

# UNIVERSITY SOUTH BUSINESS CENTER

5100-5108 REAGAN DRIVE | CHARLOTTE, NC 28206



**FOR LEASE**  
**OFFICE, FLEX, & INDUSTRIAL**

**CONTACT BLAKE OSBORN**  
704.375.1159  
[blake@piedmontproperties.com](mailto:blake@piedmontproperties.com)



**Bamboo**  
EQUITY PARTNERS™



# PROPERTY HIGHLIGHTS

## UNIVERSITY SOUTH BUSINESS CENTER

**ADDRESS** 5100-5108 Reagan Dr, Charlotte, NC

**BUILDING SF** ±113,144 SF in 3 buildings

**ACREAGE** 9.69 acres

**PARKING** 373 Auto

**CLEAR HEIGHT** ±9' office; ±12' - 13' warehouse

**HVAC** 65 RTUs

**ELECTRICITY** 800 amps, 240 volt, three phase

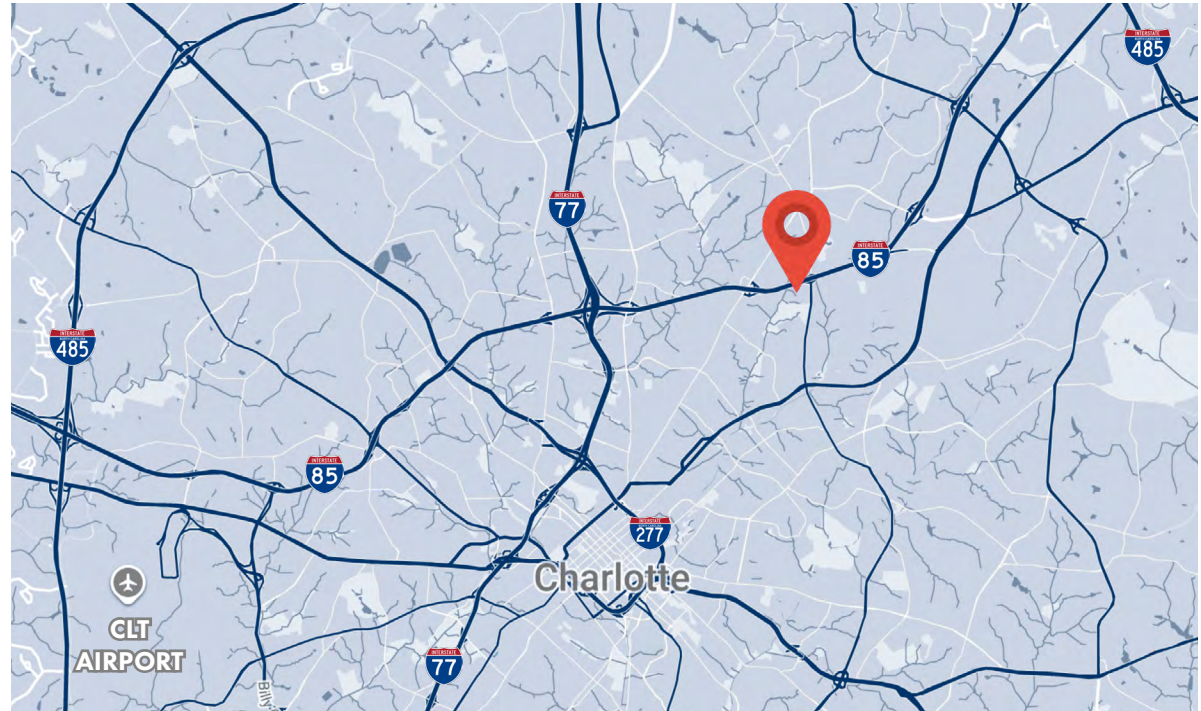
**LIGHTING** Fully lit - interior and exterior

**SECURITY** Fully fenced

**ZONING** B-2 (CD) & B-1

**PARCEL #** 08707116

**YEAR BUILT** 1986





# AVAILABLE UNITS

UNIVERSITY SOUTH BUSINESS CENTER



**BUILDING 5100**

7-11

**BUILDING 5104**

**BUILDING 5108**

## **BUILDING 5100**

Suite 3: ±2,225 SF

Suite 7-11: ±11,366 SF

Suite 15: ±2,332 SF

Suite 16: ±2,984 SF

Suite 17: ±2,504 SF

## **BUILDING 5104**

Suite 6: ±2,210 SF

Suite 13: ±869 SF

Suite 14: TBD

## **BUILDING 5108**

Suite 10: ±2,216 SF

Suite 13-14: ±4,210 SF

Suite 15: ±2,314 SF

SUGAR CREEK RD

REAGAN DR

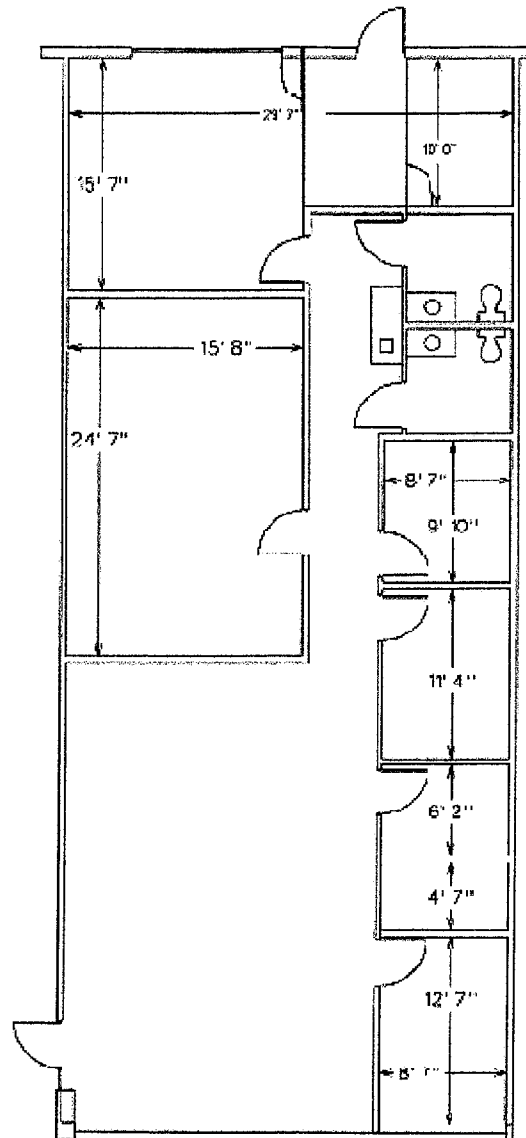
# BUILDING 5100 - SUITE 3

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5100 REAGAN DR  
SUITE 3



±2,225 SF total  
100% office



# BUILDING 5100 - SUITE 7-11

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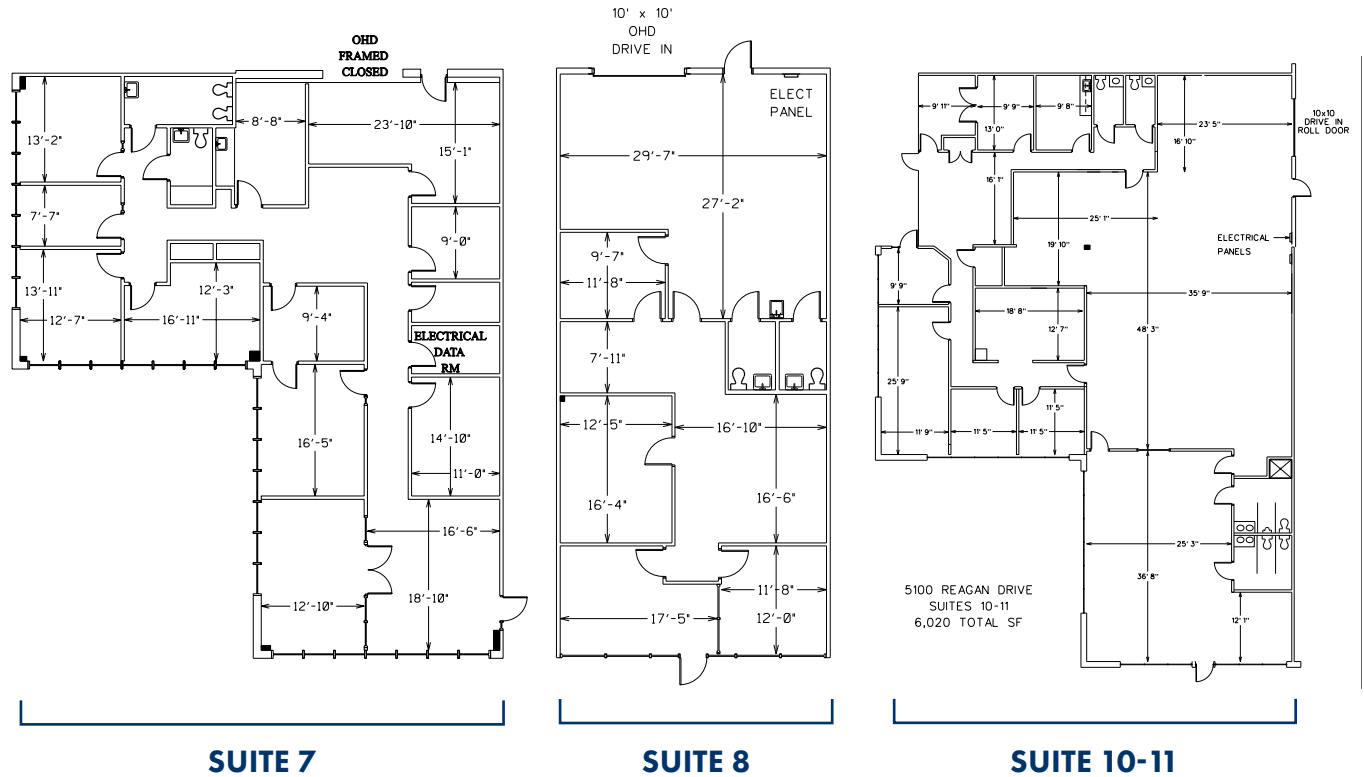
5100 REAGAN DR  
SUITE 7-11



±11,366 SF total



2 Drive in doors  
(10'X10')



# BUILDING 5100 - SUITE 15

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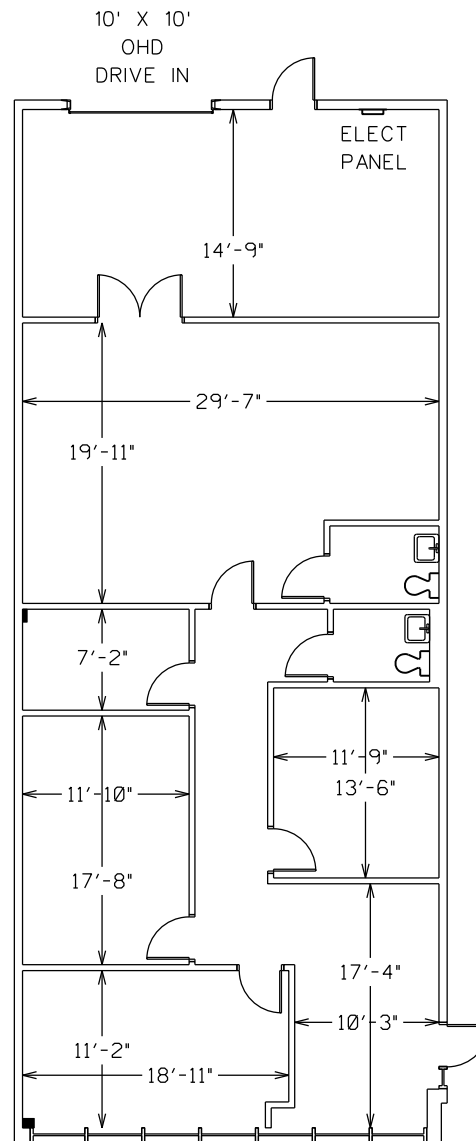
5100 REAGAN DR  
SUITE 15



±2,332 SF total



1 Drive in door  
(10'X10')



# BUILDING 5100 - SUITE 16

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5100 REAGAN DR  
SUITE 16



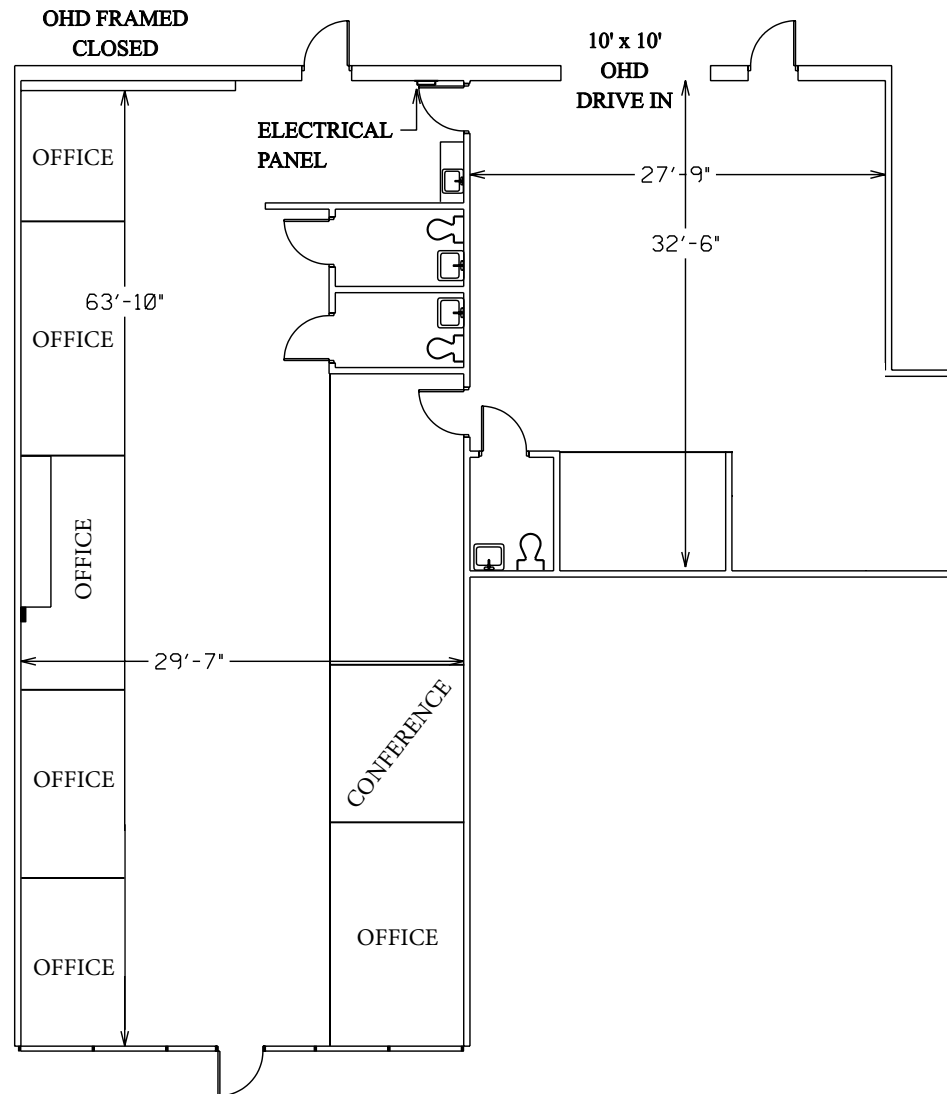
±2,984 SF total



1 Drive in door  
(10'X10')



Conditioned Warehouse



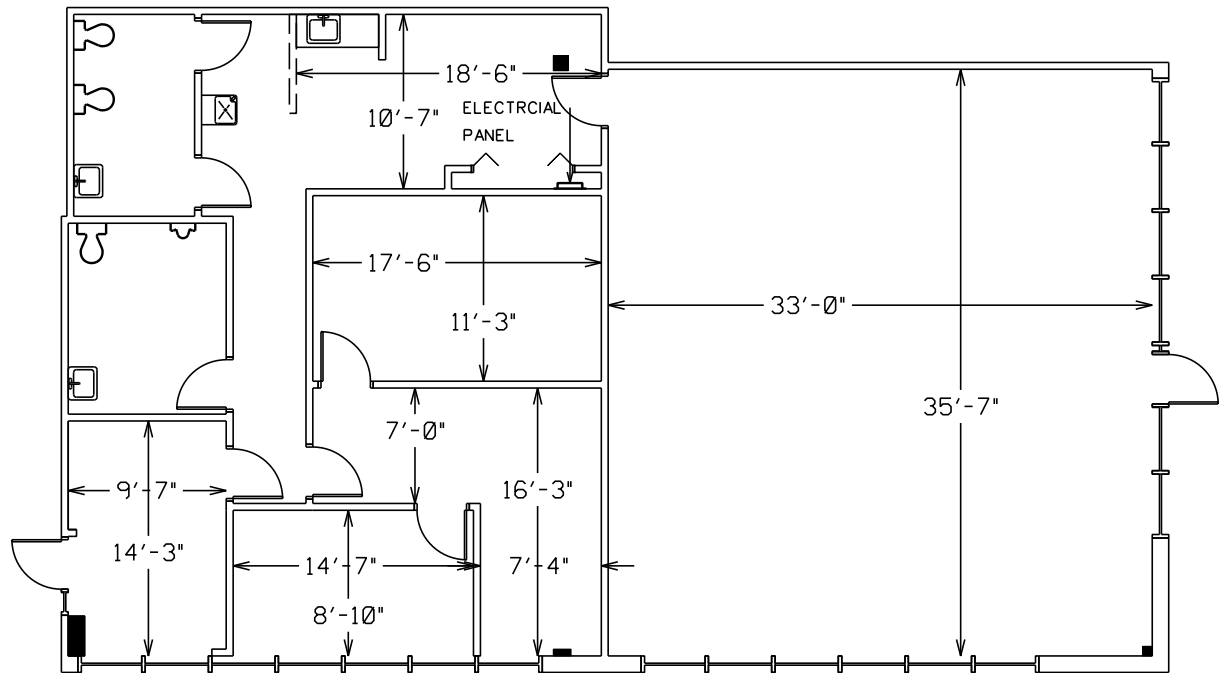
# BUILDING 5100 - SUITE 17

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5100 REAGAN DR  
SUITE 17



±2,504 SF total  
100% office





## UNIVERSITY SOUTH BUSINESS CENTER



10' x 10'  
OHD  
DRIVE IN

30'

44'

ELECT  
PANEL

27'-0"

14'-7"

12'-0"

16'-7"

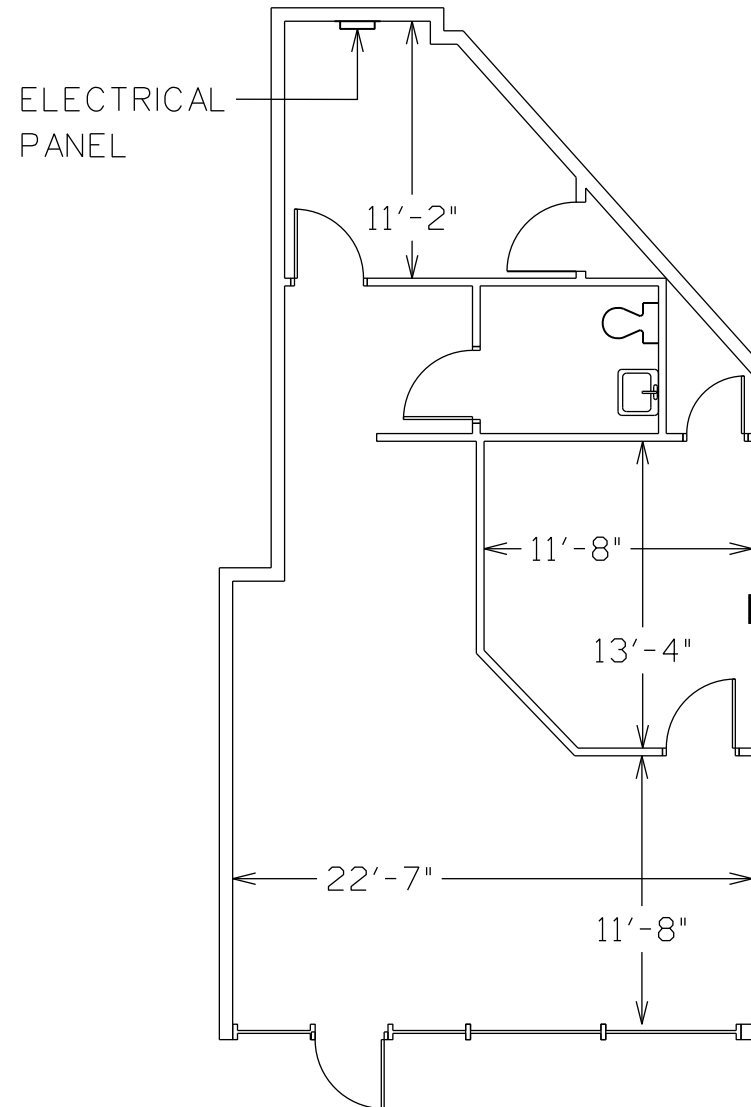
# BUILDING 5104 - SUITE 13

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5104 REAGAN DR  
SUITE 6



±869 SF total  
100% office



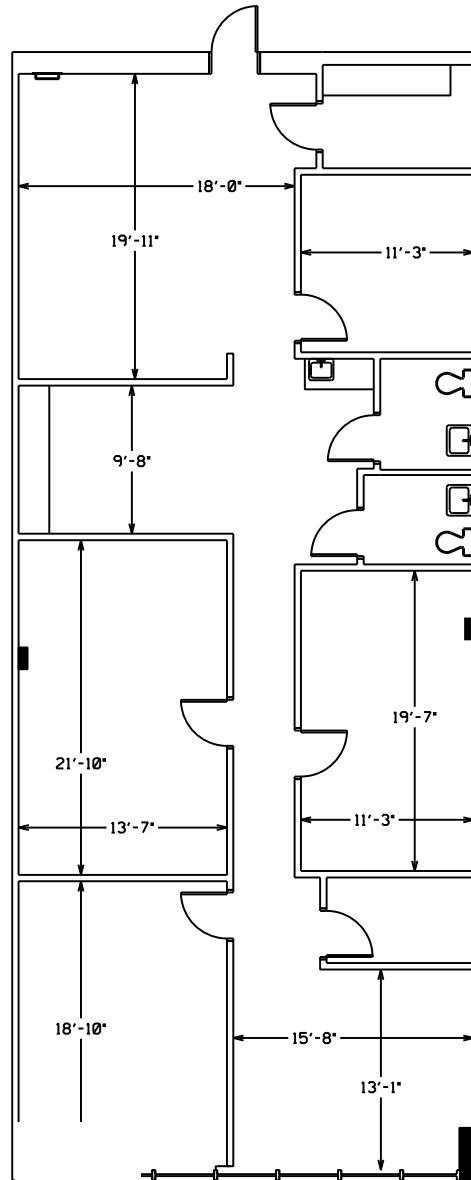
# BUILDING 5108 - SUITE 10

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5108 REAGAN DR  
SUITE 10



±2,216 SF total  
100% Office





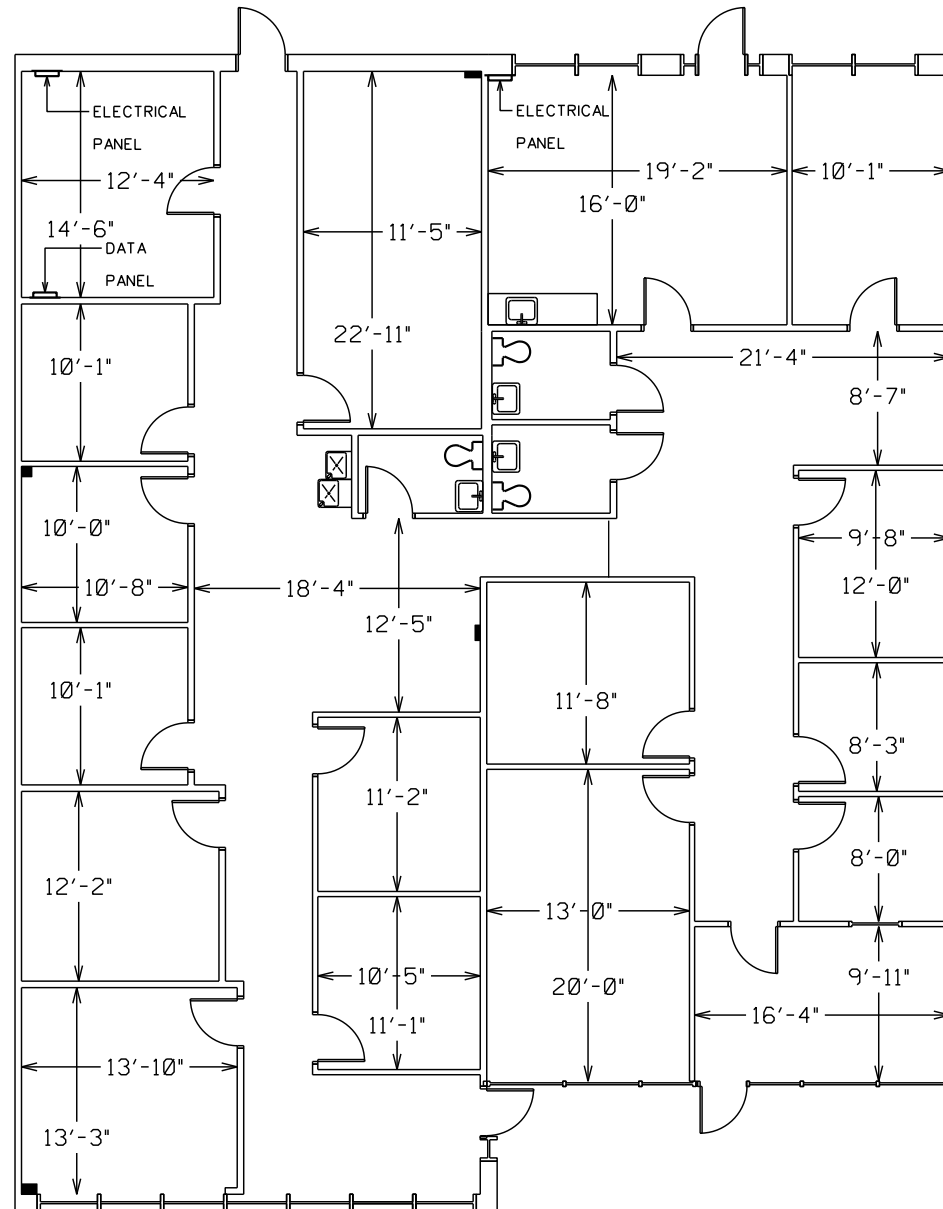
# BUILDING 5108 - SUITE 13-14

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5108 REAGAN DR  
SUITE 13-14



±4,210 SF total  
100% Office



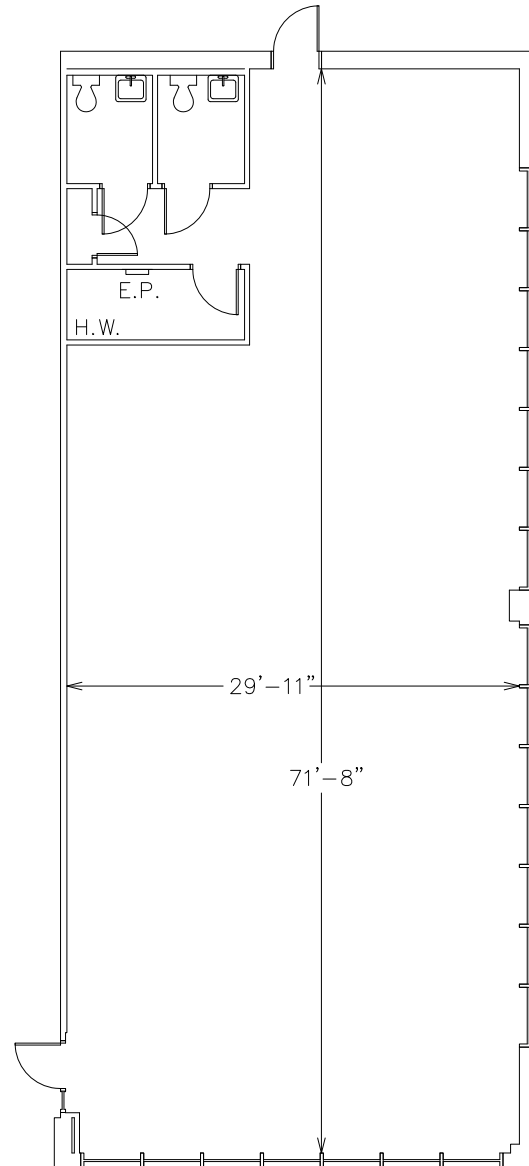
# BUILDING 5108 - SUITE 15

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5108 REAGAN DR  
SUITE 15



±2,314 SF total  
100% Office





# PHOTOS

## UNIVERSITY SOUTH BUSINESS CENTER







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