

TWO SILVER CRESCENT

The Suburban Market's **VIBRANT, URBAN** option.



CAMPUS MEETS COMMUNITY





LAKE WYLIE



AYRSLEY EVENT LAWN



TOWN OF AYRSLEY

STEELE CREEK

Sitting in the heart of the I-77/Airport submarket what once was defined by the airport and manufacturing, Steele Creek now houses more economic diversity than anywhere in Metro Charlotte - nowhere else will you find Class A office space, world-class destination retail, new residential construction, and the infrastructure to support a robust industrial sector.

As you look to relocate your business, purchase a home or simply pass the time, you will be surprised by what Steele Creek has to offer.

Steele Creek is centrally located in the heart of the Charlotte MSA. No site provides a more ideal balance of access to all three major interstates.

Ease of connectivity to Steele Creek allows employees shorter commute times to the greater Charlotte area, providing access to a wider ranging talent pool.

SITE PROXIMITY



0.1 MILES



0.5 MILES



8.3 MILES



10 MINUTES TO
CHARLOTTE
INTERNATIONAL
AIRPORT



10 MINUTES TO
CAROWINDS



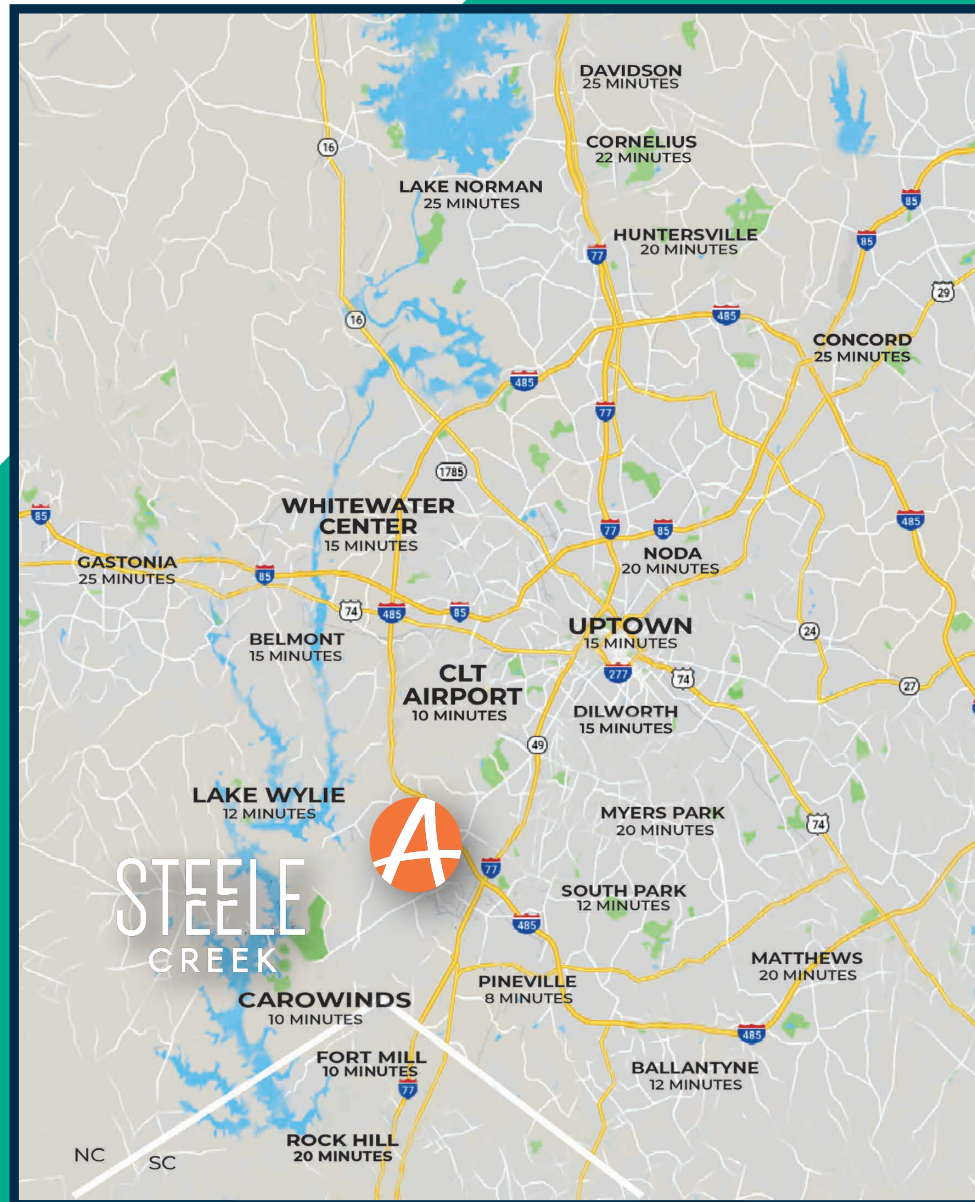
12 MINUTES TO
LAKE WYLIE



15 MINUTES TO
U.S. NATIONAL
WHITEWATER CENTER



15 MINUTES TO
UPTOWN



STEELE CREEK THE VITALS

28273: MILLENNIAL MIGRATION

**THIS CHARLOTTE ZIP [28273]
IS ONE OF THE NATION'S
HOTTEST FOR HOME SALES -
HERE'S WHY**

**The
Charlotte
Observer**

By Celeste Smith
Published April 12, 2017

'Millennials: These days, members of the 18-34 age group are more likely to recognise the financial benefits of purchasing a home than other first-time buyers, according to a new homebuyer insights report from Bank of America.

Realtor.com keeps track of the ones buying Steele Creek properties [in zip code 28273]. And they're bringing more spending power compared to other areas... Realtor.com research shows older millennials in the 25-34 age group earn a median household income of \$64,000. That compares to about \$56,000 nationally.'

**SUBURBAN OFFICES
ARE COOL AGAIN**

Bloomberg

By Patrick Clark & Rebecca Greenfield
Published October 11, 2017

'For millennials, the suburbs are the new city, and employers chasing young talent are starting to look at them anew.'

TOP 10 MOST POPULAR NEIGHBORHOODS IN CHARLOTTE

PER TRULIA.COM* 9/28/17

	POPULARITY	AVG SALES \$	\$ PER SF
STEELE CREEK	1	255,483	109
PLEASANT HILL RD	2	340,158	112
DILWORTH	3	424,769	278
PROVINCETOWNE	4	360,847	137
DAVIS LAKE	5	197,312	100
BALLANTYNE WEST	6	269,399	136
PROSPERITY CHURCH RD	7	213,625	103
BACK CREEK CHURCH RD	8	195,340	92
HIGHLAND CREEK	9	233,732	109
MYERS PARK	10	741,576	285

*Popularity determined by neighborhoods that receive the most clicks on Trulia.com. Steele Creek receives the most inquiries of any neighborhood in Charlotte.

AYRSLEY

DOWNTOWN STEELE CREEK

Ayrsley is Southwest Charlotte's most walkable community, conveniently located off I-485 & South Tryon. Stroll down Ayrsley Town Boulevard and pop in one of our 20 restaurants & bars or grab a movie at Ayrsley Grand Cinemas with a friend. Steps away from your home or your office, Ayrsley brings family and friends together. Whether it's at one of our seasonal events on the Ayrsley Event Lawn, bowling at Piedmont Social House, or an open house on one of our college campuses. Do some shopping, hit the gym, stop at the salon, pick up the dry cleaning, make your dentist appointment—all while parking your car once.

Vibrant & convenient, Ayrsley in Steele Creek allows you to complete your to-do list in one location.

“This little pocket is right where South Tryon meets I-485 and it's transforming from a sleepy suburban commercial center into something a lot more active: Steele Creek's downtown. **Ayrsley is downright cool.**”



CHARLOTTE AGENDA

PIEDMONT SOCIAL HOUSE

AYRSLEY IN NUMBERS

88,000
square feet

OFFICE SPACE
AVAILABLE AT TWO
SILVER CRESCENT

30,000
square feet

MEETING SPACE

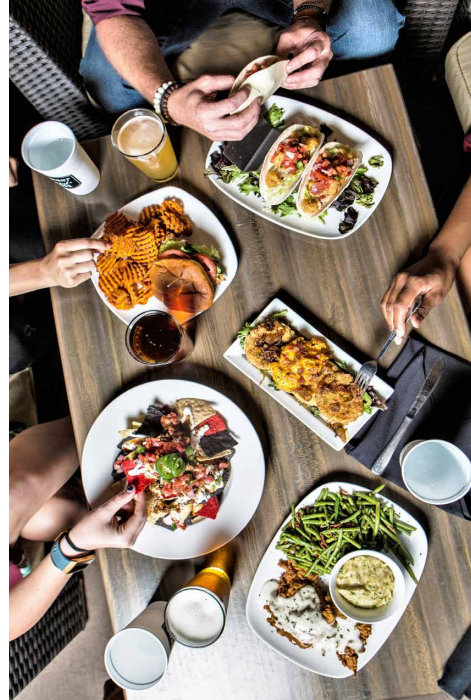
1,500
EMPLOYEES

500+
HOTEL ROOMS
WITH A
COMBINED
FOUR HOTELS

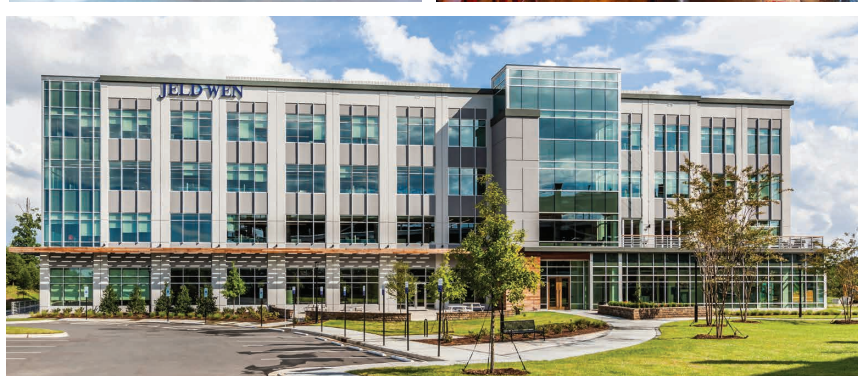
20+
RESTAURANTS

5
APARTMENT &
TOWNHOME
COMMUNITIES

4
UNIVERSITIES
& SCHOOLS
ON CAMPUS



CAMPUS MEETS
COMMUNITY



TWO SILVER CRESCENT

BUILDING FEATURES

- 88,000sf of Class A Office in Ayrnsley
- Free & covered parking, 4.0/1,000 sf parking ratio
- A turnkey campus in booming urban environment
- Easy access to I-485, I-77 & I-85 providing below average commute times to all of CLT
- Only 15 minutes from the Charlotte Douglas International Airport & Uptown
- 500 + hotel rooms & banquet facilities within walking distance
- Crown Signage opportunities
- Professional on-site property management & asset manager
- Variety of residential options
- Dining & retail options within walking distance

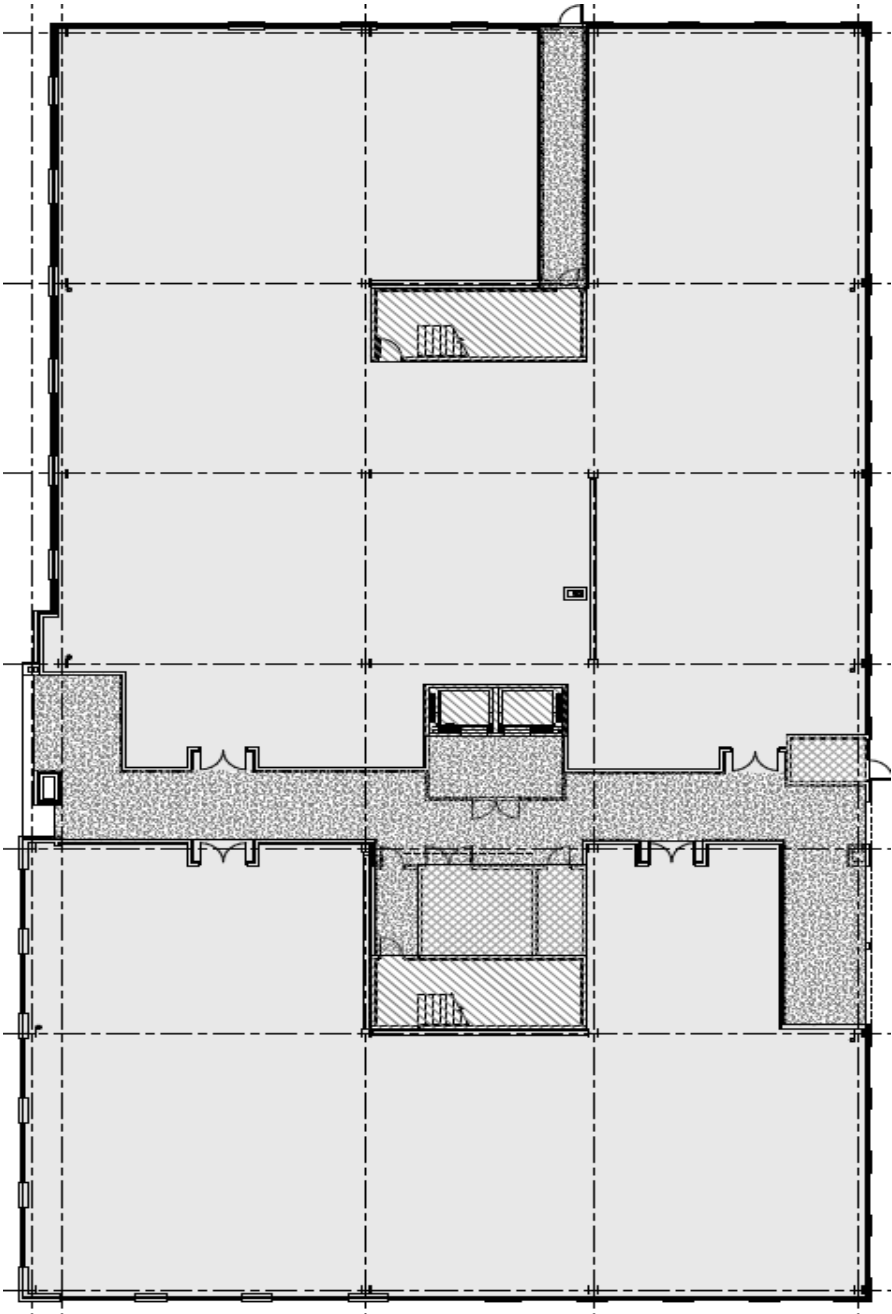


TWO SILVER CRESCENT

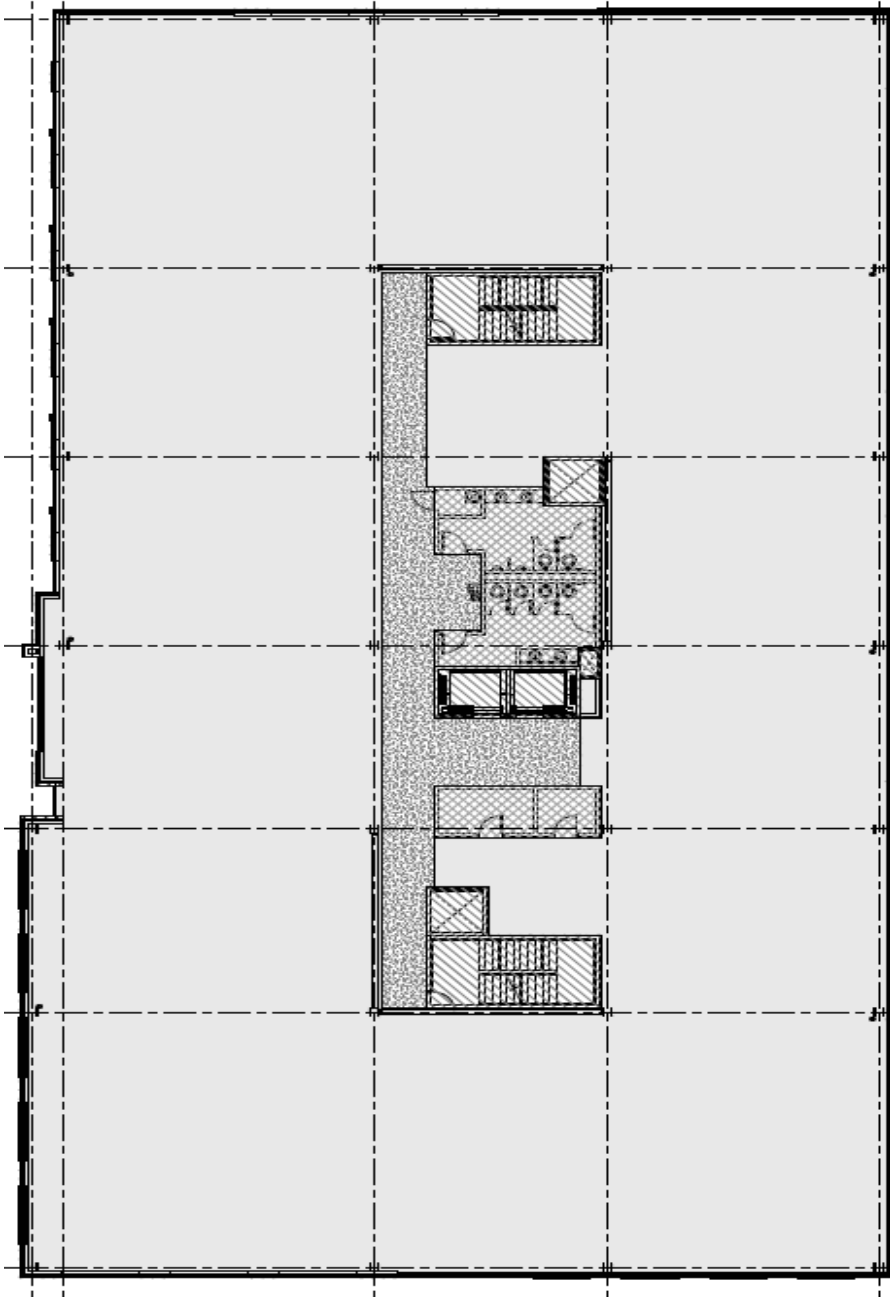
TWO SILVER CRESCENT



TWO SILVER CRESCENT



1ST FLOOR



2ND - 4TH FLOOR



1

FRONT DOOR
RETAIL

2



3

THEATER
SHOPS

4



5

KINGS
PARADE

6

PARKING
DECK

7



WORLD HQ

8

TWO SILVER CRESCENT
OFFICE SPACE

9



10



11



12

CHARLESTON
ROW

13



14



15



16



REGIONS

NOTABLE
BUSINESSES IN
STEELE CREEK



- Future Commercial Development
- Two Silver Crescent Site

RAYCOM
Media

 Microsoft

SIEMENS



BOSCH

peak 10
DATA CENTER SOLUTIONS

TOSHIBA



JELD-WEN
WINDOWS & DOORS

Spectrum

PAYCHEX





WILLIAM HODGES

P 704.731.5543

WHODGES@NEWFORUM.NET

NEW FORUM OFFICE

9224 KINGS PARADE BLVD., SUITE 2101

CHARLOTTE, NC 28273