



COLISEUM CENTRE

CHARLOTTE, NC



CONFIDENTIAL OFFERING MEMORANDUM



COLISEUM CENTRE

Jones Lang LaSalle Americas, Inc. (“JLL”) has been retained as the exclusive sales representative for Coliseum Centre (the “Properties”, “Assets”, “Portfolio”), a 511,979 square foot, Class A office portfolio located in the thriving Charlotte market. Currently 82% leased, the Portfolio offers a rare opportunity to obtain an immediate foothold in the I-77 submarket, one of Charlotte’s premier corporate hubs. With immediate upside potential in all three properties coupled with stable cash flows and approximately 3.2 years of weighted average lease term, future investors have the unique opportunity to realize outsized returns from properties that have been experiencing exceptional recent leasing momentum and rental rate growth.

The Portfolio’s tenant roster represents a diverse group of highly respected companies in a number of different industries including engineering, technology, insurance, financial services, real estate, and more. The Assets offer an unmatched ability to attract and retain tenants due to a market-leading amenity package, best-in-class buildouts and premier location in close proximity to the Charlotte Douglas International Airport and in one of the country’s hottest markets.

COLISEUM CENTRE TOTAL

SQUARE FOOTAGE	511,979
OCCUPANCY	82.0%
WALT	3.2 Years
SITE SIZE	32.37 Acres
SURFACE PARKING	2,019 spaces

THREE COLISEUM

ADDRESS	2550 W Tyvola Rd, Charlotte, NC
SQUARE FOOTAGE	203,519
OCCUPANCY	95.1%
WALT	4.3 Years
SITE SIZE	14.28 Acres
SURFACE PARKING	710 spaces

FIVE COLISEUM

ADDRESS	2810 Coliseum Centre Dr, Charlotte, NC
SQUARE FOOTAGE	153,566
OCCUPANCY	90.3%
WALT	2.6 Years
SITE SIZE	9.75 Acres
SURFACE PARKING	745 spaces

SIX COLISEUM

ADDRESS	2815 Coliseum Centre Dr, Charlotte, NC
SQUARE FOOTAGE	154,894
OCCUPANCY	56.5%
WALT	1.4 Years
SITE SIZE	8.34 Acres
SURFACE PARKING	564 spaces





COMMITTED TENANT BASE WITH STRONG LEASING MOMENTUM

COMMITTED ANCHOR TENANCY

Coliseum Centre benefits from a committed tenant base and a demonstrated leasing velocity, proving the long-term viability and demand for the assets.



AMWINS

Size: 91,951 SF

Term Remaining: 6.1 Years

Tenure: 6 Years



ZACHRY NUCLEAR

Size: 16,657 SF

Term Remaining: 3.7 Years

Tenure: 7 Years | HQ Location



REPUBLIC FINANCE

Size: 15,601 SF

Term Remaining: 4.5 Years

Tenure: 6 Years

ROBUST LEASING ACTIVITY

The Properties have benefitted from over **56K square feet of new leases and renewals** over the past **15 months** at top of the submarket rents.



PC CONSTRUCTION

SUITE	320
SF	3,616
LCD	3/1/2025



SAUSSY BURBANK

SUITE	100
SF	6,369
LCD	1/1/2025



FORD MOTOR COMPANY

SUITE	420
SF	4,344
LCD	12/1/2024



REPUBLIC FINANCE

SUITE	400
SF	15,601
LCD	9/1/2024



COAGENCY GLOBAL

SUITE	120
SF	4,652
LCD	7/1/2024



ZACHRY NUCLEAR ENGINEERING

SUITE	200
SF	16,657
LCD	6/1/2024



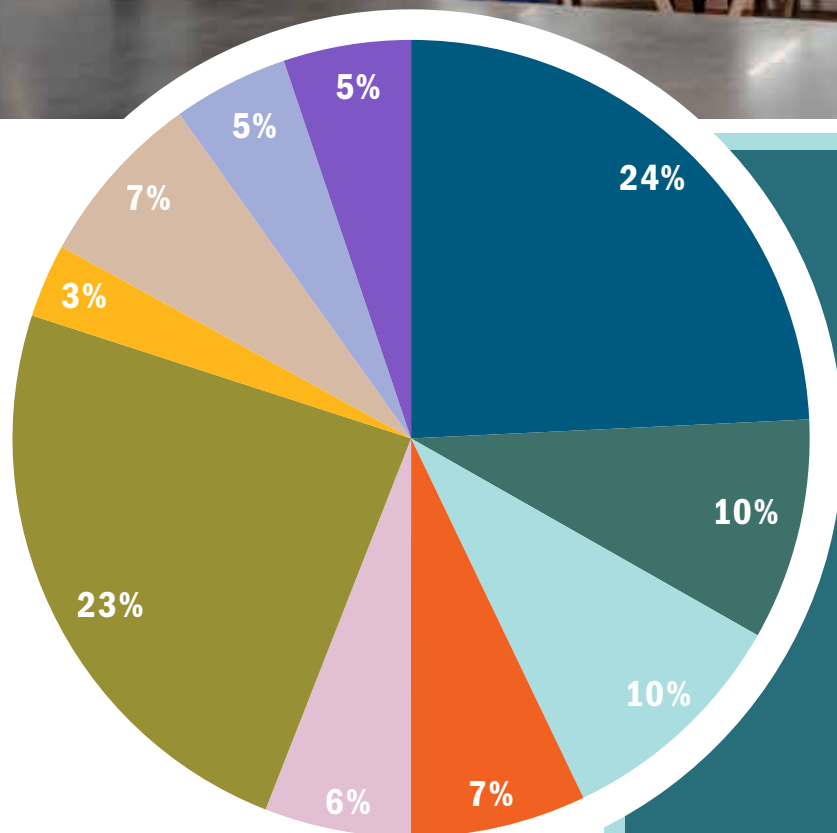
SPINRITE

SUITE	150
SF	3,084
LCD	3/1/2024



FDY

SUITE	115
SF	2,367
LCD	1/1/2024



DIVERSE TENANT ROSTER

Coliseum Centre, boasting 82% occupancy and 3.2 years of WALT, has a diverse tenant roster, mitigating exposure to any one industry. The tenant roster contains a blend of entrepreneurial local companies and well-established national and international firms.

TENANT INDUSTRY [SQUARE FOOTAGE]

TECHNOLOGY	INSURANCE
ENGINEERING	AUTO/LOGISTICS
HEALTH	ARCHITECTS
REAL ESTATE	FINANCIAL SERVICES
CONVENIENCE	LAW

DYNAMIC INFILL LOCATION

CONNECTIVITY

Coliseum Centre is ideally positioned off Billy Graham Parkway benefitting from excellent accessibility to the broader Charlotte market with seamless access to I-77, I-85, and I-485, the area's primary transportation arteries. As a result, the portfolio has exceptional regional connectivity with easy access to Uptown Charlotte, the Charlotte Douglas International Airport, and the area's premier executive communities. Moreover, Coliseum Centre is just a five-minute drive from South End and LoSo, Charlotte's fastest-growing residential and retail destinations.

AMENITIES

In addition to the market-leading on-site amenity package, Coliseum Centre benefits from a strong amenity base with access to restaurants, several hotels, and retail and entertainment destinations.

CITY PARK CHARLOTTE

In Coliseum Centre's back yard is City Park, a 150-master planned community that's pedestrian friendly designed to accommodate 2,500 residential units, 200,000 SF of retail space, 400,000 SF of office and 350 hotel rooms.





CORPORATE HUB

The I-77 submarket has established itself as Charlotte's premier corporate hub due to its attractive discount to Uptown, Midtown/South End, and SouthPark, and convenient location near the Charlotte Douglas International Airport. Attracting some of the world's largest companies, the I-77 submarket has created exceptionally strong office demand that translates to attractive market fundamentals as major corporations and supporting businesses desire space in this corporate hub.

MAJOR CORPORATE HUBS IN THE AIRPORT SUBMARKET



Tenants of Coliseum Centre



MARKET LEADING ONSITE AMENITIES

Coliseum Centre offers a top amenity package and best-in-class buildouts in all three buildings in the I-77 submarket including tenant lounges, fitness centers, cafes, and training rooms. This provides investors with an opportunity to rapidly lease-up the assets, retain existing tenants, and attract new tenants for the long-term.



Tenant Lounge



Tenant Buildout



Cafe



Fitness Center



Tenant Buildout



Training Room

OPPORTUNITY FOR STRATEGIC INVESTMENTS

With an amenity program already in place, a new owner can focus on a spec suite program to attract tenants with little downtime as spec suites continue to outperform 2nd generation space and tenants are looking for move in ready options.

LOCATED IN THE PATH OF GROWTH



CHARLOTTE DOUGLAS
INTERNATIONAL AIRPORT
5 Minute Drive

THREE COLISEUM

SIX COLISEUM

FIVE COLISEUM



RIVER
DISTRICT



10 MIN

Coliseum Centre sits less than a 10 minute drive from the River District and Charlotte Douglas International Airport. The River District is a 1,400 acre, mixed-use master-planned development along the Catawba River including office, retail, multifamily, hotel and green space. Single Family and Townhomes are currently under construction with NOVEL River District making significant progress on the apartment units for rent. Community amenities are also taking shape with new landscaping to enhance the neighborhoods natural beauty.

Charlotte Douglas International Airport has committed to a \$3B expansion including concourse expansions, terminal renovations, and runway improvements to be completed over the next 10 years. This is extremely attractive for tenants as it provides convenience for traveling employees and easier accessibility for clients.



1,400+
DAILY ARRIVAL & DEPARTURES

188
NONSTOP SERVICE DESTINATIONS

40+
INTERNATIONAL DESTINATIONS

8
MAJOR AIRLINES



CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT (CLT) IS ONE OF
AMERICAN AIRLINE'S LARGEST AND MOST PROFITABLE HUBS

\$32B
ANNUALLY TO THE STATE'S ECONOMY

7th IN THE WORLD
IN PASSENGER TRAFFIC

118,000 PEOPLE
TRAVELING TO, FROM, AND THROUGH
CHARLOTTE DOUGLAS EACH DAY

TOP 5 IN THE U.S.
FOR EFFICIENCY WITH ON-TIME
DEPARTURES

6th IN THE WORLD
IN AIRCRAFT MOVEMENTS

4th TOP U.S.
DOMESTIC AIRPORT MEGAHUB

CHARLOTTE-DOUGLAS INTERNATIONAL AIRPORT

Destination CLT is the first phase of the Master Plan to expand Charlotte Douglas International Airport. This partnership between CLT's airlines and the FAA represents a \$2.5 - \$3.1B commitment to undergo major capacity enhancement projects to keep up with the airport's growth.

In June 2023, CLT broke ground on its fourth parallel runway as a part of its Destination CLT portfolio. The airport's current capacity is 72 departures and 72 arrivals during peak hours. The new runway will be commissioned in 2027 and projected to increase peak-hour arrivals and departures of 100-plus by 2033.

The new runway is a key part of Destination CLT, a decade-long renovation and expansion plan. The plan also includes a \$600 million overhaul of the main terminal lobby, expected delivery in 2025, and a 10-gate expansion of Concourse A that opened in 2024.

INVESTMENT ADVISORS

RYAN CLUTTER

Senior Managing Director
704.526.2805
ryan.clutter@jll.com

CJ LIUZZO

Director
919.608.1830
cj.liuzzo@jll.com

DANIEL FLYNN

Senior Director
919.272.7954
daniel.flynn@jll.com

ANALYST

SARAH HOLLOWAY

Associate
843.592.2010
sarah.holloway@jll.com

DEBT + STRUCTURED FINANCE

TAYLOR ALLISON

Managing Director
704.530.6402
taylor.allison@jll.com



650 SOUTH TRYON STREET | SUITE 600 | CHARLOTTE, NORTH CAROLINA | 28202

4509 CREEDMOOR RD | SUITE 300 | RALEIGH, NORTH CAROLINA | 27609

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