9101 SOUTHERN PINE

CHARLOTTE | NORTH CAROLINA

JLL

CONFIDENTIAL OFFERING MEMORANDUM

9101 SOUTHERN PINE

CHARLOTTE | NORTH CAROLINA

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
77

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

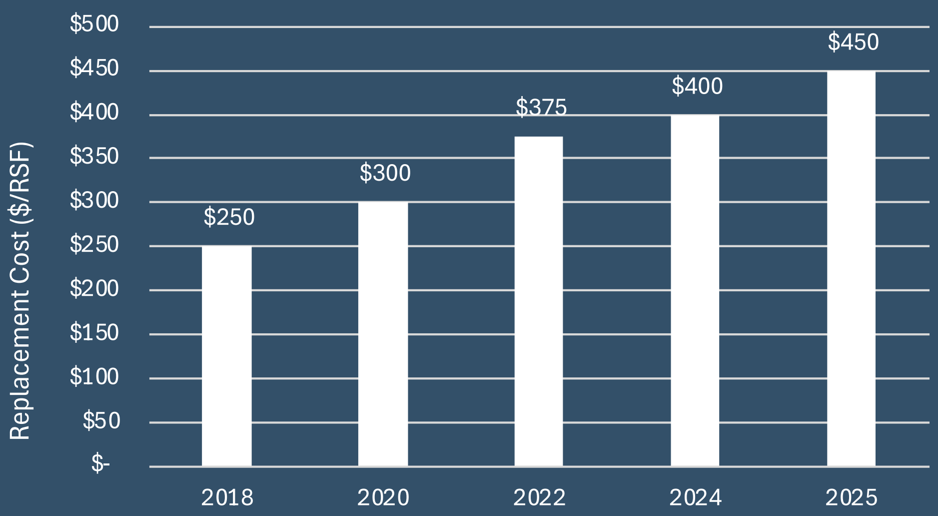

FITNESS CENTER

LOBBY ENTRANCE

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**

DESTINATION CLT

1,400+
DAILY ARRIVAL & DEPARTURES

188
NONSTOP SERVICE DESTINATIONS

40+
INTERNATIONAL DESTINATIONS

8
MAJOR AIRLINES

American 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

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.

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About JLL
JLL (NYSE:JLL) is a leading global commercial real estate services and investment management company with annual revenue of $26.1 billion, operations in over 80 countries and a global workforce of more than 113,000 as of March 31, 2026. For over 200 years, clients have trusted JLL, a Fortune 500® company, to help them confidently buy, build, occupy, manage and invest across a variety of industries and property types, including office, industrial, hotel, multi-family, retail and data center properties. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAY. Powered by rich global datasets and leading technology capabilities, we provide coordinated, end-to-end delivery of real estate services for a broad range of global clients who represent a wide variety of industries. Through LaSalle Investment Management, we invest for clients on a global basis in both private assets and publicly traded real estate securities. For further information, visit jll.com.