



*THE OFFICES @*  
**CAMP  
NORTH  
END**



**A UNIQUE 380,000 SF CREATIVE OFFICE OPPORTUNITY IN CHARLOTTE, NC**

CONFIDENTIAL OFFERING MEMORANDUM



# THE OFFICES @ CAMP NORTH END

## THE OFFERING

Jones Lang LaSalle, a North Carolina licensed real estate broker (“JLL”), has been retained as the exclusive representative for the 90% recapitalization or outright sale of The Offices @ Camp North End (the “Property”, “Assets”, “Buildings”, or “Site”), a highly accessible mixed-use site totaling 380,032 square feet of creative office and retail space in Charlotte, North Carolina, one of the nation’s fastest growing large-scale cities. The Camp North End campus sits on a 76-acre Opportunity Zone site with unlimited future upside through multifamily development and continued creative office and retail transformation. The Property provides phenomenal accessibility to all of Charlotte’s main attractions, located less than a mile from Uptown, two miles from NoDa, three miles from South End, and less than ten miles from Charlotte Douglas International Airport. The North End submarket has experienced significant recent growth with over 1,000,000 square feet of creative space added since 2019 and over 2,500 multifamily units planned or under construction. The location’s proximity to both Uptown, the nation’s second largest financial hub, and NoDa, Charlotte’s premier Arts and Entertainment district, allows The Offices @ Camp North End to draw a wide range of tenants ranging from art studios to startups and Fortune 150 companies alike. The mixed-use campus provides a community to tenants, visitors, and residents by offering a robust number of events that are geared to grow and expand the environment at Camp North End.



<b>20</b>	<b>380,032</b>	<b>5</b>
<b>ACRES</b>	<b>SF CREATIVE OFFICE &amp; RETAIL SPACE</b>	<b>EXISTING BUILDINGS</b>
<b>58%</b>	<b>2019 / 2022</b>	<b>6 Years</b>
<b>OCCUPIED</b>	<b>YEAR DELIVERED</b>	<b>WALT</b>





SOUTH PARK  
20 MINUTES

SOUTH END  
8 MINUTES

BLUE LINE LIGHT RAIL  
18.9 MILES LONG, 26 STATIONS

SPECTRUM CENTER

ALTON OPTIMIST PARK  
238 UNITS

ALTA PURL  
341 UNITS

ALEXAN MILL DISTRICT  
290 UNITS

BROADSTONE CRAFT  
297 UNITS

940 BREVARD APARTMENTS  
100 UNITS

UPTOWN  
2 MINUTES

BANK OF AMERICA STADIUM

JEFFERSON APARTMENT  
350 UNITS U/C

CADENCE MUSIC FACTORY  
205 UNITS



OPTIMIST HALL



GREENVILLE NORTH MULTIFAMILY  
92 TOWNHOMES U/C

PARKWOOD BLUE LINE STATION

LOCKWOOD NEIGHBORHOOD  
MEDIAL SALE PRICE OF \$227K, UP  
23%+ IN THE LAST 3 YEARS

THE OFFERING

PLAZA MIDWOOD  
8 MINUTES

FOUNDATION SUPPLY

PINE25 APARTMENTS  
309 UNITS

NODA  
5 MINUTES

NORTH END TERRACES  
69 UNITS U/C

THE FOUNDRY AT NORTH END  
36 TOWNHOMES PROPOSED

CHARLOTTE DOUGLAS AIRPORT  
14 MINUTES



1-MILE RADIUS OF  
THE OFFICES @ CAMP NORTH END

5,270

EXISTING  
MULTIFAMILY UNITS

1,591

MULTIFAMILY UNITS PROPOSED  
& UNDER CONSTRUCTION

93.3%

OFFICE OCCUPANCY

4.4%

UNEMPLOYMENT RATE

44.6%

POPULATION GROWTH  
(2010-2020)

40.4%

AVERAGE HOUSEHOLD  
INCOME GROWTH (2010-2020)

STATESVILLE AVE

NORTH END DEPOT  
375 UNITS PROPOSED

## THE NORTH SIDE'S MOST CONVENIENT & ACCESSIBLE MIXED-USE ENVIRONMENT

Located a mere 2 minutes from Uptown Charlotte, The Offices @ Camp North End provide tenants and visitors the North End's most convenient mixed-use development. In addition to the property's proximity to the CBD, The Offices @ Camp North End sit just 5 minutes from NoDa, 8 minutes from South End, and 15 minutes from Charlotte Douglas International Airport.

## IDEALLY LOCATED IN CHARLOTTE'S PATH OF GROWTH

The Offices @ Camp North End are ideally located within the North End submarket, a highly-infill area with a rapidly growing amenity base and development pipeline. Once a thriving industrial neighborhood, the North End has now been transformed into one of the city's most popular destinations for a wide variety of office tenants ranging from Fortune 500 Corporations such as Google, Ally Bank, and Centene, who office at The Property, to local startups and art studios. The North End submarket's ease of access and convenient location between Uptown and NoDa has also translated to a robust multifamily pipeline within close proximity to The Offices @ Camp North End. More than 5,200 multifamily units are currently available with another 1,500+ proposed or under construction within one mile of the asset.

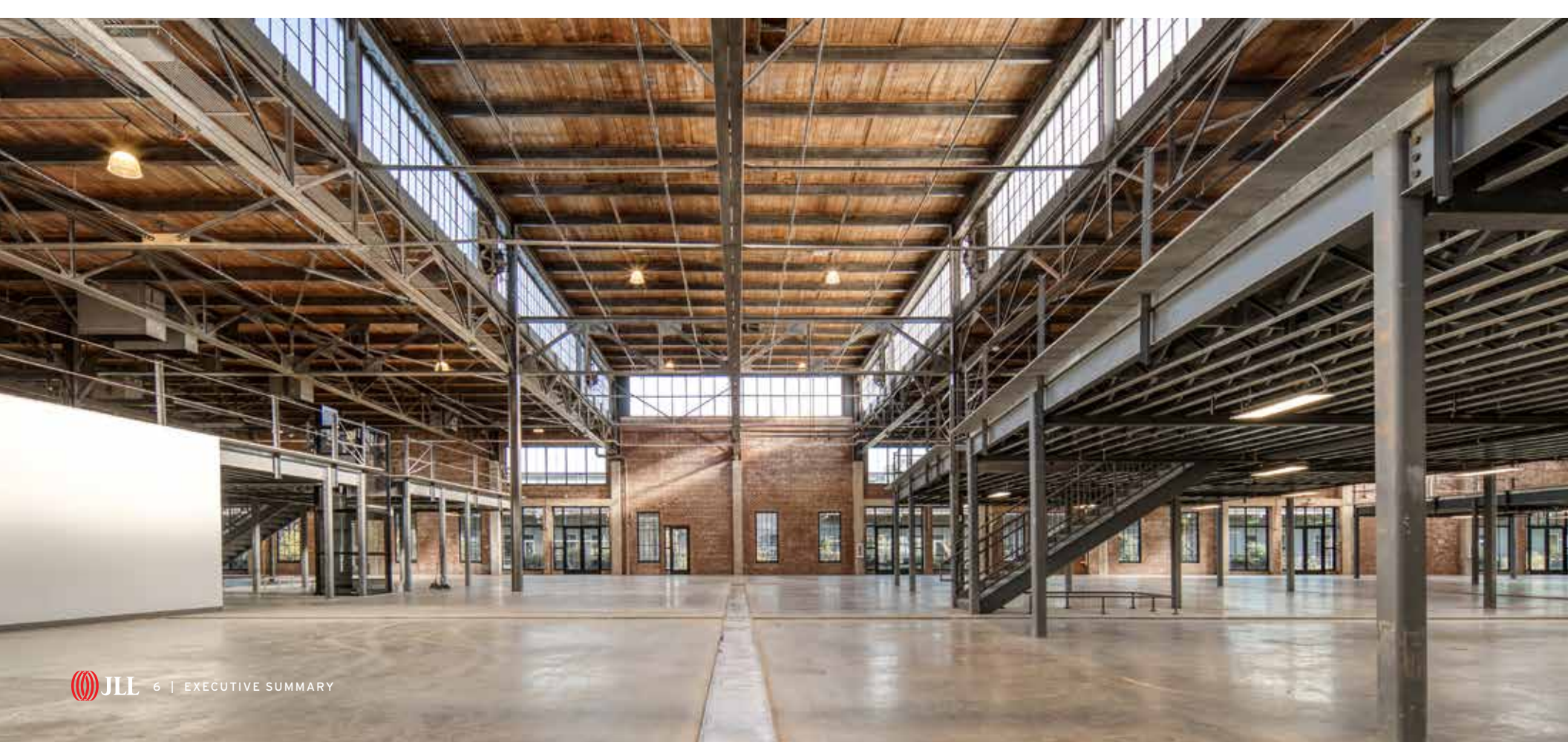
## SCALE IN AN URBAN GROWTH ENVIRONMENT

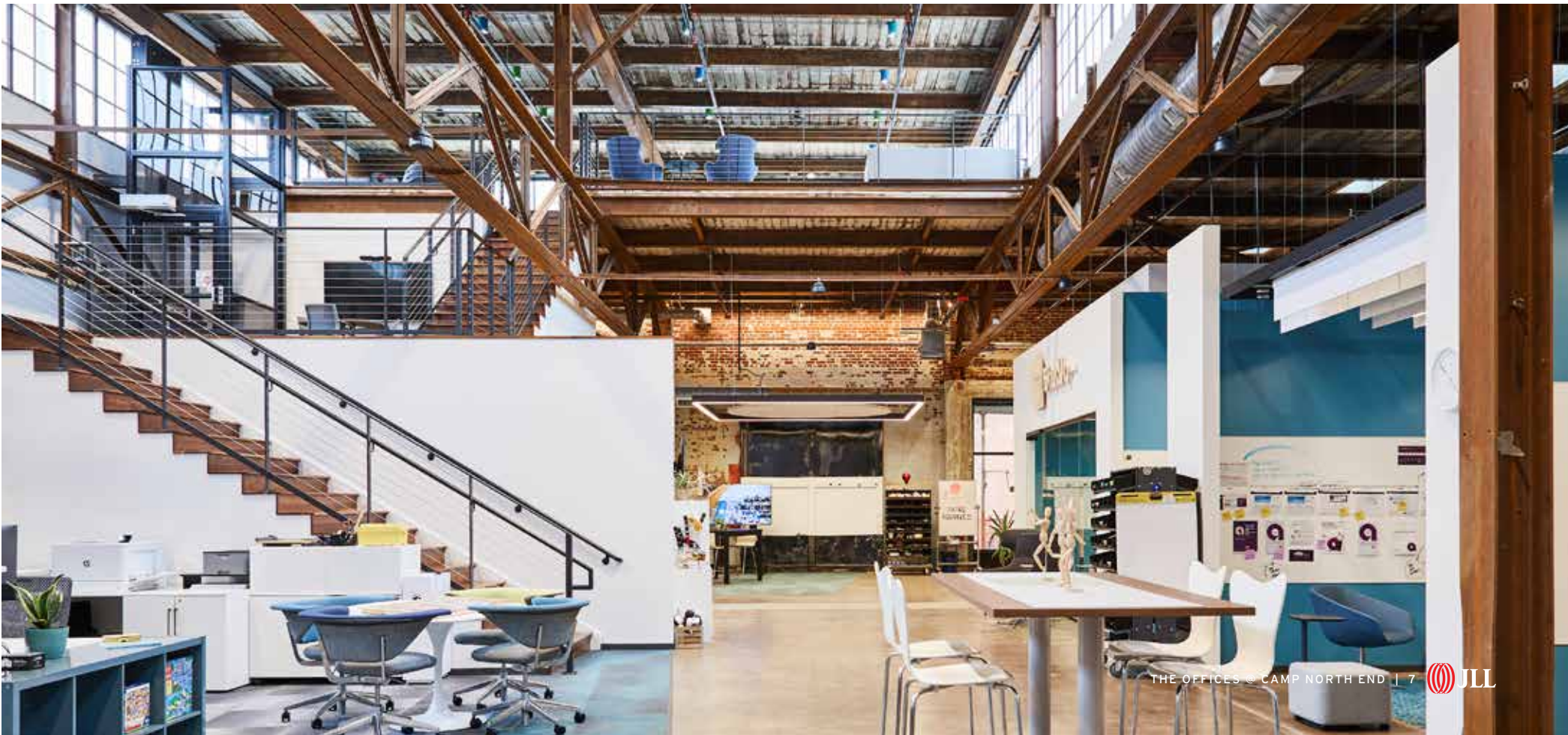
The Offices @ Camp North End offering presents potential investors with the ability to establish immediate scale in the high-growth Charlotte market. The Property features nearly 400,000 square feet of prime real estate located less than one mile from the city center and situated along Charlotte's path of growth. The rare opportunity to invest in a project of this size and quality provides investors with the unique opportunity to extract value through a variety of strategies.

# UNABLE TO REPLICATE

## *A STORIED LEGACY IN THE HEART OF CHARLOTTE*

The Offices @ Camp North End offers investors the opportunity to invest in a one-of-a-kind development that cannot be replicated. Camp North End has seen a multitude of uses in its long history from a Model T factory for the Ford Motor Company, to a US Army quartermaster depot during WWII and missile production during the Cold War, and finally to pharmaceutical distribution for Eckerd and Rite Aid. A city staple for nearly 100 years, Camp North End has played a significant role in both US and Charlotte history. Today, these historic wooden trusses, massive steel beams, exposed brick, and bright expansive windows have been transformed into innovative and collaborate workspaces. The balance of history and new age space provides tenants the opportunity to create unique and unmatched working environments.





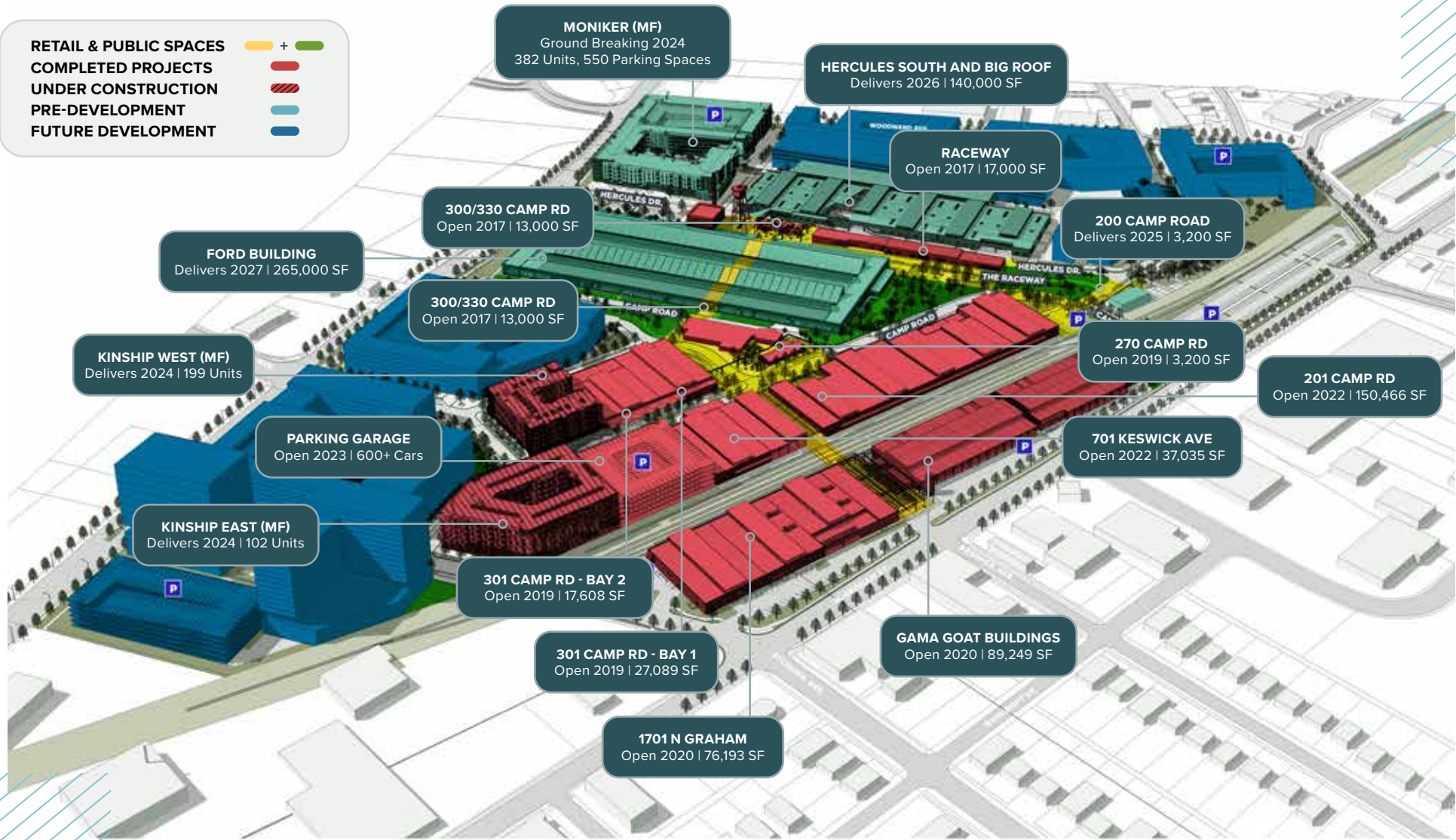


# ENORMOUS UPSIDE THROUGH FUTURE SITE DEVELOPMENT

In addition to the existing office and retail space at Camp North End, the Property presents the opportunity for investors to benefit from the enormous upside available through currently under construction and future planned development on the site. Spanning across the 76-acre campus, the project includes more than 3 million square feet of additional planned office, retail, multifamily development. With 301 multifamily units currently under construction and current zoning allowing for an additional 1,500 units, Camp North End is poised to continue as the preeminent mixed-use environment in the city and the anchor of Charlotte’s North End.



- RETAIL & PUBLIC SPACES + +
- COMPLETED PROJECTS ■
- UNDER CONSTRUCTION
- PRE-DEVELOPMENT ■
- FUTURE DEVELOPMENT ■



**2M+**  
SF OFFICE & RETAIL

**2,000+**  
MULTIFAMILY UNITS

**4,000+**  
PARKING GARAGE SPACES

*THE FINISHED PRODUCT*

CURRENT OWNERSHIP'S PROPOSED FULL SITE BUILDOUT



# CHARLOTTE'S PREMIER MIXED-USE ENVIRONMENT FOR COMMUNITY & INNOVATION

The Offices @ Camp North End provides an environment where people and productivity are able to thrive through an inclusive and creative community unlike anything seen in the Charlotte market. The campus offers 250+ community events per year, has more than 100,000 annual visitors, and is one of the first four Fitwell Community certified campuses in North America, facilitating a healthy and inspired lifestyle for all tenants and visitors.

**250+**

COMMUNITY EVENTS PER YEAR

**100**

MURALS AND SCULPTURES

**ONE**

OF THE FIRST FOUR FITWELL  
COMMUNITY CERTIFIED  
CAMPUSES IN NORTH  
AMERICA

**WEEKLY**

FARMERS MARKET

**100,000+**

ANNUAL NUMBER OF ATTENDEES  
ACROSS ALL EVENTS

**25+**

RETAIL / F&B BUSINESSES





**A DIVERSE & DYNAMIC TENANT MIX  
THAT EMBODIES THE INNOVATIVE & CREATIVE  
COMMUNITY OF CAMP NORTH END**



HEX COFFEE



TIPSY PICKLE



ALLY BANK



CENTENE



GOOGLE FIBER

ROOM SERVICE



HARDY BOYS RECORDS

KINGSMEN SOFTWARE



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