

9101 SOUTHERN PINE

CHARLOTTE | NORTH CAROLINA



CONFIDENTIAL OFFERING MEMORANDUM

9101 SOUTHERN PINE

C H A R L O T T E | N O R T H C A R O L I N A

Jones Lang LaSalle Americas, Inc. ("JLL") has been retained as the exclusive sales representative for 9101 Southern Pine (the "Property", "Asset", "Building"), a premier office asset totaling 61,485 SF and currently 95.6% occupied with a weighted average lease term of 2.8 years. The Property presents investors with a tremendous value-add opportunity, offering stable long-term cash flow in one of the nation's hottest office markets.

The Asset features well-maintained finishes throughout and has demonstrated strong recent leasing velocity. Strategically located in the Airport submarket, one of Charlotte's premier corporate hubs, the Property provides 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.

Investment Summary

ADDRESS

9101 Southern Pine Blvd,
Charlotte, NC 29273

YEAR BUILT

1985

SQAURE FOOTAGE

61,485 SF

ACRES

3.882 AC

OCCUPANCY

95.6%

SURFACE PARKING

4.5 per 1,000sf

WALT

2.8 Years

CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT
15 MINUTES

UPTOWN

DRURY INN & SUITES
180 ROOMS

HAMPTON INN & SUITES
105 ROOMS

9101 SOUTHERN PINE

W ARROWOOD RD



OPPORTUNITY FOR STRATEGIC INVESTMENTS

With an anchor tenant already in place, a new owner can focus on the renewal of existing tenants and the implementation of a spec suite program upon roll as move-in ready options continue to outperform 2nd generation space.

CONFERENCE CENTER



FITNESS CENTER

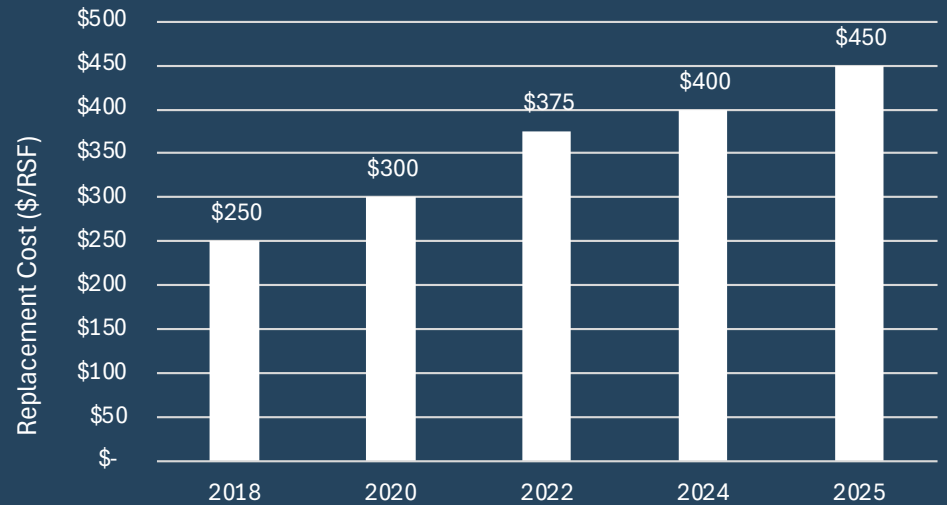




SIGNIFICANT DISCOUNT TO REPLACEMENT COST

Investors have the opportunity to acquire 9101 Southern Pine at an excellent cost basis, well below the estimated replacement cost of \$400+ per square foot. This basis, in the face of rapidly rising construction and land costs in the Charlotte market, is a substantial discount to new construction costs and, consequently, the assets asking rents well below that which would be required on new office product.

REPLACEMENT COST





EXCELLENT INFILL LOCATION

WITH PREMIER ACCESSIBILITY & REGIONAL CONNECTIVITY

9101 Southern Pine is strategically located in the Airport submarket of Charlotte and benefits from convenient access to the region's primary transportation arteries. The Property is conveniently located adjacent to I-77 and provides convenient access to I-85, I-485, and the greater Charlotte area.

UPTOWN
15 MINUTES

CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT
15 MINUTES

SOUTHEND
10 MINUTES

BALLANTYNE
10 MINUTES



1,400+

DAILY ARRIVAL & DEPARTURES

188

NONSTOP SERVICE DESTINATIONS

40+

INTERNATIONAL DESTINATIONS

8

MAJOR AIRLINES

DESTINATION CLT

American Airlines 

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

PROXIMITY TO CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT

Charlotte Douglas International Airport (CLT) serves as a major aviation hub in the southeastern United States, handling approximately 50-53 million passengers annually and ranking among the top 10 busiest airports in the country. The airport processes over 700 daily departures and arrivals, functioning as American Airlines' second-largest hub after Dallas/Fort Worth. CLT connects passengers to approximately 180 destinations worldwide, including over 40 international locations across Europe, Latin America, and the Caribbean. This extensive route network positions Charlotte as a gateway city with direct connectivity to major business centers globally.

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.

\$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

INVESTMENT ADVISORS

DANIEL FLYNN
Senior Director
919.573.4641
daniel.flynn@jll.com

RYAN CLUTTER
Senior Managing Director
704.526.2805
ryan.clutter@jll.com

CJ LIUZZO
Director
919.608.1830
cj.liuzzo@jll.com

ANALYSTS

CHRIS IRWIN
Associate
317.287.9186
chris.irwin@jll.com

BEN WAYER
Analyst
703.559.5124
ben.wayer@jll.com

DEBT + STRUCTURED FINANCE

WARD SMITH
Director
919.424.8465
ward.smith@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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