

CREEKSIDE

7500 - 7520 E Independence Blvd
Charlotte, NC 28227

@ The Greenway



Designed for the next-gen user

With stylish architecture upgrades, smart-building technology, and a focus on wellness; Creekside @ The Greenway prioritizes how health and personal comfort drives productivity.

creekside-clt.com





Creekside @ The Greenway is designed to meet new workplace demand

A re-developed creative work environment activating the expansive outdoor area; centrally located between vibrant Uptown Charlotte and historic Matthews, NC, allowing ease-of-access to all major districts, but free from the hassle and challenges of the urban core.

Directly located on Hwy 74 (E. Independence Blvd) in Charlotte, NC, the project is strategically located within the Charlotte City limits. Creekside @ The Greenway is minutes from all major highways and modes of public transportation, including future Lynx Silver Line. The Lynx Silver Line is a planned 29-mile, 31 station light rail alignment connecting City of Belmont in Gaston County, through Center City Charlotte and the Town of Matthews, into Union County.

Project Amenities

- On-site Amenity Center
- Conference Rooms
- Tenant Lounge/Cafe
- Training Room
- Yoga Room
- State-Of-The-Art Fitness Center w/ showers
- Activated Outdoor Courtyard Space
- Pickleball Court
- Ease of access to McAlpine Creek Park & Greenway
- Immediate frontage on Hwy 74 (E. Independence Blvd)
- Located near Charlotte FC headquarters



Updated mixed-use, active-work-play community



Unparalleled branding & signage opportunity with exposure on Hwy 74



Surrounded by premier transportation



8 Office Buildings



Ample Outdoor Space



Food Truck Services to Park

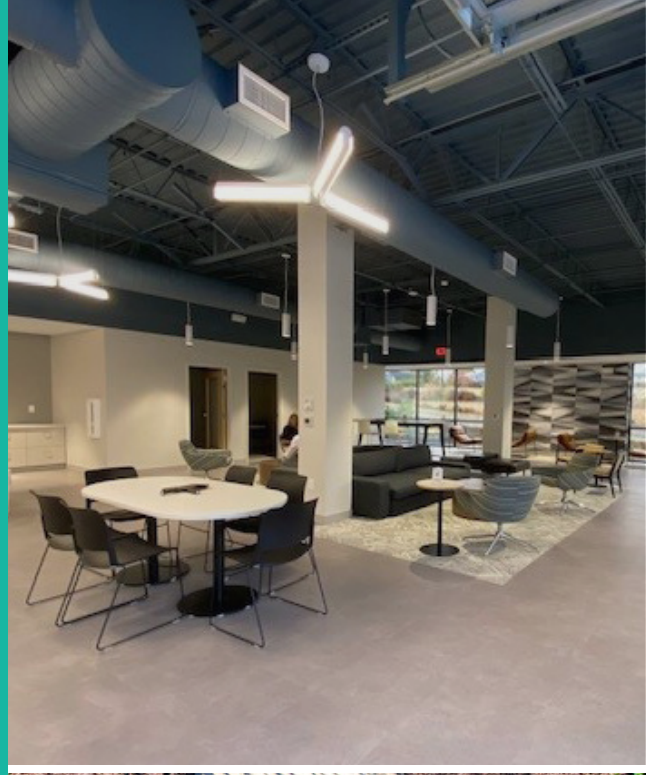


4/1,000 SF Parking Spots Ratio



The Vision

Building on the success of Bellerive and Ballas Place, Bamboo Equity Partners' redeveloping project, Creekside @ The Greenway features a rebranded, creative work-play community.



CREEKSIDE
@ The Greenway
is a transformational re-development with superior accessibility



Spaces Ranging from 461 SF - 13,290 SF

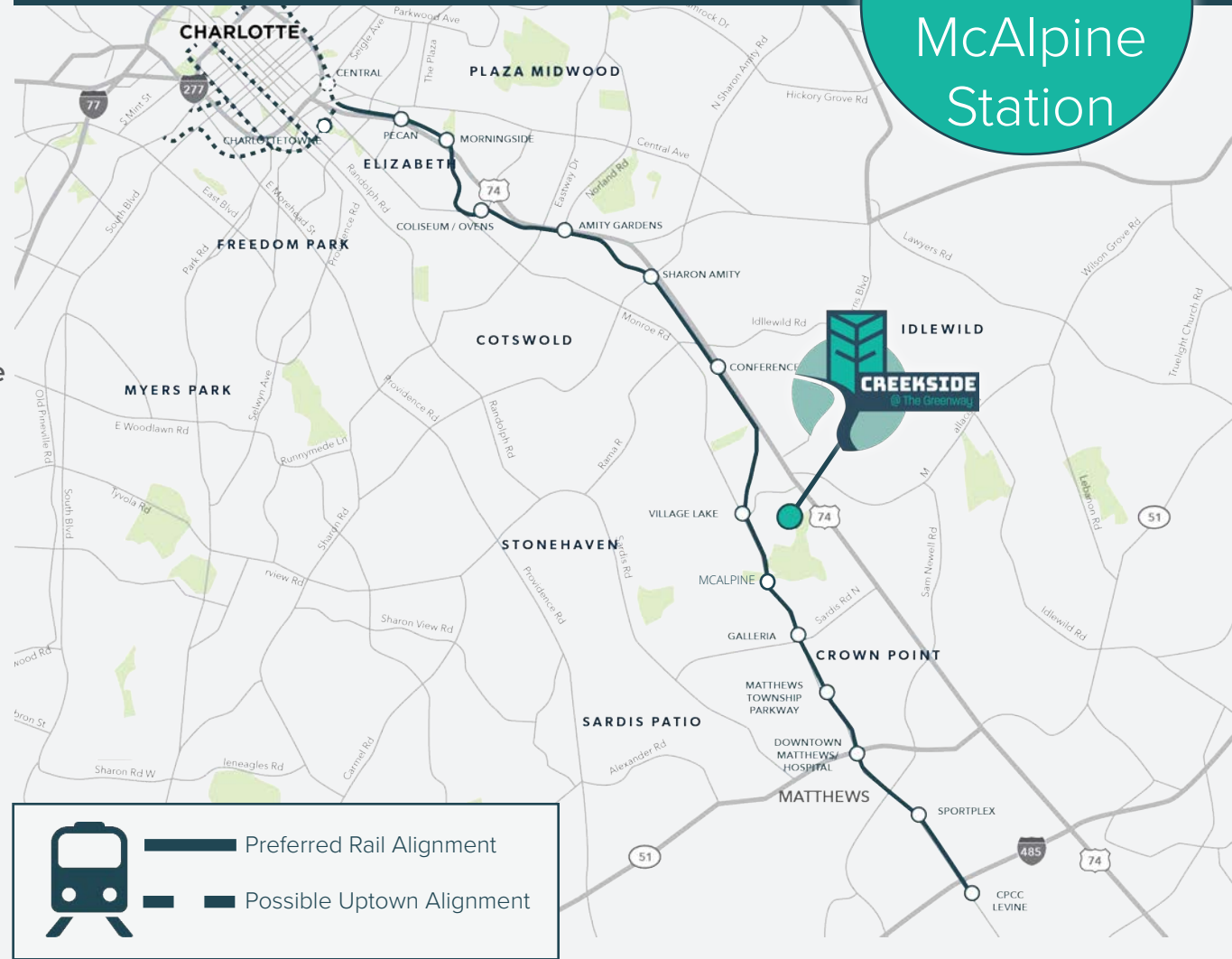
Uptown Charlotte



McAlpine Creek Greenway

LYNX Silver Line Project

5 Min
walk to
McAlpine
Station

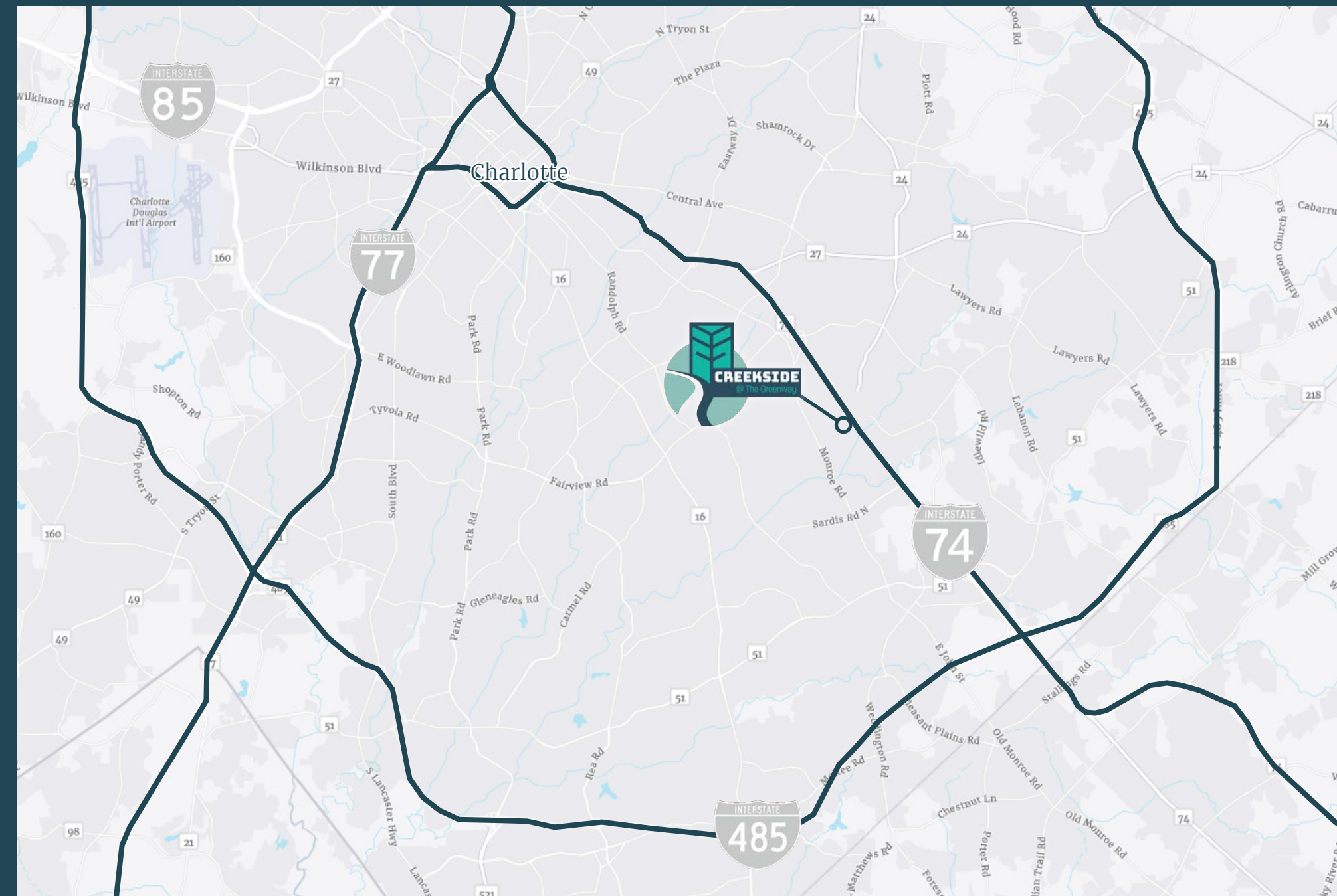


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Unparalleled Location

This re-developed property will offer creative office space, activating the close proximity to outdoor space with direct connection to McAlpine Creek Park for a positive work + wellness initiative.

Creekside @ The Greenway is an ideal site for businesses, it offers superior access and is located near the region's major highways & interstates and other modes of public transportation.



1
minute
McAlpine Creek
Greenway

10
minutes
Uptown Charlotte
485

15
minutes
85 77

25
minutes
Charlotte
Douglas Intl
Airport CLT

Building Summary

Availabilities Ranging from 461 SF - 13,290 SF

Building	Floors	Rentable SF
7500	1	36,871
7504	1	30,859
7506	1	21,096
7508	1	23,239
7510	1	19,296
7512	1	10,767
7516	1	21,552
7520	4	46,792
Total		210,471



Seven, one-story buildings totaling 163,680 SF, Four-story building totaling 46,792 SF



Renovated Interiors & Exteriors, New Directional & Building Signage



Abundant 4/1000 Surface Parking



Site Plan

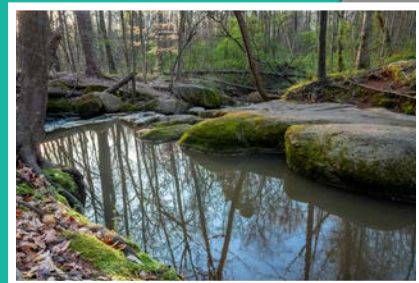
McAlpine & Campbell Creek Greenways



Amenity Center



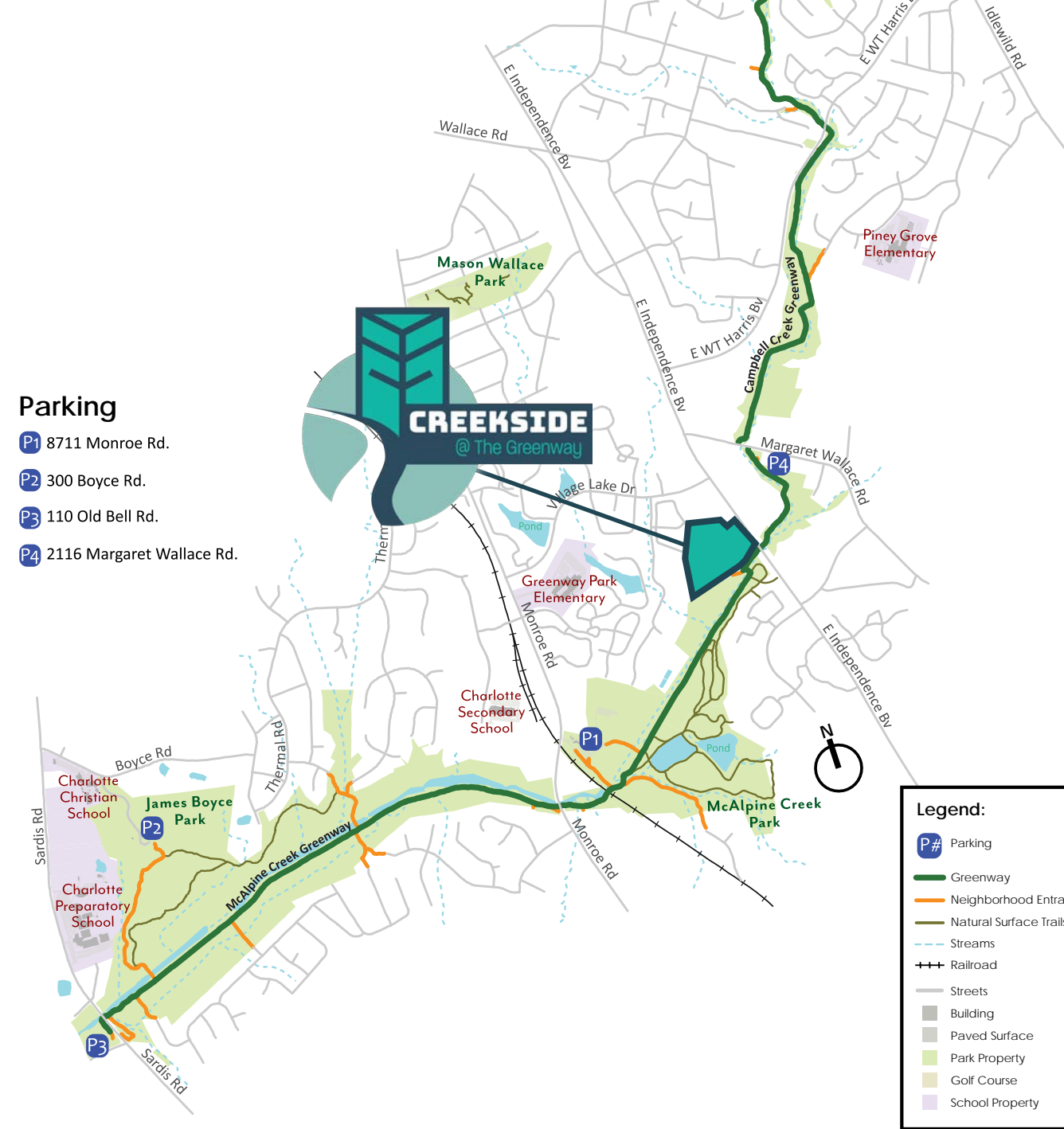
Outdoor Collaborative Space



Direct Access to McAlpine Creek Greenway



McAlpine & Campbell Creek Greenways



6.2 Miles of Trails



Immediate trail access from Creekside @ The Greenway

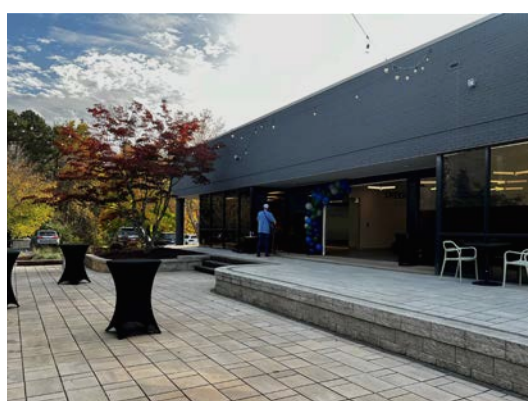
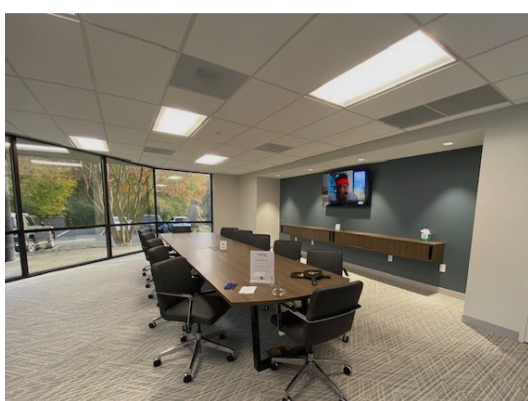


Greenway includes fishing lake & dog parks



Renovations

Renovations are in process. Tenants can expect newly painted exterior and interior. Modern bathroom and common area finishes. Revamped outdoor collaborative areas.



Neighborhood Amenities

The map highlights three greenway areas: Campbell Creek Greenway (yellow), McAlpine Creek Greenway (green), and Idlewild Rd (red). Surrounding areas are shaded in blue and brown. Major roads shown include N Sharon, Lawyers Rd, Idlewild Rd, E Independence Blvd, E John St, and Monroe Expy. Highway markers for 74, 51, and 485 are visible.

Business Amenities:

- Food & Beverage:** LIDL, Starbucks, edge city, McDonald's, Conn's HomePlus, Wingstop, Syngenta, Hendrick Motorsports, Ford, Lexus, Subaru, KIA, Costco Wholesale, Starbucks, Sams Club, Kohl's, Zoss Dress for Less, Best Buy, Firehouse Subs, Zoes Kitchen, IHOP, Krispy Kreme, Harris Teeter, Chick-fil-A, Walmart, Burlington, Family Dollar, Texas Chicken, The Home Depot, Chipotle Mexican Grill, Longhorn Steakhouse, Carrabba's Italian Grill, Jersey Mike's Subs, Applebee's, Red Lobster, Bunbun's Bagels, and Showmors.
- Automotive:** Porsche, Acura, BMW, Nissan, Honda, Lebo's, Lamborghini, and Jaguar.
- Retail & Services:** Target, Sportsplex Matthews, Inner Peaks, Jekyll & Hyde, Walgreens, Mac's, Bowlers, Novant Health, The Loyalist, Grace O'Malley's, White Duck Taco Shop, Beer Temple, and Artisen.



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