

# KINGS PARADE

9101 Kings Parade Blvd.



CAMPUS MEETS COMMUNITY





LAKE WYLIE



AYRSLEY EVENT LAWN



TOWN OF AYRSLEY



# STEELE CREEK

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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.

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# 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.



### 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**

“ 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**



**STEELE CREEK LIVE MUSIC SERIES**

**PIEDMONT SOCIAL HOUSE**



# CAMPUS MEETS COMMUNITY



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.

# STEELE CREEK

## THE VITALS

### SITE PROXIMITY



0.1 MILES



0.5 MILES



8.3 MILES



15 MINUTES TO UPTOWN



15 MINUTES TO CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT



7 MINUTES TO CHARLOTTE PREMIUM OUTLETS



10 MINUTES TO THE U.S. NATIONAL WHITEWATER CENTER



10 MINUTES TO LAKE WYLIE



= AYRSLEY

# KINGS PARADE

## BUILDING FEATURES

- 56,000 SF building
- Ample covered parking in recently constructed parking deck
- Potential crown signage opportunity
- Easy access to I-485, I-77 & I-85
- Dining & retail options within walking distance



# KINGS PARADE



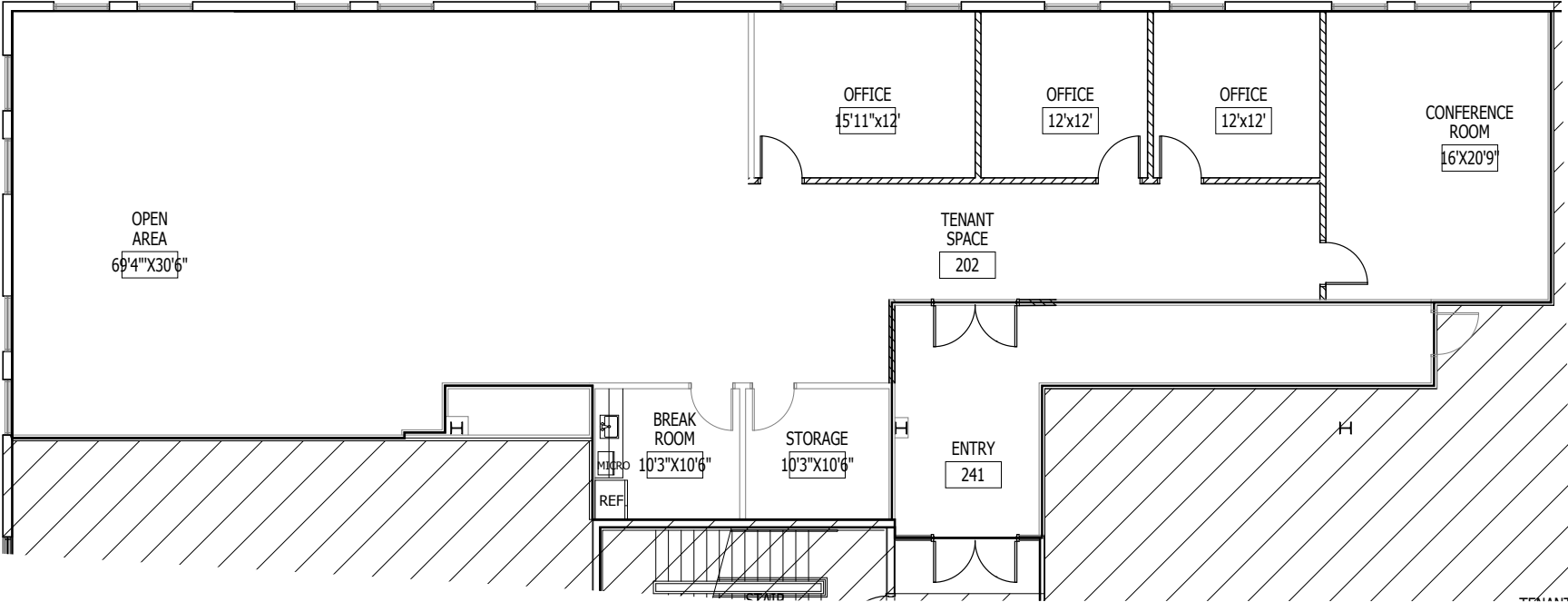


# KINGS PARADE

## FLOOR PLANS

### 2ND FLOOR

OFFICE SPACE  
+/- 3,480 RSF



## 2ND FLOOR

### OFFICE SPACE

THE SPACE HAS 3 OFFICES, BREAKROOM, STORAGE/DATA ROOM, CONFERENCE ROOM AND OPEN OFFICE AREA. THE OFFICES AND CONFERENCE ROOM HAVE CAT6 PRE-WIRED.



# AYRSLEY SITE PLAN



- |   |  |   |   |    |   |    |   |    |  |    |   |   |   |
|---|--|---|---|----|---|----|---|----|--|----|---|---|---|
| 1 | <br>GRAMERCY<br>SQUARE<br>AT AYRSLEY          | 2 | COLONIAL GRAND  | 3  | <br>The Lofts<br>at Quinnton Row | 4  | <br>the<br>Y<br>YMCA          | 5  | <br>PIEDMONT<br>Social<br>HOUSE         | 6  | <br>CAROLINA<br>BEER<br>TEMPLE | 7   | <br>HARRY'S<br>Grille & Tavern |
| 8 | <br>Hilton<br>Garden Inn<br>Charlotte/Ayrsley | 9 | <br>HOMWOOD<br>SUITES<br>Hilton<br>Charlotte / Ayrsley | 10 | <br>tru                          | 11 | <br>EMBASSY SUITES<br>HOTELS | 12 | <br>TWO SILVER CRESCENT<br>OFFICE SPACE | 13 | <br>JELD-WEN<br>WORLD HQ       |  KINGS<br>PARADE |   |

VISIT [AYRSLEY.COM](http://AYRSLEY.COM) FOR FULL BUSINESS LISTINGS

NOTABLE  
BUSINESSES IN  
STEELE CREEK




CHARLOTTE DOUGLAS  
INTERNATIONAL AIRPORT



TopGolf

TOP GOLF



-  Future Commercial Development
-  Kings Parade





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