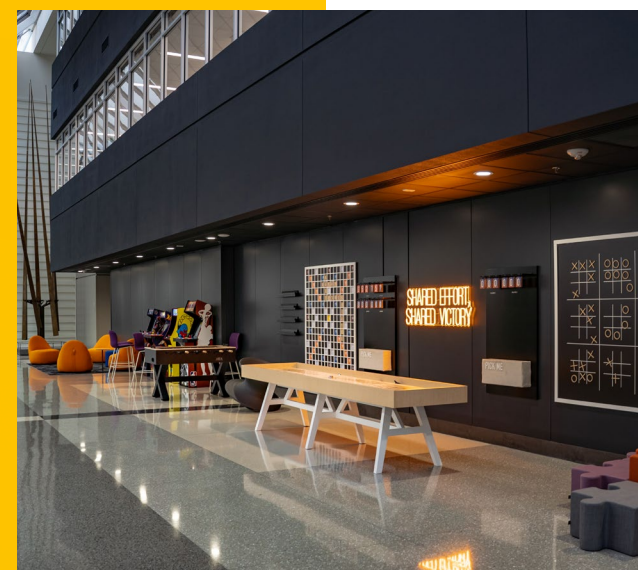
Bun Appetit – Locally owned Coffee/Breakfast operator
Open Tuesday - Thursday from 6:30-11:00 am

Afternoon

Food trucks (Monday – Thursday)
Jersey Mike's (Tuesday – Thursday)

HYBRID / EV

10 electric car chargers



EXPERIENCES

Innovation Park's activated campus provides all-day access to recreation, culture, and programming. Our Property Management team and Community Manager prioritize service and meaningful engagement, ensuring the onsite experience is rooted in hospitality and connection.

HEALTH AND WELLNESS EVENTS

PROFESSIONAL AND PERSONAL DEVELOPMENT SEMINARS

FITNESS, MEDITATION AND YOGA CLASSES

ENVIRONMENT AND SUSTAINABILITY EVENTS

DISCOUNTS ON EVENTS AROUND THE CITY



Wellness

INFRASTRUCTURE AND POWER

Innovation Park offers the most reliable, on-site infrastructure and backup systems in the region. Built by IBM, the park features The CUP: a Central Utility Plant that manages energy, chilled water storage and production, and a fully redundant substation operated by Duke Energy.

Our cutting edge infrastructure is scalable and intuitive, so you can remain fully operational and productive. Protecting your operations and allowing you to maintain productivity.

UTILITY CAPACITY

Located on site, **two (2) 100 KV Duke Energy Feeders** (N, Charlotte Black & N. Charlotte White) are sourced from two (2) separate substations (N. Charlotte Substation & Harrisburg Substation)

Two (2) MVA forced air substation transformers reduce the voltage from 100 KV to 12.5 KV & have redundant 12/16/20 MVA transformers

18 MW Redundant capacity

Duke Energy can accommodate **up to a 120 mw capacity on one of the 100 kv lines & an additional 40 MW** on the other line

Each feeder can provide approximately **40 mw on both 100 kv lines**. Providing **redundancy on the 100 KV side. A combined total of 80 mw**

The current total load metered from the site is **approximately 5.5 mw**

CAMPUS DISTRIBUTION

Innovation Park owns and operates redundant, **parallel 12.5 kv feeders** that travel from the Duke Energy Substation to the Central Utility Plant via underground concrete duct bank

Siemens Allis switchgear distributes power to the buildings, and provides automated load distribution protecting all transformers and subcircuits

The central utility plant has **four (4) 12.5 kv substations**

- » Two (2) Westinghouse 750 KVA 208/120Y volt substations and switchgear
- » Two (2) Westinghouse 2 MVA 480/277Y Volt substations and switchgear

IN ADDITION TO THE ABOVE EQUIPMENT, THE BUILDING HAS BEEN DESIGNED FOR FUTURE GROWTH AND COULD READILY ACCOMMODATE AN ADDITIONAL 2 MVA BUILDING SUBSTATION IN THE MAIN ELECTRICAL ROOM SHOULD MORE ELECTRICAL CAPACITY BE REQUIRED. THE CONDUIT FOR SUCH AN EXPANSION IS ALREADY IN PLACE ALONG WITH A ROOM DEDICATED TO HOUSE ANY NEW ELECTRICAL EQUIPMENT.

FIBER OPTIC TELECOMMUNICATIONS

With fiber in place and our proximity to major fiber carriers, Innovation Park has access to multiple communication networks and systems.

EXTRAORDINARY FIBER OPTIC COMMUNICATIONS

Innovation Park's availability and quality of existing network backbones and proximity to major fiber carriers provide advantages to those seeking excellent telecommunications. Fiber is already in place, 'lit,' and ready for service implementation, given additional 'dark' routes. Innovation Park provides access to multiple major communication networks and backbones, resulting in trustworthy and reliable connectivity.

CARRIER PRESENCE

Innovation Park is carrier-neutral and has over 10 carriers available—conveniently providing access from most major telecommunications providers in the country.

CARRIER TYPE

Innovation Park has multiple Tier 1 providers ensuring maximum efficiency. As a Tier 1 provider, carriers peer directly with other major backbones at private and public peering exchanges.

DIVERSE ROUTING

Multiple entrances and separate demarcation rooms like those at Innovation Park are the hallmarks of extraordinary telecommunications.

Fiber optic telecommunications are currently provided with two (2) points of entry for increased reliability by several service providers:

01 **EAST DEMARCATION ROOM ("EDR"):**

- » Six (6) 4" conduits from the underground telecom manhole system.
- » Providers: AT&T, Verizon, TW Telecom, Zayo Networks and Time Warner Cable have services available from the EDR.

02 **WEST DEMARCATION ROOM ("WDR"):**

- » Existing conduit infrastructure from the EDR and from diverse underground entry.
- » TW Telecom retains redundant fiber to WDR.
- » AT&T and TW serve the WDR.
- » There is a secure cable tray system between the EDR and the WDR, enabling easy routing and redundant pathways from the Demarcation Rooms to tenant spaces.

VERIZON WIRELESS HAS INSTALLED A DISTRIBUTED ANTENNA SYSTEM THROUGHOUT INNOVATION PARK. This investment greatly enhances the phone and data service available within the buildings.

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SITE MAP

