

159,000 SF OF NEW CONSTRUCTION CLASS A OFFICE FOR LEASE



# ESCENT RESEARCH PARK

10714 DAVID TAYLOR DRIVE  
CHARLOTTE, NC 28262



DEVELOPED BY





**EXTRAORDINARY SPACE**

# OFFICE HIGHLIGHTS



**THE ONLY NEW CONSTRUCTION TO DELIVER IN THE UNIVERSITY RESEARCH PARK IN OVER A DECADE.**

**159K SF**  
of efficient space

**45K SF**  
typical floor plate

**4/1,000**  
parking ratio

**14'**  
floor-to-floor  
ceiling height

ATTRIBUTES	SPECS	SITE
Tenant lounge and outdoors terraces	<b>32'-0" to 36'-0"</b> column spacing	Located in URP (One of the nation's largest research parks)
Column-free space	<b>32' to 36'</b> bay spacing	20.94 acre site
Polished concrete floors	<b>3</b> elevators	<b>ZONING</b>
Floor-to-ceiling glass	<b>4</b> stories	RC (Research Campus)
Bike storage		



WiredScore Certification



LEED Certification



Fitwel Certification

# ENLIGHTENED DESIGN SITE PLAN

ESCENT  
RESEARCH  
PARK

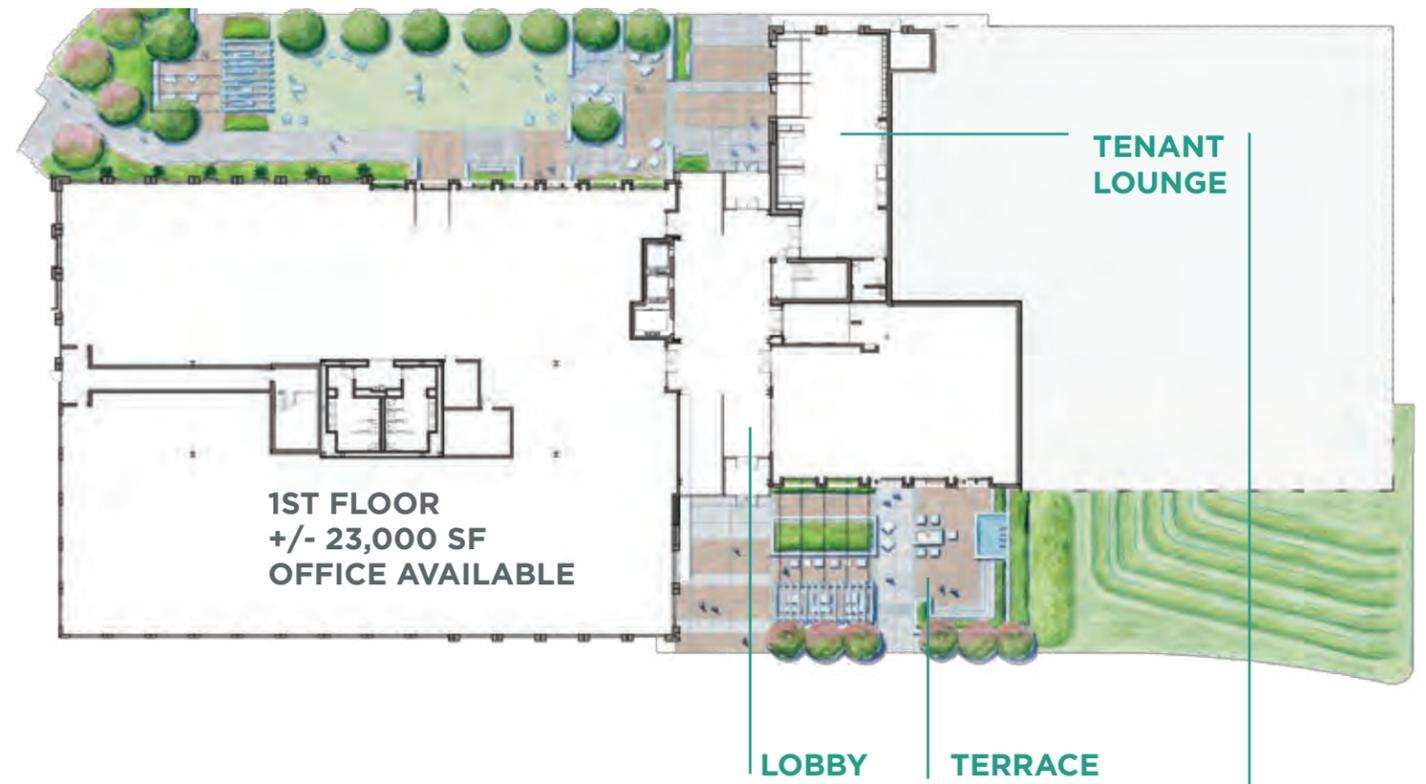
PARKING

PARKING

W MALLARD CREEK CHURCH RD

DAVID TAYLOR DR

1ST FLOOR LOBBY, OFFICE, TENANT LOUNGE





4TH FLOOR VACANCY

## EFFICIENT ATMOSPHERE

# STACKING PLAN

**First Floor** .....23,270 SF Office A available

**Second Floor** .....45,108 SF Office Available

**Third Floor** .....45,382 SF Office Available

**Fourth Floor** .....45,281 SF Office Available

EAST FAÇADE ENTRANCE AND PARKING



**4<sup>th</sup> Floor** 45,281 SF

**3<sup>rd</sup> Floor** 45,383 SF

**2<sup>nd</sup> Floor** 45,108 SF

**1<sup>st</sup> Floor** 23,270 SF

**4<sup>th</sup> Fl**

**3<sup>rd</sup> Fl**

**2<sup>nd</sup> Fl**

LOBBY

TERRACE

## EFFORTLESS CONNECTIVITY

# ACCESS

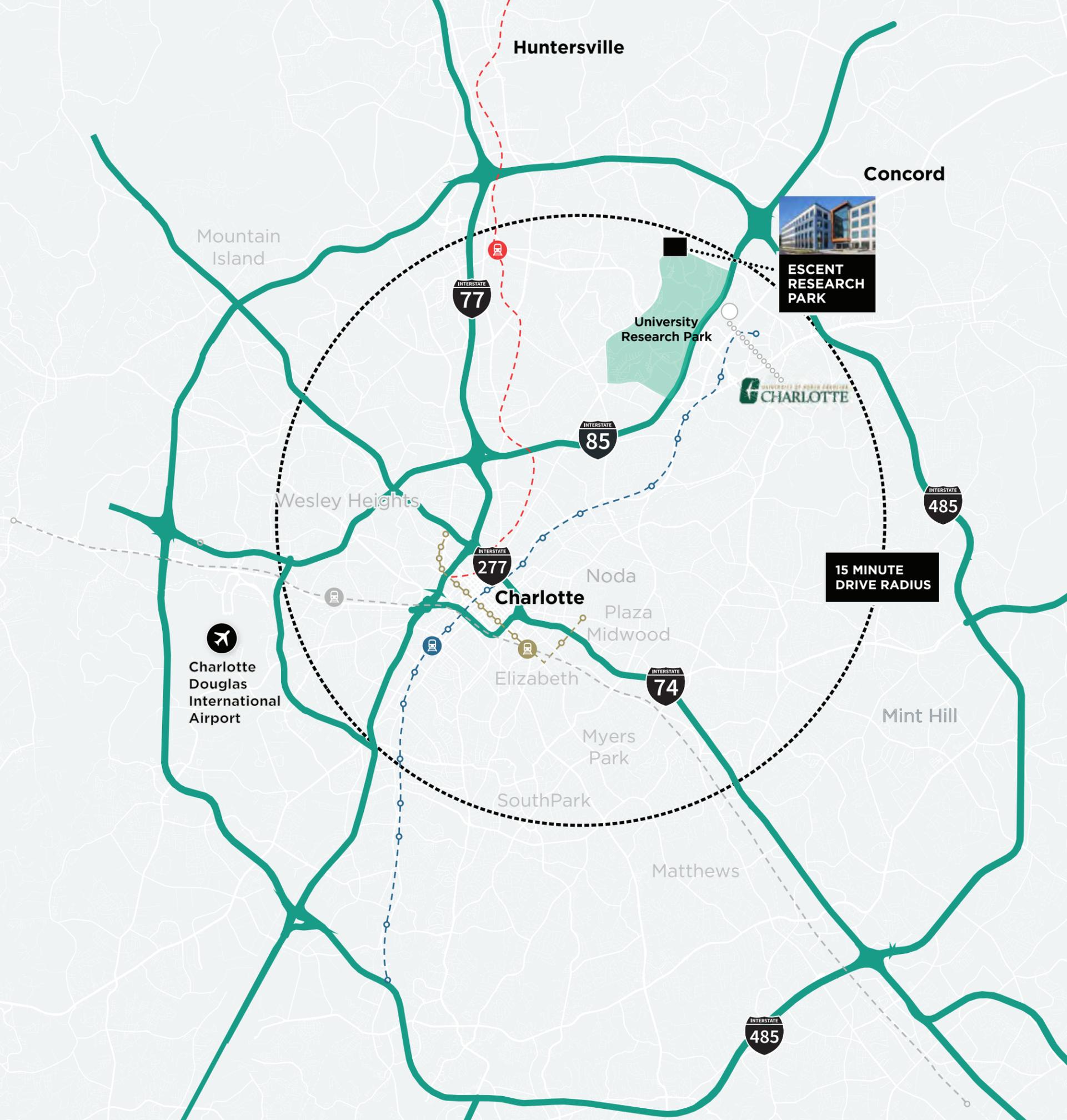
Escent Research Park has a premier location within the University Research Park. Located along Mallard Creek Church with great access to I-85 and I-485, the University Research Park spans approximately 2300 acres and has 11.5 million sf of office space. You can get to Uptown Charlotte, CLT International Airport and other major suburbs in under 20 mins.

### DRIVE TIMES

Lynx Blue Line .....	<b>5 mins</b>
Uptown Charlotte .....	<b>15 mins</b>
Huntersville .....	<b>10 mins</b>
Concord .....	<b>18 mins</b>
CLT International Airport .....	<b>20 mins</b>

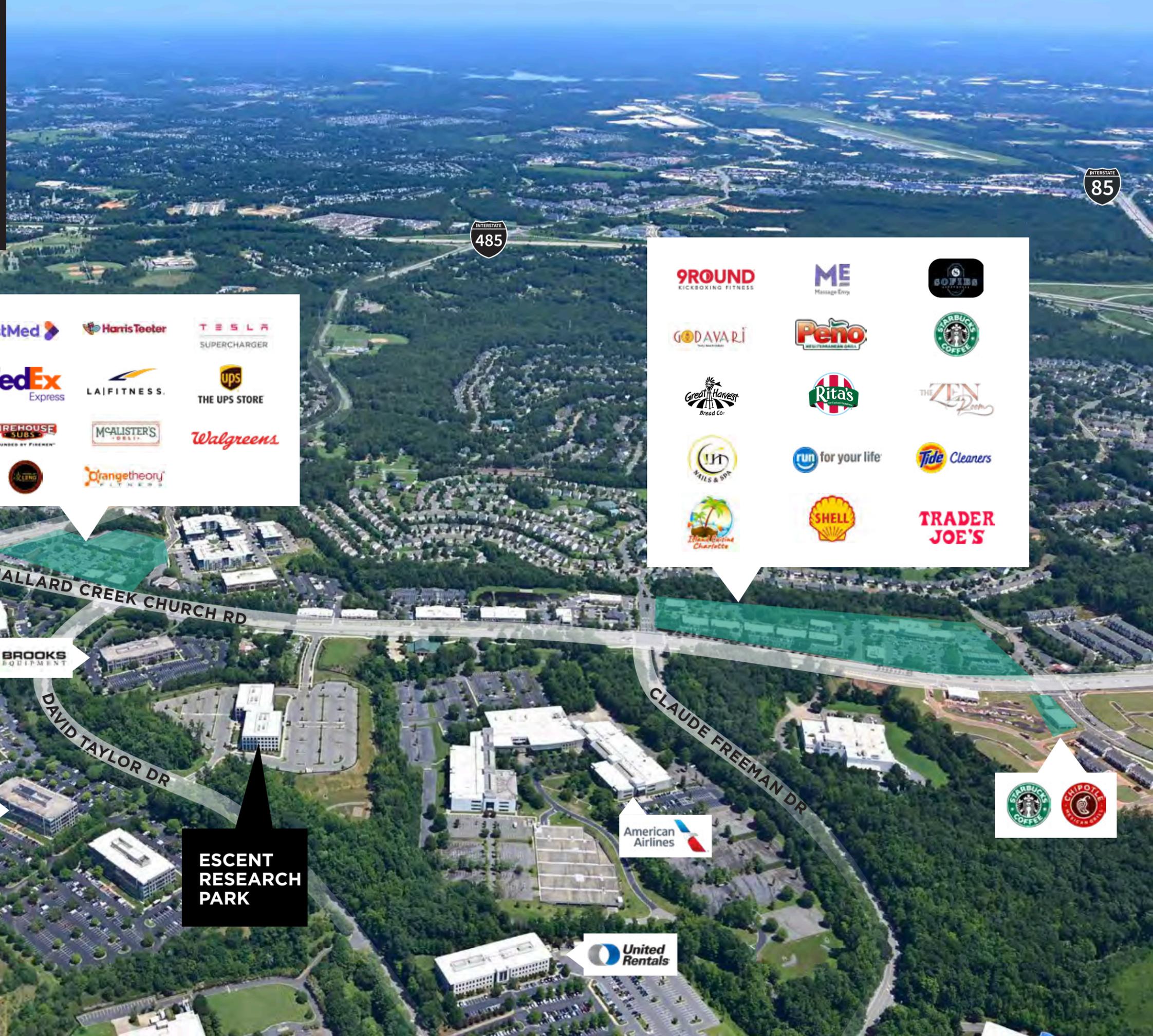
### TRAIN LINES

Lynx Blue	— — — — —
Lynx Gold Line	— — — — —



EXPLORE NEARBY

# CENTRAL LOCATION





MALLARD CREEK RD

W MALLARD CREEK CHURCH RD

CLAUDE FREEMAN DR

DAVID TAYLOR DR

R.E. MASON  
AMES  
CONSTRUCTION, INC.

ENTERPRISE HOLDINGS

ESCENT  
RESEARCH  
PARK

American Airlines

United Rentals

BROOKS  
EQUIPMENT

STARBUCKS  
COFFEE

CHIPOTLE  
RESTAURANT

INTERSTATE  
485

INTERSTATE  
85



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