



# R | RESOURCE SQUARE

CHARLOTTE, NORTH CAROLINA







Jones Lang LaSalle Americas, Inc. (“JLL”) has been retained as the exclusive sales representative for Resource Square (the “Properties”, “Assets”, “Portfolio”), a 496,291 square foot, Class A office portfolio located in the thriving Charlotte market. Currently 73% leased, the Portfolio offers a rare opportunity to obtain an immediate foothold in the University submarket, one of Charlotte’s premier corporate hubs. With immediate upside potential in all three properties coupled with stable cash flows and approximately 4.2 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 within University Research Park and in one of the country’s hottest markets.

#### RESOURCE SQUARE PORTFOLIO

<b>SQUARE FOOTAGE</b>	496,291
<b>OCCUPANCY</b>	73%
<b>WALT</b>	4.2 Years
<b>SITE SIZE</b>	40.247 AC
<b>SURFACE PARKING</b>	2,228 (4.5 / 1,000 SF)

#### RESOURCE SQUARE I

<b>ADDRESS</b>	10925 David Taylor Drive, Charlotte, NC 28262
<b>YEAR BUILT</b>	1997
<b>SQUARE FOOTAGE</b>	93,309
<b>OCCUPANCY</b>	56%
<b>WALT</b>	3.1 Years
<b>SITE SIZE</b>	9.454 AC
<b>SURFACE PARKING</b>	425 (4.6 / 1,000 SF)

#### RESOURCE SQUARE II

<b>ADDRESS</b>	10924 David Taylor Drive, Charlotte, NC 28262
<b>YEAR BUILT</b>	1998
<b>SQUARE FOOTAGE</b>	92,470
<b>OCCUPANCY</b>	41%
<b>WALT</b>	5.5 Years
<b>SITE SIZE</b>	9.229 AC
<b>SURFACE PARKING</b>	422 (4.6 / 1,000 SF)

#### RESOURCE SQUARE IV

<b>ADDRESS</b>	10735 David Taylor Drive, Charlotte, NC 28262
<b>YEAR BUILT</b>	2000
<b>SQUARE FOOTAGE</b>	155,356
<b>OCCUPANCY</b>	87%
<b>WALT</b>	5.7 Years
<b>SITE SIZE</b>	9.397 AC
<b>SURFACE PARKING</b>	690 (4.4 / 1,000 SF)

#### RESOURCE SQUARE V

<b>ADDRESS</b>	10715 David Taylor Drive, Charlotte, NC 28262
<b>YEAR BUILT</b>	2001
<b>SQUARE FOOTAGE</b>	155,156
<b>OCCUPANCY</b>	88%
<b>WALT</b>	2.9 Years
<b>SITE SIZE</b>	12.167 AC
<b>SURFACE PARKING</b>	691 (4.5 / 1,000 SF)











# ROBUST POST COVID LEASING ACTIVITY


Through significant capital improvements and a commitment to a spec suite program in Resource Square IV and V, the Portfolio has been able to achieve a robust pipeline of leasing activity since the COVID pandemic. **Since the beginning of 2023, current ownership has been able to complete nearly 180,000 square feet of leasing activity across the assets.**


 <b>AMERISURE</b>	
<b>AMERISURE</b>	
<b>SUITE</b>	360 (RS IV)
<b>SF</b>	6,407
<b>LCD</b>	5/1/25

 <b>FRAMATOME</b>	
<b>FRAMATOME</b>	
<b>SUITE</b>	350 (RS IV)
<b>SF</b>	6,653
<b>LCD</b>	5/1/25

 <b>SGL CARBON</b>	
<b>SGL CARBON</b>	
<b>SUITE</b>	460 (RS V)
<b>SF</b>	10,505
<b>LCD</b>	4/1/25


 <b>DATA ECONOMY</b>	
<b>DATA ECONOMY</b>	
<b>SUITE</b>	300 (RS IV)
<b>SF</b>	8,365
<b>LCD</b>	12/1/24


 <b>ENTERPRISE</b>	
<b>ENTERPRISE</b>	
<b>SUITE</b>	400 (RS IV)
<b>SF</b>	28,594
<b>LCD</b>	12/1/24


 <b>MEGACORP</b>	
<b>MEGACORP</b>	
<b>SUITE</b>	260 (RS IV)
<b>SF</b>	4,580
<b>LCD</b>	12/1/23


# COMMITTED ANCHOR TENANCY

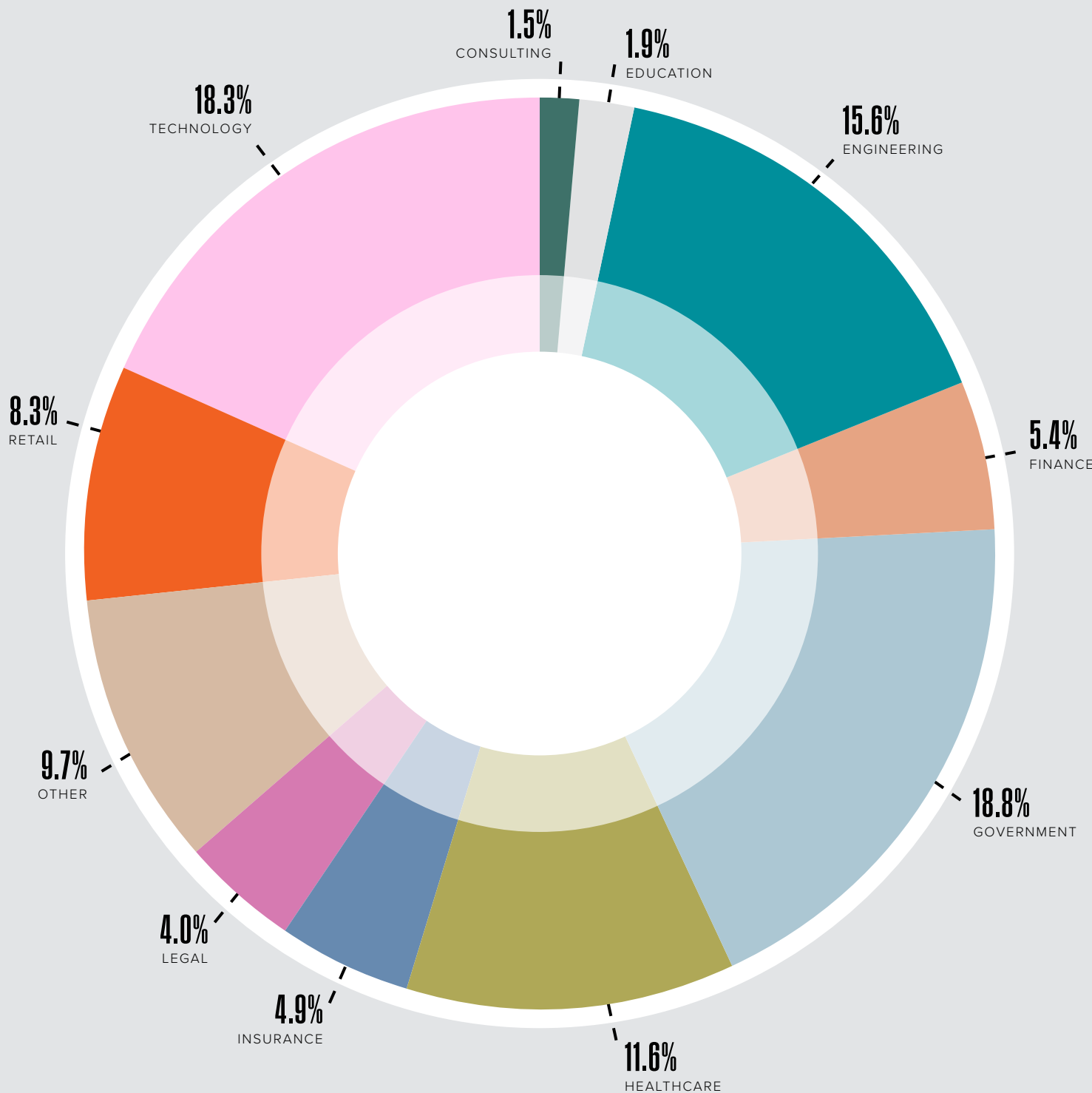
Resource Square benefits from a committed tenant base and a demonstrated leasing velocity, proving the long-term viability and demand for the assets.

 <b>BLACK &amp; VEATCH</b>	
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<b>BUILDING</b>	Resource Square I
<b>SIZE</b>	13,115 SF
<b>EXPIRATION</b>	October 2030
<b>TENURE</b>	13 Years

 <b>BROOKS EQUIPMENT</b>	
<b>BROOKS EQUIPMENT COMPANY</b>	
<b>BUILDING</b>	Resource Square II
<b>SIZE</b>	31,385 SF
<b>EXPIRATION</b>	November 2031
<b>TENURE</b>	20 Years

 <b>ANDRITZ HYDRO</b>	
<b>ANDRITZ HYDRO</b>	
<b>BUILDING</b>	Resource Square IV
<b>SIZE</b>	20,028 SF
<b>EXPIRATION</b>	June 2033
<b>TENURE</b>	19 Years

 <b>DASSAULT SYSTEMES</b>	
<b>DASSAULT SYSTEMES AMERICAS CORP</b>	
<b>BUILDING</b>	Resource Square V
<b>SIZE</b>	13,582 SF
<b>EXPIRATION</b>	February 2031
<b>TENURE</b>	15 Years



# DIVERSE TENANT ROSTER

Resource Square, boasting 73% occupancy and 4.2 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.



# SIGNIFICANT CAPITAL INVESTMENT

Since 2020, current ownership has invested more than **\$3.2 million** in capital improvements to the **Resource Square portfolio**. These improvements included back-of-house maintenance such as roof and HVAC replacements, as well as a strategic spec suite program to drive leasing at the Properties. Most notably, ownership invested more than \$1 million in the construction of the R Club, a nearly 10,000 square foot amenity center, located in Resource Square IV and accessible to all tenants at the Properties.

## CAPITAL PROJECTS COMPLETED SINCE 2020

SPEC SUITES (RESOURCE SQUARE I, II, IV, V)	\$1,492,323
AMENITY CENTER (RESOURCE SQUARE IV)	\$1,042,108
ASPHALT REPAIRS (RESOURCE SQUARE I, II)	\$189,520
LANDSCAPING (RESOURCE SQUARE IV, V)	\$130,855
COOLING TOWER (RESOURCE SQUARE IV)	\$118,557
HVAC CONTROLS (RESOURCE SQUARE IV)	\$61,215
MONUMENT SIGNAGE (RESOURCE SQUARE I, II, IV)	\$57,692
REPLACE CURTAINWALL GASKETING (RESOURCE SQUARE IV)	\$53,311
ACCESS CONTROL (RESOURCE SQUARE I, II, IV, V)	\$20,647
CORRIDOR FLOORING (RESOURCE SQUARE II)	\$18,667
CORRIDOR PAINT (RESOURCE SQUARE IV)	\$18,060
CONTINGENCY SWUD / MOTOR / DRIVE / COMPRESSOR	\$10,650
TRANSFORMER REPLACEMENT (RESOURCE SQUARE II)	\$8,809
VARIABLE FREQUENCY DRIVE - VFD (RESOURCE SQUARE IV)	\$7,373
<b>TOTAL</b>	<b>\$3,229,787</b>





R CLUB - RESOURCE SQUARE IV



R CLUB - RESOURCE SQUARE IV



CONFERENCE CENTER - RESOURCE SQUARE IV



# UNMATCHED ACCESS & NEARBY AMENITIES

Resource Square's prime location near I-85 offers tenants easy access to a wide range of amenities, including popular retail centers, entertainment venues, and natural attractions. Nearby shopping destinations such as Shoppes at University Place and Concord Mills provide a variety of dining options, major retailers, and specialty stores, while leading grocers like Harris Teeter, Trader Joe's, and Lidl are just minutes away.

Residents also enjoy walkable access to Mallard Creek Greenway, a scenic multi-use trail that links to Clark's Creek Greenway for a continuous 7.4-mile recreational route through woodlands and along natural creeks, adding valuable outdoor leisure opportunities to the vibrant surrounding area.

**340K**

SF RETAIL

WITHIN 1-MILE OF RESOURCE SQUARE

**2,500+**

MULTIFAMILY UNITS

WITHIN 1-MILE OF RESOURCE SQUARE

**8 MINUTES**

DRIVE TO UNCC

**20 MINUTES**

DRIVE TO UPTOWN CHARLOTTE







WELLS FARGO CIC

MAA LEGACY PARK  
288 Units

UPTOWN CHARLOTTE  
20 Minutes

CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT  
25 Minutes

FRAZIER AT MALLARD CREEK  
295 Units

ARIA AT THE PARK  
295 Units

132-UNIT TOWNHOME DEVELOPMENT

RESOURCE SQUARE V

RESOURCE SQUARE IV

MALLARD CREEK RD

ESCENT RESEARCH PARK

RESOURCE SQUARE II

DAVID TAYLOR DR

RESOURCE SQUARE I

MAA PROSPERITY CREEK  
252 Units

DUNKIN  
JIMMY JOHNS  
BASKIN ROBBINS

BOJANGLES

MALLARD CROSSING  
SHOPPING CENTER  
LA Fitness  
Orangetheory  
Dairy Queen  
Godfather's Pizza

RETAIL OUTPARCEL

RETAIL OUTPARCEL

INFINITY260  
260 Units

WALGREENS

CVS

COOK OUT

MCALISTER'S DELI

FIREHOUSE SUBS

HARRIS TEETER





RESOURCE SQUARE I

RESOURCE SQUARE I  
RETAIL PAD

RESOURCE SQUARE II

RESOURCE SQUARE II  
RETAIL PAD

DAVID TAYLOR DR

W MALLARD CREEK CHURCH RD





# RESOURCE SQUARE I & II RETAIL OPTIONALITY

Resource Square I & II offer potential investors the opportunity to incorporate retail outparcels at the endcaps of each site. These future development pads are situated at the intersection of W Mallard Creek Church Road and David Taylor Drive, providing premier frontage along one of the major traffic arteries in the University submarket. Each parcel is zoned R-3 (O), features nearly 200 parking spaces, and allows for retail structures totaling 7,000 to 9,000 square feet.

**R-3(O)**

ZONING

**21,000 VHP**

W MALLARD CREEK CHURCH RD

**1%**

RETAIL VACANCY RATE  
WITHIN 1-MILE RADIUS

**7%**

RETAIL RENT GROWTH



# CONNECTIVITY TO UNC CHARLOTTE

The University of North Carolina at Charlotte (UNC Charlotte) is a leading public research university situated in the University City area of Charlotte, North Carolina. Established in 1946, the institution has grown into the largest university in the Charlotte region, enrolling more than 30,000 students across undergraduate and graduate programs. As a Carnegie-classified doctoral research university, UNC Charlotte offers a diverse range of academic disciplines through its nine colleges, including engineering, business, education, health, and the liberal arts.

UNC Charlotte is recognized for its commitment to research, innovation, and community engagement. The university supports robust partnerships with local industries and plays a pivotal role in fueling Charlotte's economic and workforce development. The expansive 1,000-acre main campus features modern facilities, research centers, arts venues, and student amenities. With its urban location, strong academic reputation, and contributions to the region's growth, UNC Charlotte serves as both an academic leader and a central hub for cultural and intellectual life in the greater Charlotte area.

**\$2.1B**

ECONOMIC IMPACT DRIVING VALUE  
TO UNIVERSITY CITY

**FASTEST**

GROWING AND THIRD-LARGEST UNIVERSITY  
IN NORTH CAROLINA

**VIBRANT**

1,000 ACRE CAMPUS IN UNIVERSITY CITY

**\$1.4B**

IN ADDED REGIONAL INCOME CONTRIBUTED BY  
UNCC ALUMNI CURRENTLY EMPLOYED IN CLT

**74%**

OF GRADUATES REPORTED TAKING  
JOBS IN NC

**8 MINUTES**

FROM RESOURCE SQUARE



# UNIVERSITY CITY SUBMARKET

University City, located in northeast Charlotte, NC, is a vibrant district anchored by UNC Charlotte and characterized by a strong mix of educational, business, and residential activity. Its strategic location along major highways and the LYNX Blue Line light rail provides convenient access to Uptown Charlotte, while ongoing investment has driven the growth of office, retail, medical, and research facilities. The area serves a diverse population—students, professionals, and families—with housing options ranging from student apartments to multifamily developments, complemented by parks and recreational amenities.

Driven by UNC Charlotte's presence and robust transit connectivity, University City continues to attract investment in infrastructure, mixed-use projects, and commercial developments. Its combination of academic energy, business opportunity, and urban amenities positions it as one of Charlotte's most dynamic and promising growth areas for living, working, and investment







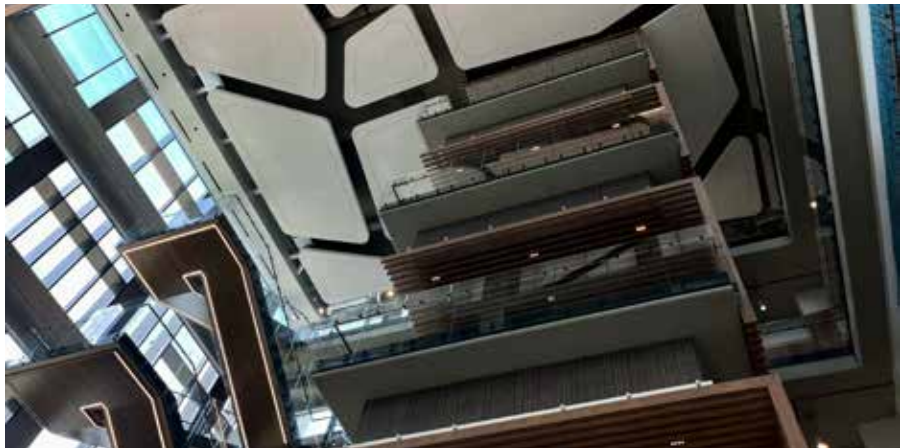
# UNIVERSITY RESEARCH PARK

CHARLOTTE'S PREMIER RESEARCH AND CORPORATE DESTINATION

Resource Square sits within University Research Park (URP), a major business hub in northeast Charlotte, located adjacent to UNC Charlotte and easily accessible from I-85 and I-485. Spanning over 2,600 acres, URP is home to more than 75 organizations—including Fortune 500 companies and technology firms—supporting over 30,000 jobs in sectors like IT, financial services, healthcare, and engineering.

The park features a campus-like setting with immediate access to retail, dining, hotels, and greenways, fostering a vibrant work environment. Its close partnership with UNC Charlotte encourages innovation and research, helping make University Research Park a key driver of economic growth and development for the region.





# INSTITUTIONAL VALIDATION

VANGUARD'S 91-ACRE CAMPUS COMMITMENT TO UNIVERSITY CITY

Vanguard's transformative 91-acre corporate campus in University City represents a significant institutional investment and validation of the submarket's long-term growth potential. The investment management giant's new facility, strategically located near UNC Charlotte, will serve as a major regional hub and is expected to accommodate thousands of employees across multiple phases of development. This substantial corporate commitment underscores University City's emergence as a premier destination for knowledge-based industries, leveraging the area's proximity to higher education, skilled talent pipeline, and excellent transportation infrastructure. Vanguard's campus development is anticipated to catalyze additional corporate relocations and expansions in the corridor, further solidifying University City's position as one of Charlotte's most dynamic growth nodes and enhancing the area's appeal for complementary office users, retail establishments, and residential developments.

**91**

AC CAMPUS

**3K+**

EMPLOYEES

**700K**

SF OF CLASS A  
OFFICE SPACE

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