This Offering Information was prepared by Cushman & Wakefield, and has been reviewed by the sellers. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire.

Presented by:
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The Offering
Cushman & Wakefield has been retained by the parcel owners to sell their fee simple interest in one land parcel in south Charlotte. The sites off of Arrowood Road comprise approximately 3.12 acres of land. It has a Class A corporate image with prestigious Fortune 100 neighbors including Microsoft, FBI, AT&T, Maersk Sealand, and Time Warner. With the development of Whitehall off Hwy. 49, coupled with the proximity of Microsoft Way to I-77 and I-485, this site offers Arrowood visibility and ready access to the I-77 / I-485 interchange. The entrance to the site provides a signalized traffic exchange and new four-lane access off of Arrowood Road.

The anchor for the campus is Microsoft’s 300,000 SF Charlotte Campus, which is one of four national Microsoft Sales Support and Call Centers. Just across Arrowood Road is Time Warner’s national Shared Services Division for the entire eastern United States. The property zoning includes I-1 (Industrial One) and BD (CD) (Business Development – Conditional Use). The site is serviced by Charlotte’s municipal water and sewer systems, as well as by Duke Energy.

Address
Microsoft Way, Charlotte, Mecklenburg County, North Carolina 28273

Zoning
I-1 zoning is light industrial, which allows for office space use by right. BD-CD zoning is Distributive Business District. The CD refers to conditional uses within this zoning. Charlotte Zoning Code allows for the building of an office corporate headquarters.

The purpose of the B-D (Distributive Business) district is to provide areas in which distributive uses, such as warehousing, office and wholesaling concerns, plus other complementary uses may be established and given assurance of wholesome surroundings in the future. The development standards for this district are designed also to aid in preventing the creation of traffic congestion and traffic hazards on streets and to aid in protecting nearby residential areas from the detrimental aspects of uses permitted within the district.

Access
Access to Microsoft Way is excellent, with the interchange of I-77 (exit 2) and Arrowood Road less than one mile from the site, from which the southern I-77/I-485 interchange is approximately one mile. Charlotte Douglas International Airport is approximately ten miles from Microsoft Way, accessible by I-485 or I-77.

Environmental
To the best knowledge of the seller, there are no known environmentally hazardous substances on the site.
<table>
<thead>
<tr>
<th>LOT 1</th>
<th>PID#:</th>
<th>Size:</th>
<th>Zoned:</th>
<th>$ / Acre:</th>
<th>Lot Price:</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT 1</td>
<td>203-221-37</td>
<td>Approx. 3.12 Acres</td>
<td>BD (CD)/I-1</td>
<td>$225,000</td>
<td>$702,000</td>
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</tbody>
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