

DUKE ENERGY UPTOWN

REDEVELOPMENT PORTFOLIO

AN ICONIC MIXED USE REDEVELOPMENT OPPORTUNITY

CHARLOTTE, NC



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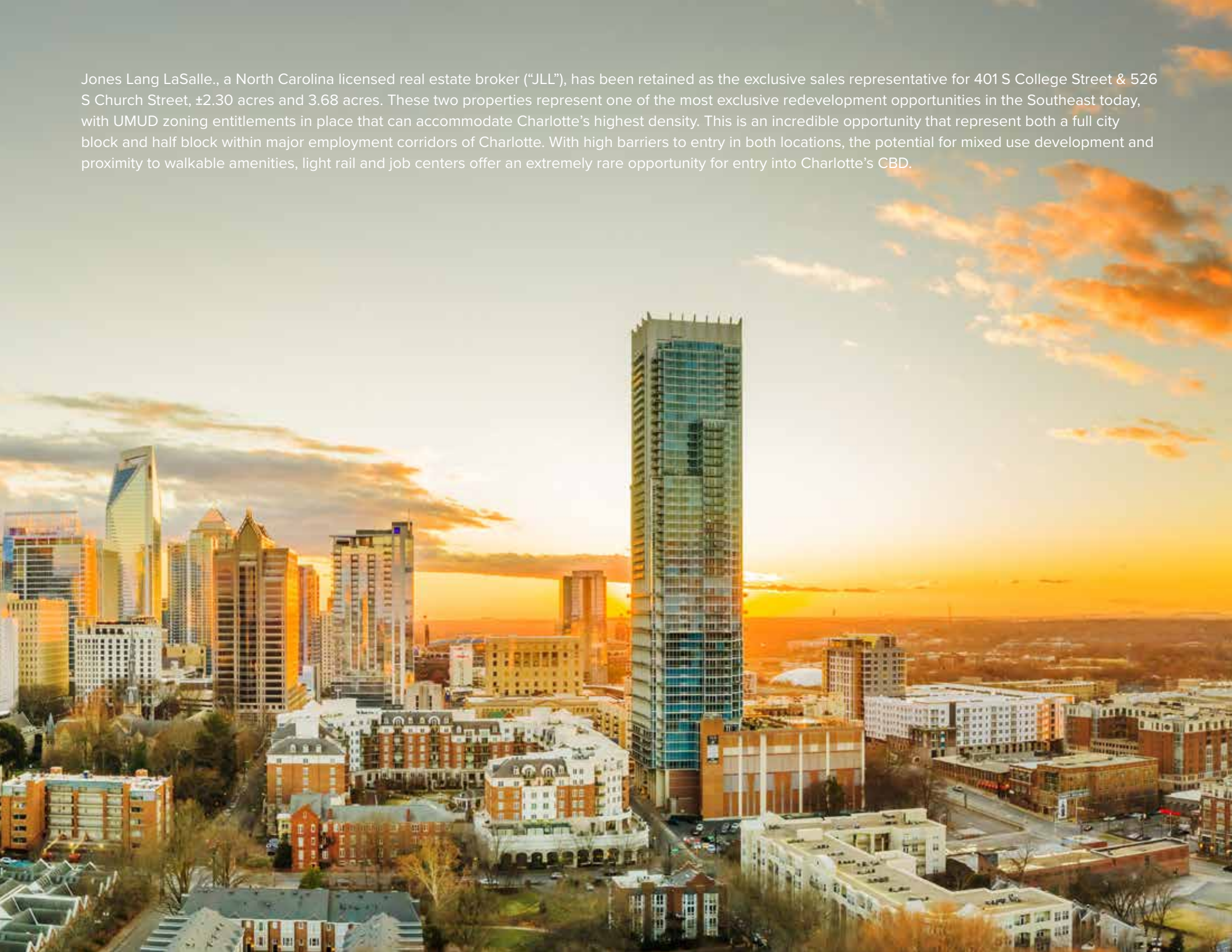
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Jones Lang LaSalle., a North Carolina licensed real estate broker (“JLL”), has been retained as the exclusive sales representative for 401 S College Street & 526 S Church Street, ±2.30 acres and 3.68 acres. These two properties represent one of the most exclusive redevelopment opportunities in the Southeast today, with UMUD zoning entitlements in place that can accommodate Charlotte’s highest density. This is an incredible opportunity that represent both a full city block and half block within major employment corridors of Charlotte. With high barriers to entry in both locations, the potential for mixed use development and proximity to walkable amenities, light rail and job centers offer an extremely rare opportunity for entry into Charlotte’s CBD.



DUKE ENERGY UPTOWN

REDEVELOPMENT
PORTFOLIO

TWO RARE SITES IN THE HEART OF UPTOWN

526 S CHURCH STREET is located along the Stonewall Street Corridor which has seen \$2.7B of development over the last five years including Honeywell's HQ, Bank of America's Tower, and Ally Charlotte Center. Positioned on the south side of Uptown with excellent access to I-277, the Lynx Blue line light rail (2.5 blocks away) and a 5-minute walk to South End, the property is an extremely rare opportunity for a dense mixed-use development.

401 S COLLEGE STREET is located next to the Charlotte Convention Center (600,000 SF) which is currently undergoing a \$127M expansion and renovations. Being just a half block away from the 3rd Street Light Rail station provides incredible connectivity and visibility. The site is well-positioned for residential, office, hotel and retail development in a luxurious, thriving submarket known for long term sustainability and excellent access to employers.

±2.30 & 3.68 AC ENTITLED MIXED- USE DEVELOPMENT OPPORTUNITIES IN UPTOWN CHARLOTTE CBD

2
sites

3.68
ac site - church
street site

2.30
ac site - college
street site

UMUD
zoning in place

ADDRESSES

401 S College Street
526 S Church Street
Charlotte, NC 28202

ACREAGE (APPROX.)

401 S College Street: 2.30 acres
526 S Church Street: 3.68 acres

MECKLENBURG COUNTY PINS

401 S College Street: 12506201
526 S Church Street: 07304101;
07304102

MUNICIPALITY

City of Charlotte

CURRENT USE

Commercial Office

ZONING

UMUD - Uptown Mixed-Use District
Allows: Multifamily, Retail, Office,
Hotel

HEIGHT MAXIMUM

None

OFFERING

Two separate sites available
immediately; Offered in whole or in
part

THE OFFERING

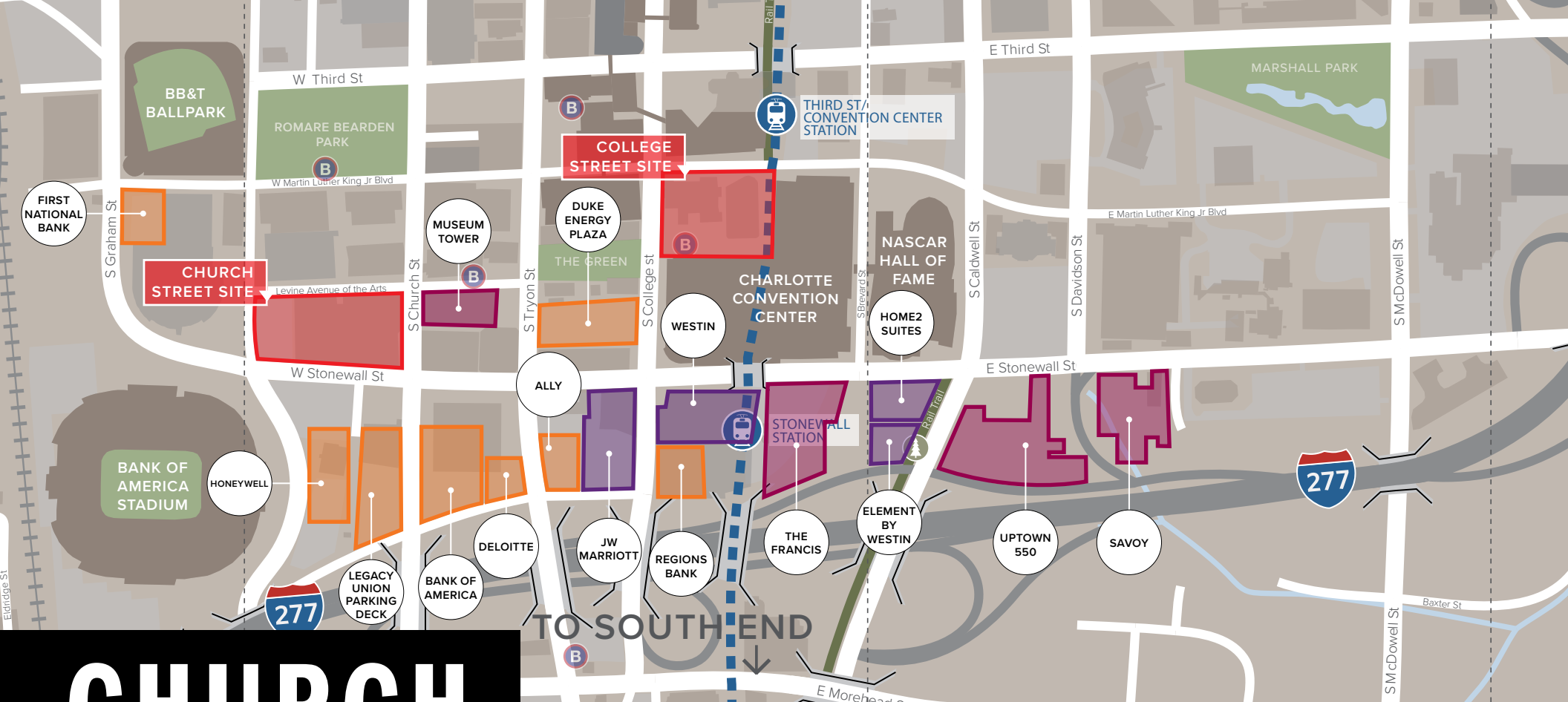


Two separate development opportunities that are strategically located in the heart of Uptown Charlotte.

401 S College Street is a 2.30 ac UMUD zoned site that is located adjacent to the Charlotte Convention Center that is currently undergoing \$127M in renovations.

526 S Church Street is a 3.68 ac UMUD zoned site located adjacent to Bank of America Stadium - home of the Carolina Panthers and Charlotte Football Club.

Both sites are entitled for office, multifamily, hotel and retail development with no height restrictions. Included with this offering, JLL has set up a document center with detailed property information including: survey, environmental reports, concept site plans, concept renderings, etc.

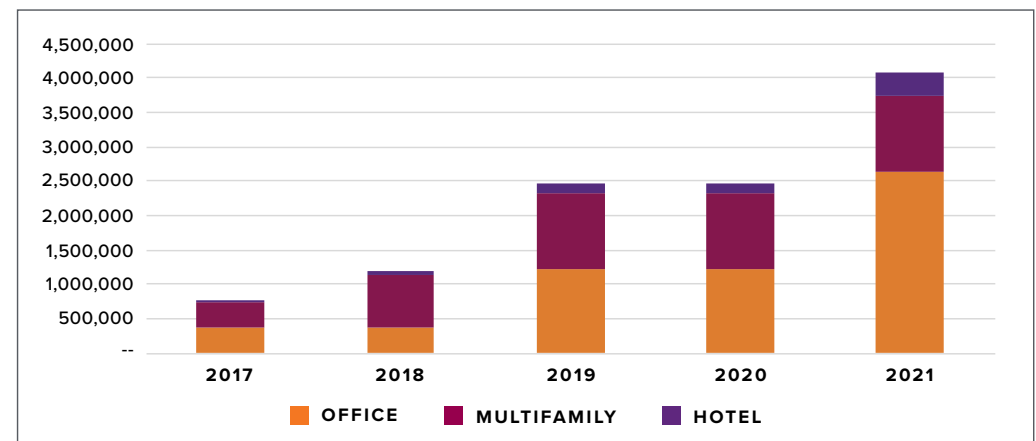


CHURCH STREET SITE

STONEWALL CORRIDOR DEVELOPMENT ACTIVITY

4.1M SF OF DEVELOPMENT SINCE 2017

GROWTH OF THE STONEWALL CORRIDOR (SF)



JUST ACROSS THE STREET, Legacy Union has seen tremendous success over a 10 acre development site. Located on the former site of the Charlotte Observer, Legacy union represents 1.24 M SF of existing office and retail development that has been delivered in the last 2 years which is 87% leased.

NOTABLE TENANTS INCLUDE:

HONEYWELL **BANK OF AMERICA**
DELOITTE **ROBINHOOD**

HIGHLIGHTS INCLUDE:

841,000 SF

BANK OF AMERICA TOWER

362,000 SF

OFFICE – ANCHORED BY DELOITTE

330,000 SF

HONEYWELL HQ

2,600

SPACE PARKING DECK

FUTURE

PHASES PLANNED

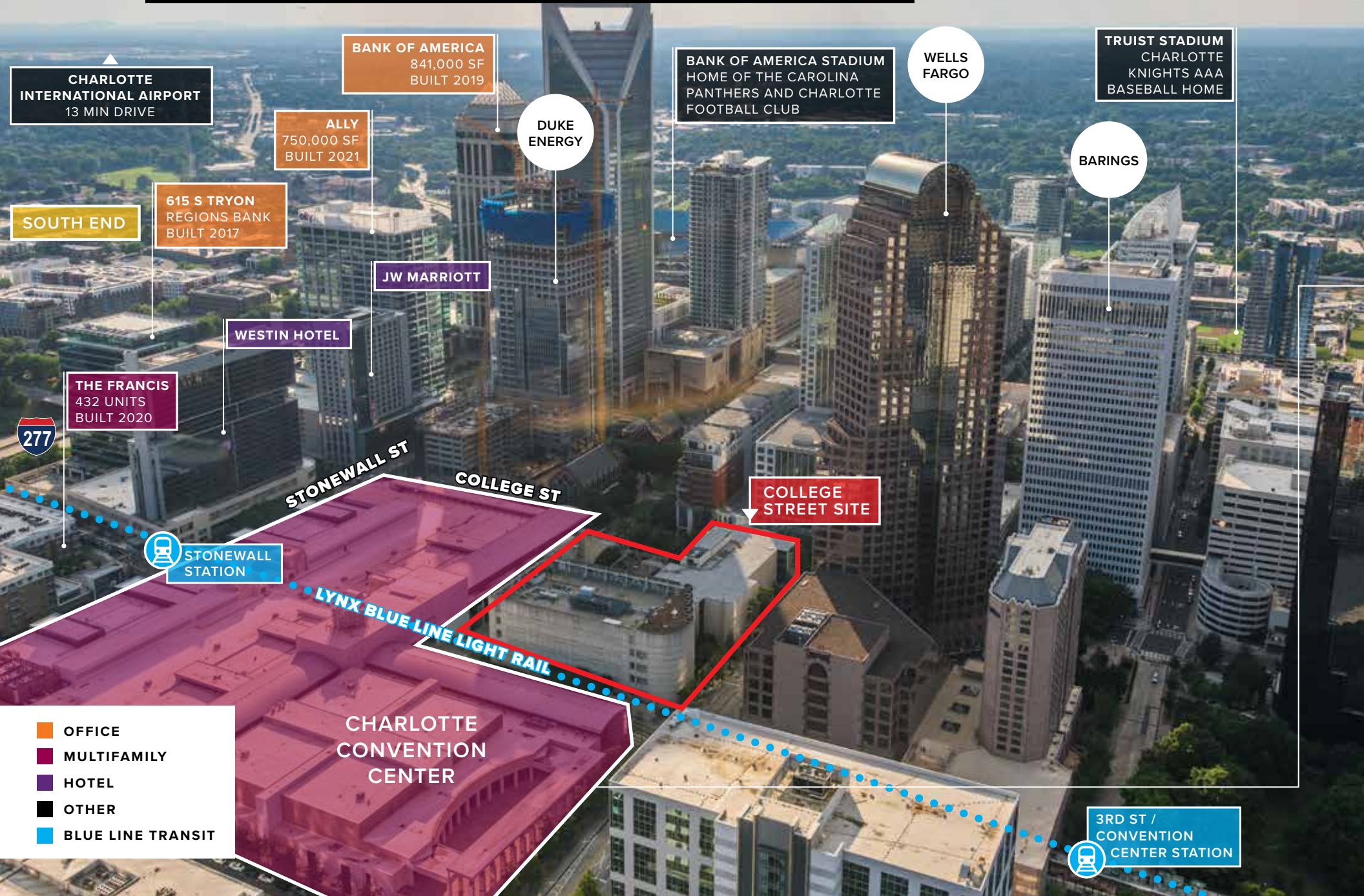
CASE STUDY

LEGACY UNION



COLLEGE STREET SITE

PROXIMITY TO CONVENTION CENTER AND LYNX® BLUELINE



CHARLOTTE INTERNATIONAL AIRPORT
13 MIN DRIVE

BANK OF AMERICA
841,000 SF
BUILT 2019

BANK OF AMERICA STADIUM
HOME OF THE CAROLINA PANTHERS AND CHARLOTTE FOOTBALL CLUB

WELLS FARGO

TRUIST STADIUM
CHARLOTTE KNIGHTS AAA BASEBALL HOME

ALLY
750,000 SF
BUILT 2021

DUKE ENERGY

BARINGS

SOUTH END

615 S TRYON
REGIONS BANK
BUILT 2017

JW MARRIOTT

WESTIN HOTEL

THE FRANCIS
432 UNITS
BUILT 2020



STONEWALL ST

COLLEGE ST

COLLEGE STREET SITE



STONEWALL STATION

LYNX BLUE LINE LIGHT RAIL

- OFFICE
- MULTIFAMILY
- HOTEL
- OTHER
- BLUE LINE TRANSIT

CHARLOTTE CONVENTION CENTER

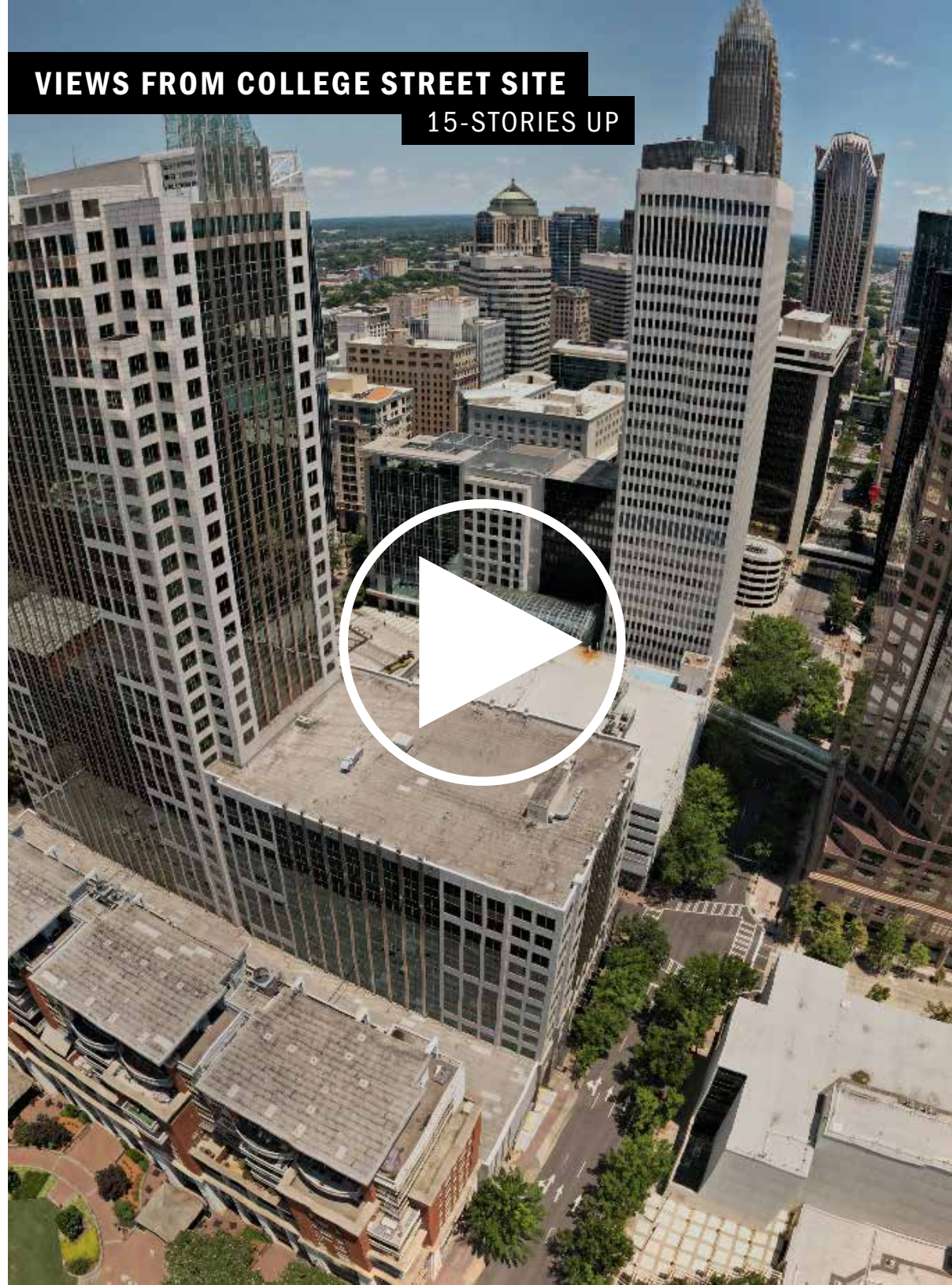
3RD ST / CONVENTION CENTER STATION





VIEWS FROM COLLEGE STREET SITE

15-STORIES UP



\$127 MILLION CHARLOTTE CONVENTION CENTER UPGRADES

UPGRADES INCLUDE:

- A new glass front façade and more substantial entry-way on Stonewall Street
- Over 50,000 square feet of new meeting room and “pre-function” space and two new 10,000 square-foot meeting spaces
- A new pedestrian bridge over Stonewall Street to allow easy access for guests at the Westin Hotel
- A new terrace on Martin Luther King Jr Blvd, allowing for an outdoor meeting area
- New technological upgrades including actuators to raise and lower ceilings, walls, and move room dividers, as well as major WiFi upgrades throughout the facility

Work is expected to wrap up by late summer 2021.

CHURCH STREET SITE

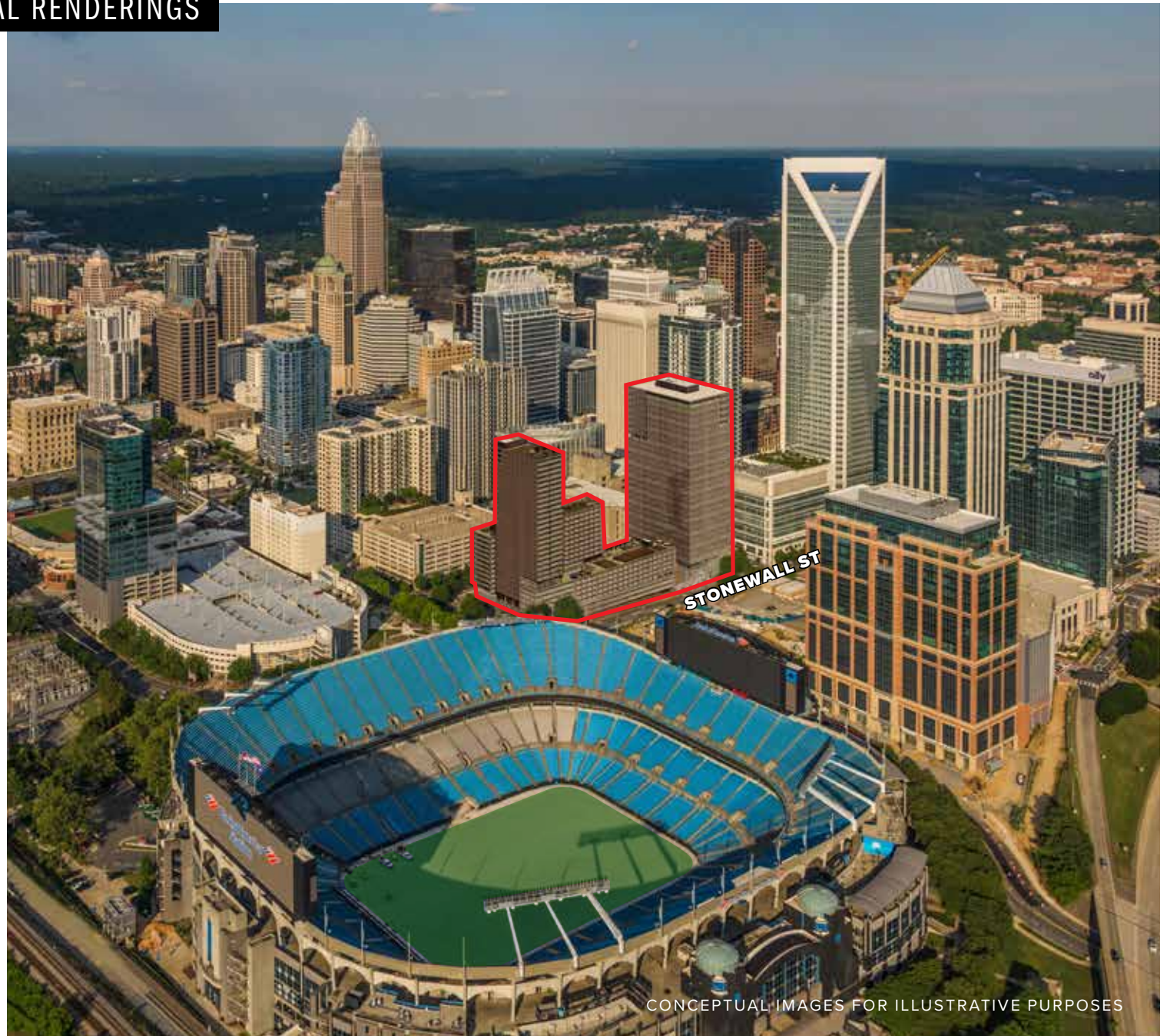
CONCEPTUAL RENDERINGS

Office: 814,500 GSF
31,500 GSF floorplate
29 total levels
2/1,000 parking ratio provided

Multifamily: 400 units
1,100 average sf unit
35 stories
1/unit parking spaces provided

Hotel: 300 keys
12 stories above parking
.5/key parking spaces per key provided

Retail: 15,000 SF provided plus other street level spaces that can count towards required SF



CONCEPTUAL IMAGES FOR ILLUSTRATIVE PURPOSES

COLLEGE STREET SITE

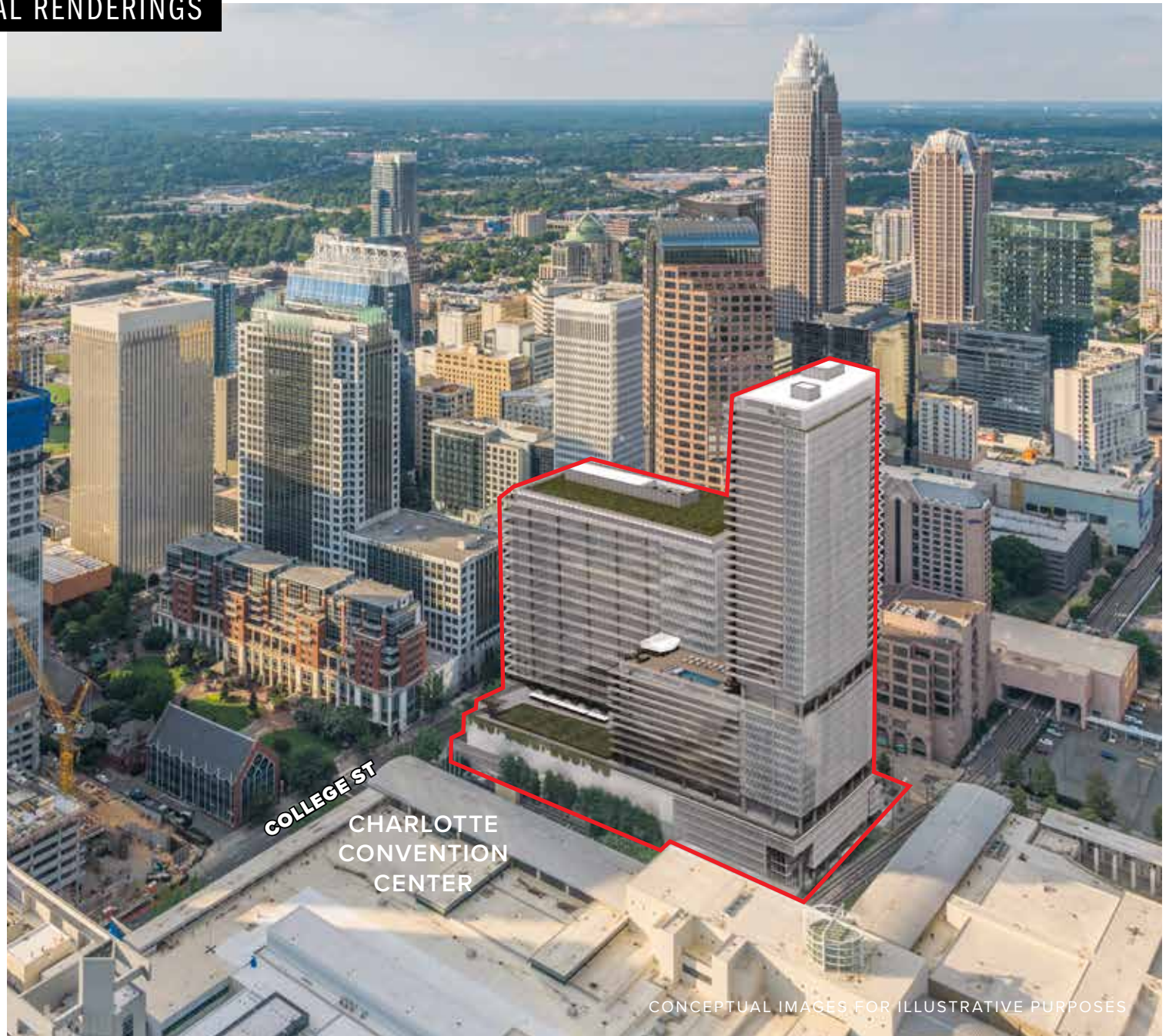
CONCEPTUAL RENDERINGS

Office: 491,700 GSF
28,400 GSF floorplate
22 total levels
2/1,000 parking ratio provided

Multifamily: 300 units
1,100 average sf unit
32 stories above parking and hotel (top floor is level 48)
1/unit parking spaces provided

Hotel: 300 keys
11 stories above parking
.5/key parking spaces per key provided

Retail: 10,000 SF provided plus other street level spaces that can count towards required SF



CONCEPTUAL IMAGES FOR ILLUSTRATIVE PURPOSES

No. 1

*fastest growing
tech talent pool*

16 HQ

*fortune 1000
companies*

17.2%

*10 year population
growth*

\$3B

*worth of development
planned for 2021 in
center city*

38%

*tech job growth
2019*

131 ac

*of parks, trails and
greenways*

ONE OF THE LAST

MAJOR MIXED-USE OPPORTUNITIES IN UPTOWN



CHURCH STREET SITE



COLLEGE STREET SITE

CLICK TO PLAY PROPERTY VIDEO




JLL on behalf of Duke Energy presents

ICONIC MIXED-USE REDEVELOPMENT OPPORTUNITIES IN UPTOWN

Charlotte, NC




MAJOR JOB
ANNOUNCEMENTS
OVER LAST 18 MONTHS

Robinhood 

389 JOBS

Honeywell

750 JOBS
AVERAGE SALARY \$340K

TRUIST 
SUNTRUST  BB&T

11,600 JOBS
AVERAGE SALARY \$100K+



2,000 EMPLOYEES



750 JOBS



43,000 JOBS



CHARLOTTE

HIGHLIGHTS

TWO SITES IN THE HEART OF UPTOWN THE “CITY CENTER” OF CHARLOTTE

What was once perceived as a one-dimensional corporate city-center anchored by prominent banks, Uptown Charlotte has now become one of the most vibrant entertainment and residential hubs in the Southeast. With more than 200 restaurants and retailers, four (4) professional sports venues and over 18,300 residents, Uptown is one of the most coveted destinations for young professionals and local leisure.

\$3B OF NEW
DEVELOPMENT
PLANNED FOR
CENTER CITY IN 2021

2.3M SF OFFICE
SPACE PLANNED

48K SF RETAIL
SPACE PLANNED

583 NEW HOTEL
ROOMS
PLANNED

498 NEW
APARTMENT
UNITS PLANNED

40% OF WORKERS EMPLOYED
IN FINANCE AND
INSURANCE, REAL
ESTATE AND LEASING
AND PROFESSIONAL,
SCIENTIFIC AND
TECHNICAL SERVICES

TOP CITY CENTER BUILDING SALES OVER LAST 18 MONTHS



① TRUIST CENTER
 \$445.5M
 1.6M SF
 47 STORIES



② BANK OF AMERICA TOWER
 \$441.6M
 841,164 SF
 33 STORIES



③ BB&T CENTER PARKING DECK
 \$85M
 \$55,921 PER SPACE
 1,520 SPACES



④ THE RAILYARD
 \$201M
 \$612 PSF
 326,253 SF
 8 STORIES



MULTIFAMILY DEVELOPMENT ACTIVITY

UPTOWN'S MOST CONNECTED AND AUTHENTIC LOCATION

Situated amid bank and tech employers, art museums, and steps from Stonewall Station light rail stop, the properties are walkable to all of Uptown and South End's culinary and cultural destinations.

WALKABILITY HUB



1 MIN
Stonewall Station



1 MIN
NFL Carolina Panthers Stadium



1 MIN
Truist Stadium – AAA Baseball



5 MIN
South End



1 MIN
Romare Bearden Park

1-MILE RADIUS DEMOGRAPHIC HIGHLIGHTS

70.5%
OF PEOPLE HAVE COLLEGE DEGREE + (BACHELOR DEGREE OR HIGHER)

\$141,563
AVERAGE INCOME

30.5
MEDIAN AGE

\$903,895
AVERAGE HOUSEHOLD NET WORTH

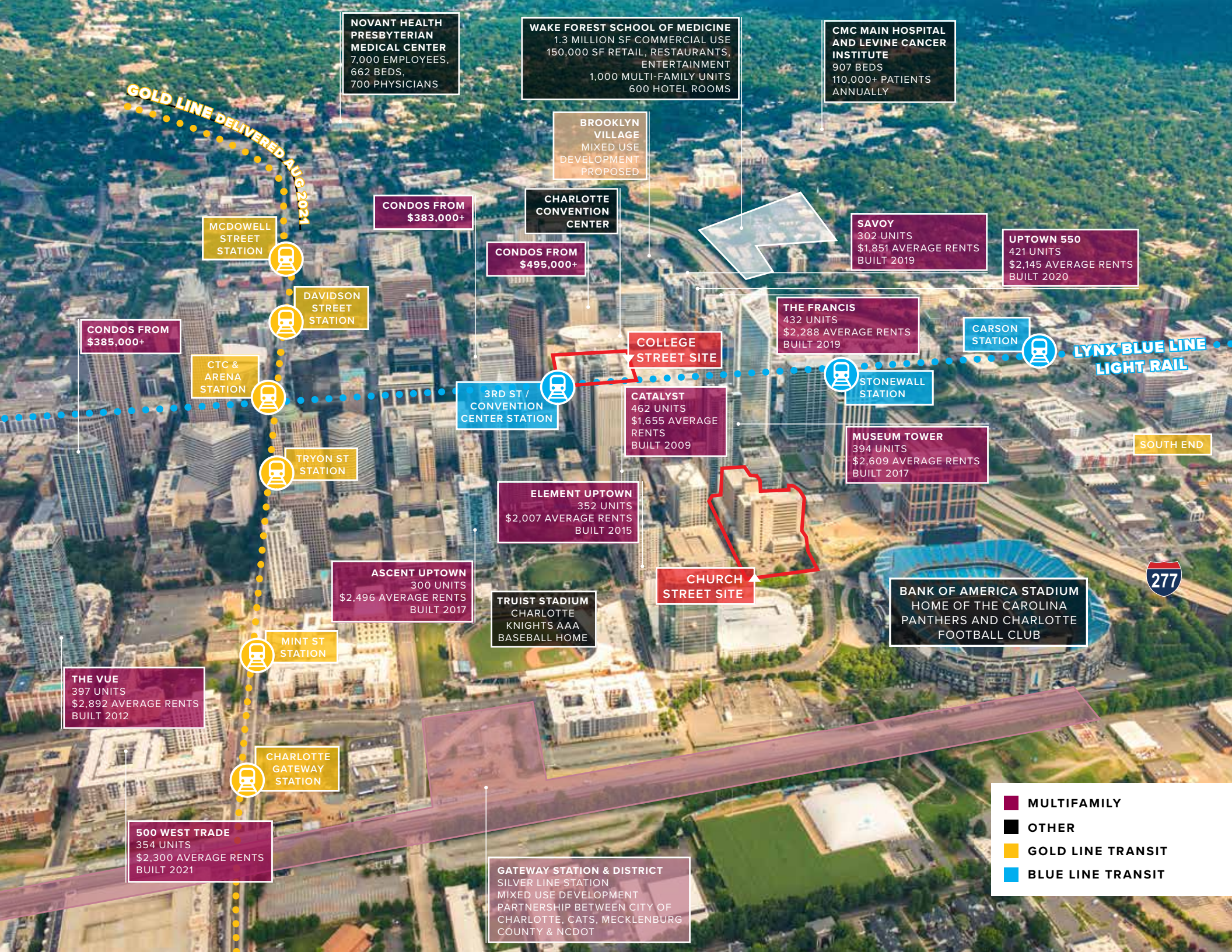
THE ELLIS
549 UNITS
\$1,859 AVERAGE RENTS
BUILT 2021



7TH ST STATION

DEMOGRAPHICS

RADIUS	1-MILE	3-MILE	5-MILE
2021 Estimated Population	26,507	128,622	264,381
Census Population (2010)	15,484	88,626	207,429
Historical Annual Change (2010-2020)	6.5%	4.1%	2.5%
Avg Household Income	\$141,563	\$112,698	\$99,722
Median Household Income	\$92,137	\$82,037	\$72,207
Per Capita Income	\$83,354	\$78,755	\$71,164
Median Home Value	\$395,217	\$463,214	\$389,866
Avg Household Net Worth	\$903,895	\$841,804	\$719,512
College Degree + (Bachelor Degree or Higher)	70.5%	54.1%	45.4%
Median Age	30.5	34.4	35.2



NOVANT HEALTH PRESBYTERIAN MEDICAL CENTER
7,000 EMPLOYEES,
662 BEDS,
700 PHYSICIANS

WAKE FOREST SCHOOL OF MEDICINE
1.3 MILLION SF COMMERCIAL USE
150,000 SF RETAIL, RESTAURANTS,
ENTERTAINMENT
1,000 MULTI-FAMILY UNITS
600 HOTEL ROOMS

CMC MAIN HOSPITAL AND LEVINE CANCER INSTITUTE
907 BEDS
110,000+ PATIENTS ANNUALLY

BROOKLYN VILLAGE
MIXED USE DEVELOPMENT PROPOSED

CONDOS FROM \$383,000+

CHARLOTTE CONVENTION CENTER

CONDOS FROM \$495,000+

SAVOY
302 UNITS
\$1,851 AVERAGE RENTS
BUILT 2019

UPTOWN 550
421 UNITS
\$2,145 AVERAGE RENTS
BUILT 2020

MCDOWELL STREET STATION

DAVIDSON STREET STATION

CONDOS FROM \$385,000+

CTC & ARENA STATION

COLLEGE STREET SITE

THE FRANCIS
432 UNITS
\$2,288 AVERAGE RENTS
BUILT 2019

CARSON STATION

LYNX BLUE LINE LIGHT RAIL

3RD ST / CONVENTION CENTER STATION

STONEWALL STATION

CATALYST
462 UNITS
\$1,655 AVERAGE RENTS
BUILT 2009

MUSEUM TOWER
394 UNITS
\$2,609 AVERAGE RENTS
BUILT 2017

TRYON ST STATION

SOUTH END

ELEMENT UPTOWN
352 UNITS
\$2,007 AVERAGE RENTS
BUILT 2015

ASCENT UPTOWN
300 UNITS
\$2,496 AVERAGE RENTS
BUILT 2017

CHURCH STREET SITE

BANK OF AMERICA STADIUM
HOME OF THE CAROLINA PANTHERS AND CHARLOTTE FOOTBALL CLUB



TRUIST STADIUM
CHARLOTTE KNIGHTS AAA BASEBALL HOME

MINT ST STATION

THE VUE
397 UNITS
\$2,892 AVERAGE RENTS
BUILT 2012

CHARLOTTE GATEWAY STATION

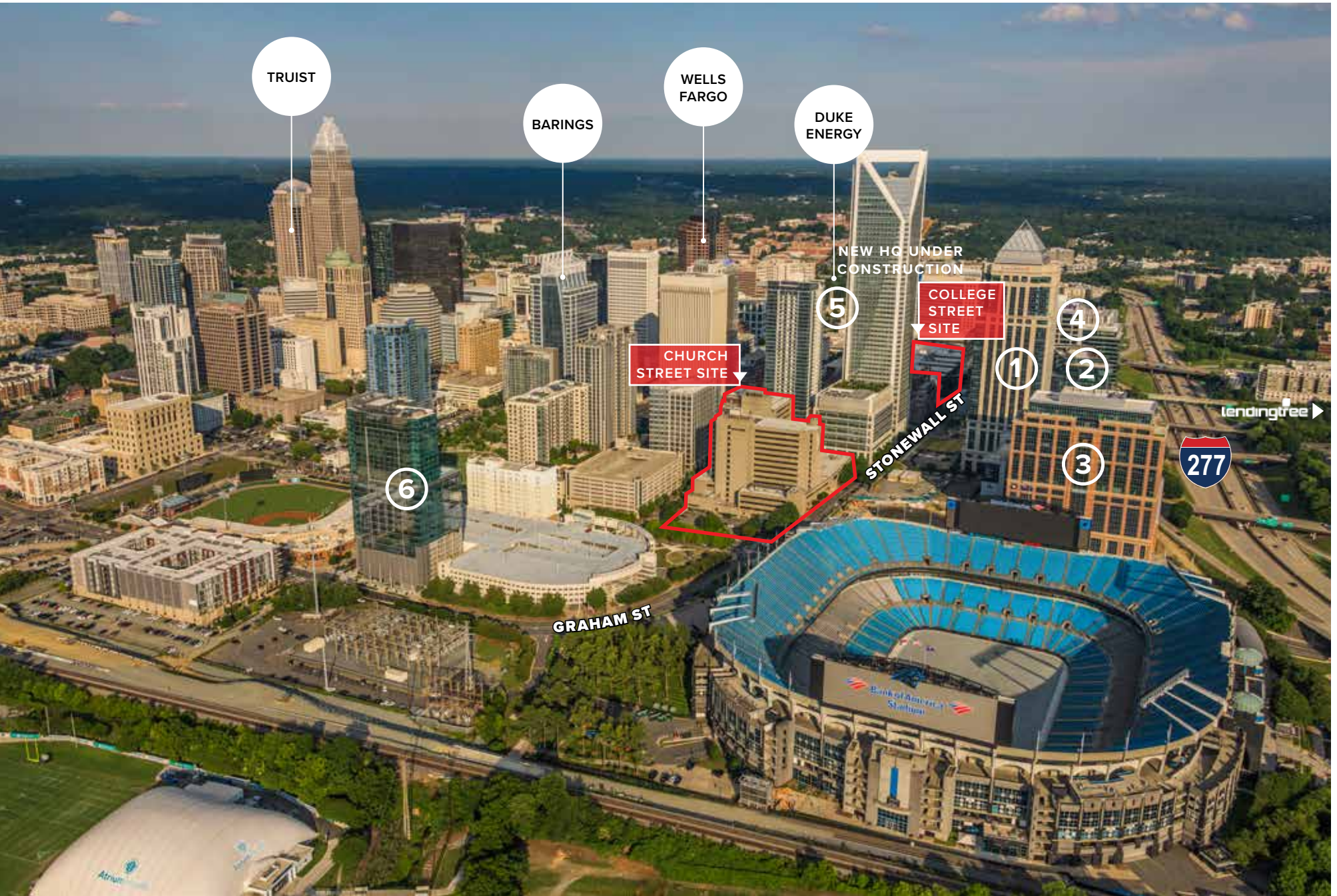
500 WEST TRADE
354 UNITS
\$2,300 AVERAGE RENTS
BUILT 2021

GATEWAY STATION & DISTRICT
SILVER LINE STATION
MIXED USE DEVELOPMENT
PARTNERSHIP BETWEEN CITY OF CHARLOTTE, CATS, MECKLENBURG COUNTY & NCDOT

- MULTIFAMILY
- OTHER
- GOLD LINE TRANSIT
- BLUE LINE TRANSIT

NEW OFFICE DELIVERIES

3.6M TOTAL SF SINCE 2016





**① LEGACY UNION PHASE I
BANK OF AMERICA TOWER**

DEVELOPER: LINCOLN HARRIS

- 841,000 sf office | 8,554 sf retail
- Percent Leased: 86.4%
- Delivered 2019
- Major Tenants: Bank of America, Parker Poe, KPMG



**② LEGACY UNION PHASE II
650 S TRYON**

DEVELOPER: LINCOLN HARRIS

- 362,500 sf office | 10,208 sf retail
- Percent Leased: 74.2%
- Delivery: Q1 2021
- Major Tenants: Deloitte, JLL, RobinHood



**③ LEGACY UNION PHASE III
HONEYWELL**

DEVELOPER: LINCOLN HARRIS

- 287,000 sf office
- Percent Pre-Leased: 100%
- Delivery Expected: Q4 2021
- Major Tenants: Honeywell



④ ALLY CHARLOTTE CENTER

DEVELOPER: CRESCENT COMMUNITIES

- 742,000 sf office | 10,000 sf retail
- Percent Pre-Leased: 100%
- Delivery: Q3 2021
- Major Tenants: Ally Financial, Crescent Communities



⑤ DUKE ENERGY PLAZA

DEVELOPER: CHILDRESS KLEIN

- 1,000,000 sf office
- Percent Pre-Leased: 100%
- Delivery Expected: 2023
- Major Tenants: Duke Energy



⑥ FNB TOWER

DEVELOPER: DOMINION REALTY PARTNERS

- 156,415 sf office
- Percent Pre-Leased: 30%
- Delivery Expected: Q1 2021
- Major Tenants: First National Bank

RETAIL & ENTERTAINMENT HUB

AT THE HEART OF UPTOWN CHARLOTTE

ADVANTAGEOUSLY POSITIONED in Uptown's Stonewall and Tryon District, the area acts as connective tissue between Uptown's (primary business district) growth south and the growing South End (dense entertainment and residential district).

ADJACENT TO CHARLOTTE'S CONVENTION CENTER, 401 S College Street makes up the remainder of the City of Charlotte Convention Center which is currently undergoing \$127M in renovations making the total square footage more than 600,000.

WHY CHARLOTTE:



UPTOWN CHARLOTTE HAS TRANSFORMED INTO A DENSE CULINARY, NIGHTLIFE, AND ENTERTAINMENT HUB



RESTAURANTS/BARS

Rhino Market
Mellow Mushroom
Reid's Fine Foods
Fin & Fino
Starbucks
Golden Cow Creamery
Hasaki Grill & Sushi
Valhalla Pub & Eatery
The Cotton Room
French Quarter
Potbelly Deli
Famous Toastery
La Belle Helene
Nefeli's
Day & Night Cereal Bar
Chipotle
Mimosa Grill
Midnight Diner
Charlotte Beer Garden
STIR
North Italia
Craft
Unknown Brewing
Ruby Sunshine
Hoppin'
Lost & Found
Slingshot
Leat's Meat Kbbq
Fire House Bar and Lounge
Ink and Ivy
Tupelo Honey
Chima Steakhouse
Fahrenheit Charlotte
Insomnia Cookies



ENTERTAINMENT + ATTRACTIONS

Mint Museum
Harvey B Gantt Center for African American Arts + Culture
Charlotte Convention Center
Knight Theater
Vintage Architectural Art
Epicentere
Bechtler Museum of Modern Art
Levine Center for the Arts
Portal Charlotte
Nascar Hall of Fame
Wells Fargo Museum



SHOPPING/RETAIL

Brevard Court
Carolina Panthers Team Store
Whole Foods
Epicentre
Blakeney
Ivy & leo
Jos A. Bank
UPS Store



ACCOMODATIONS

JW Marriott
Westin
Kimpton Tryon Park
Residence Inn
Courtyard by Marriott Charlotte City Center
Hilton Charlotte Uptown
Home2Suites by Hilton
Embassy Suites
AC Hotel
Aloft Charlotte City Center
Hampton Inn
Grand Bohemian
Ritz Carlton
Omni Charlotte



PARKS/GREENSPACE

Romare Bearden Park
The Green
Independence Park
Vantage Park



TRANSIT

Stonewall Station
3rd Street Station
Gold Line
Silver Line
Pedestrian Bridge proposed

18M

VISITORS ANNUALLY

170+

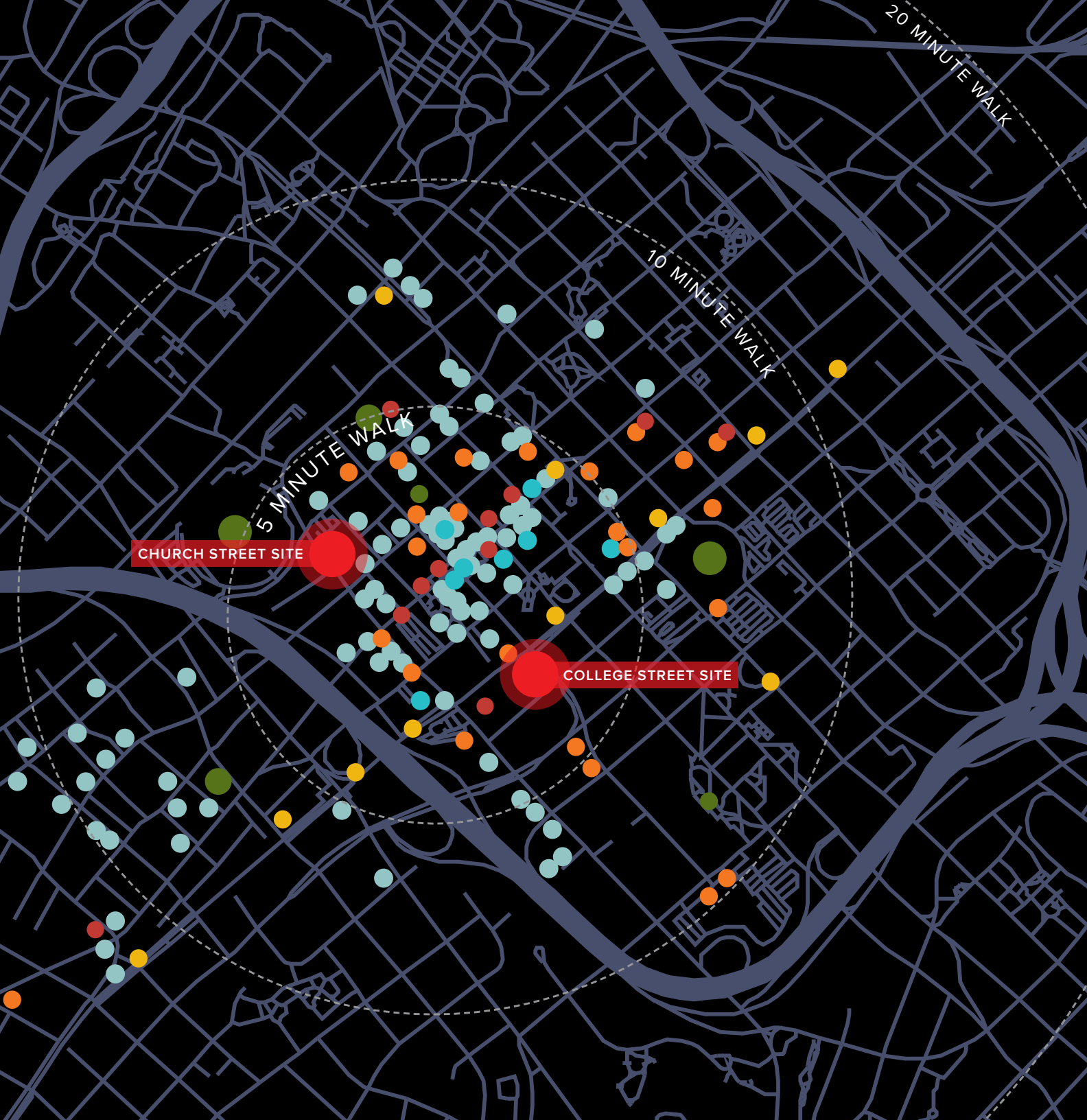
RESTAURANTS

160+

UNIQUE SHOPS

125+

SPORTS EVENTS
EVERY YEAR





ON THE HORIZON

PLANNED MULTI-MODAL PROJECTS UPTOWN

CENTER CITY 2040 VISION PLAN

Recently approved by City Council to create the blueprint for the future, the plan is heavily informed by comprehensive community engagement. Work is underway to update the Unified Development Ordinance and is expected to take a number of years to finalize.

① TRANSIT IMPROVEMENTS

Multiple transit improvements are underway or in planning across Charlotte's City Center. In fall 2021, the Gold Line streetcar will return to service, expanding to all four miles, running from the Historic West End, through Uptown, to the Elizabeth and Plaza Midwood neighborhoods.

Additionally, planning is underway for the 26-mile Silver Line light rail corridor that will run from the town of Belmont past the airport, through Uptown to Matthews, and potentially beyond. Currently, CATS has a goal of beginning passenger service in 2030.

A new Rail Trail pedestrian bridge has been funded by a private/public partnership with U.S. Bank. This will connect the vibrant rail trail in South End to Uptown.

② GATEWAY DISTRICT

The Gateway is a planned, 14-acre mix of offices, restaurants and apartments surrounding the new Amtrak station and transit hub near the intersection of Third and Fourth wards. This summer, the City of Charlotte selected a developer - Charlotte Gateway Partners, a real estate joint venture of The Spectrum Cos., a Charlotte-based developer, and Republic, a real estate firm based in Washington, D.C. to kickstart the development for the Gateway Station deal.





3

③ WAKE FOREST SCHOOL OF MEDICINE

Located just down the street from the sites, the recently announced Wake Forest Medical Center will transform the area as the Queen City's first-ever four-year medical center. The partnership will accelerate the area's growth at the influx of Uptown, South End, Dilworth, and Midtown and will provide an even stronger employee base comprised of medical professionals and university administrators. The medical center is expected to generate \$5.2 billion in economic impact and create nearly 43,000 jobs.

Groundbreaking on the new Charlotte campus is set for the first quarter of 2022 after the zoning approval process is finished. Atrium's technology offices that are already on the site will be replaced with the larger mixed-use campus.

UNDERWAY FOR ENTITLEMENTS UP TO:

- 1.3 MILLION SF COMMERCIAL USE
- 150,000 SF RETAIL, RESTAURANTS, ENTERTAINMENT
- 1,000 MULTI-FAMILY UNITS
- 600 HOTEL ROOMS



5

④ SPIRIT SQUARE

The project is anticipated to break ground in Q1 2022 and spans 1.5 blocks between Tryon and College Streets on the North side of Uptown.

The site will include a mix of restaurants and shops, a 25-30-story office tower, residences, a pedestrian plaza, sidewalk cafes, and will be anchored by the new Main Public Library.

Immediately across the street, renovations continue on the Carolina Theatre, which will anchor a new 34-story tower. The first five floors will be dedicated to the theater and civic space.

⑤ DUKE ENERGY PLAZA

Duke Energy will move its headquarters into a newly renamed 40 story office tower off South Tryon by 2023. The building will be approximately 1,000,000 sf of office and about 6,000 employees.



650 SOUTH TRYON STREET | SUITE 600 | CHARLOTTE, NORTH CAROLINA | 28202
4509 CREEDMOOR RD | SUITE 300 | RALEIGH, NORTH CAROLINA | 27612