

WHITEHALL
CORPORATE
CENTER



WHITEHALL CORPORATE CENTER I

3800 Arco Corporate Drive Charlotte, NC 28273
aacusa.com



Whitehall Corporate Center is located within the larger 700-acre Whitehall master-planned community which includes a technology park, corporate center, retail district, several residential communities and a nature preserve.

Featuring beautiful Class A suburban office buildings, Whitehall Corporate Center is strategically located on Arrowood Road at I-485. This location offers unparalleled access to all major interstate highways in Charlotte, NC including I-485, I-77 and I-85 and is within a few minute's drive to Charlotte Douglas International Airport. Additionally, Whitehall showcases one of the finest private collections of public art in the Southeast.

BUILDING ONE

DETAILS

- Building Size:** 114,268 SF (Entire Building)
- Parking Ratio:** 4.0 spaces per 1,000 SF
- Lobby:** Floor to ceiling windows, maple wood paneling, 22-foot coffered ceilings and marble flooring
- Efficiency:** Energy Star Certified
UV Light System
Touch Free Restrooms
- Parking Ratio:** 3.75 spaces per 1,000 SF
- Management:** On-site property management
- Access:** 24/7 building access
- Signage:** Exterior facade signage available

AMENITIES

- Fitness Center:** 6,500 SF state-of-the-art fitness center included
- Food Trucks:** Twice weekly food truck events held on main plaza
- Hotels:** Newly built Springhill Suites on-site and 20+ hotels within a 3 miles radius
- Retail:** 90+ restaurants and numerous shopping centers within a 3 mile radius
- Conference Facilities:** Fully equipped conference rooms and training facilities included within Whitehall Corporate Center





One of the seven wonders of Charlotte.

The Charlotte Observer



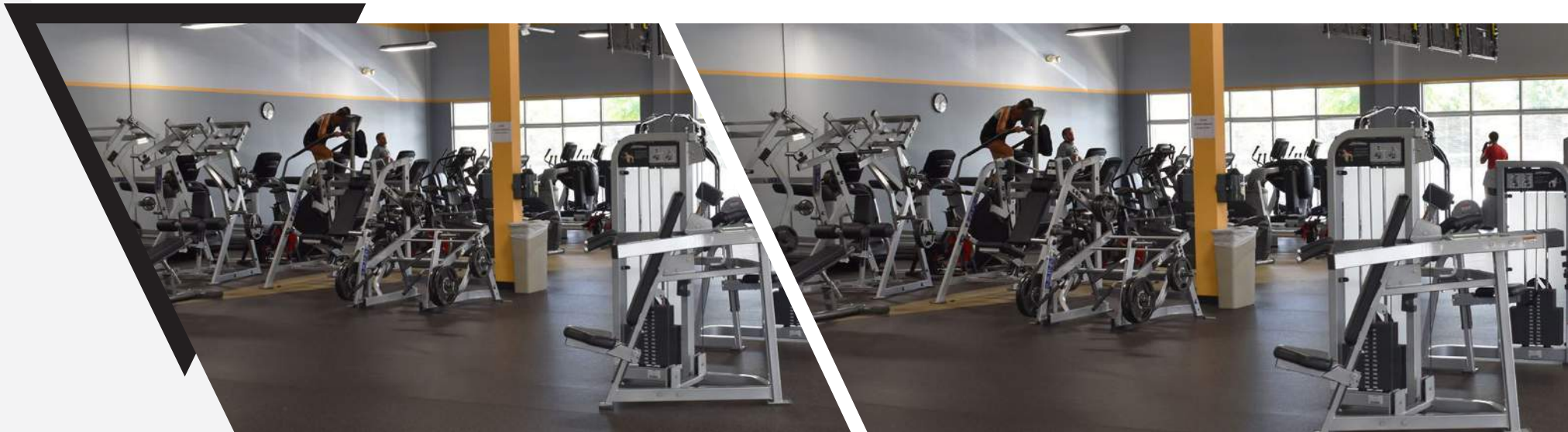
Metalmorphosis was conceived by Count Riprand Arco, Founder and Chairman of American Asset Corporation, when the Count set out to design a visually stunning focal point for AAC's 200-acre office park development - Whitehall Corporate Center.

With its grand plaza, Whitehall Corporate Center presented an opportunity to create something monumental - a sculpture that would inspire both native Charlotteans and visitors alike.

Count Arco approached internationally renowned Czech Sculptor, David Cerny. Cerny's idea for a one-of-a-kind sculpture was conceived, crafted and executed from its original concept, a testament to his technical savvy and his talent as an artist. Cerny says, "I was thinking about doing something as a centerpiece. I knew I wanted to employ water from the beginning." In addition to the water element, Cerny's design also incorporates a complex infrastructure and choreographed movement on a magnificent scale, creating a beautiful synergy of form and function.

FITNESS CENTER

Whitehall Fitness Center is a 6,500 SF state-of-the-art facility exclusive to Whitehall Corporate Center tenants. Whitehall Fitness Center is staffed with a personal trainer and offers cardio and strength training equipment, a variety of group classes as well as locker rooms with showers and towels.





WHITEHALL

The Whitehall area of Charlotte, NC is conveniently located on I-485, minutes away from Charlotte Douglas International Airport and Uptown. This area contains several newly-developed neighborhoods and boasts hundreds of restaurants and retailers including the Charlotte Premium Outlets. Whitehall is also home to Charlotte's first Topgolf facility – the perfect spot for corporate or family outings.

CENTRE GREEN SQUARE

On-site service retail, home to Whitehall Fitness Center, multiple restaurants, dry cleaners and more.

ACCOMMODATIONS & SERVICES

Property Management — On-site Property Management

Parking — Surface Parking throughout the entire office park

Car Wash — Spiffy Mobile Hand Car Wash and Detail provided on-site

Hotel — Newly built Springhill Suites by Marriot with 120+ rooms on-site.

Food Trucks — Whitehall Eats Alternative, a unique weekly food truck event held on the main plaza surrounding Metalmorphosis.







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American Asset Corporation ("AAC") is a fully integrated real estate company that provides development, construction management, leasing, and property and asset management services. AAC specializes in acquiring, master planning, developing and operating institutional quality real estate assets in strategic locations in the Southeast. AAC has been involved in the development of over 8.0 million sq. ft. of commercial property and retains management and ownership of nearly 6 million sq. ft.