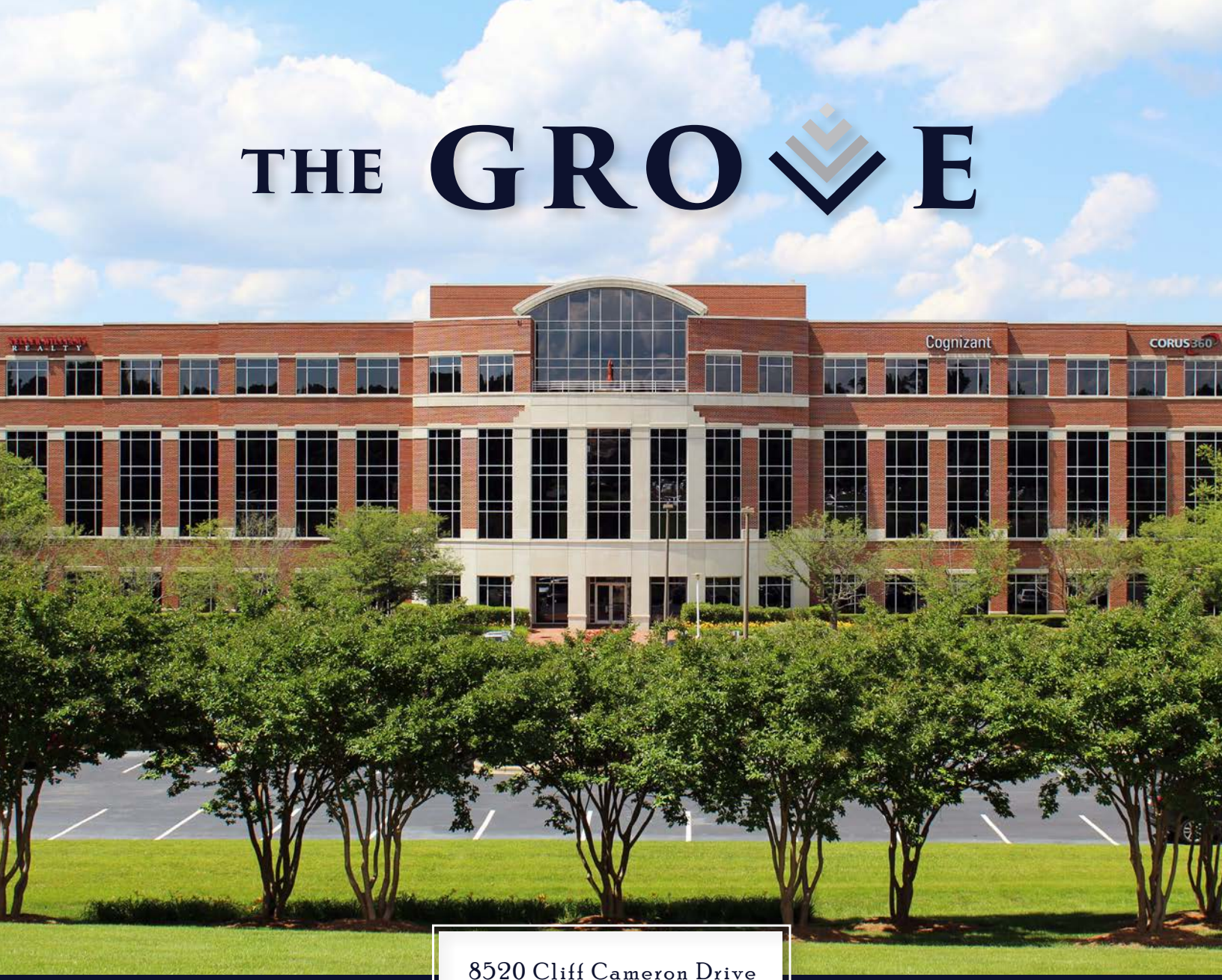
THE GROVE



8520 Cliff Cameron Drive

Nestled in the heart of the University Research Park, at the intersection of two major thoroughfares, W.T. Harris Boulevard and Mallard Creek Road, is The Grove office park.

AT THE CORNER of INNOVATION and THE FUTURE.

This is The Grove.

Welcome.

PROFESSIONALLY
LEASED & MANAGED BY

STREAM

University's
BEST KEPT SECRET
www.TheGroveCharlotte.com

01

Unparalleled location and visibility at the corner of W.T. Harris Blvd and Mallard Creek Road.

02

On-site maintanance and security with an abundant parking at an overall average ratio of 5.0 per 1000.

03

Beautiful park-like office campus with mature landscaping and vibrant nature trails.

04

Quick and easy access to and from Uptown, Airport, and Interstates 85, 485, and 77.

05

With immediate access to transit, housing, retail, & dining amenities, the University Submarket has an ever-growing talent pool of young, highly-educated individuals.

06

The Grove is able to accommodate tenants of various sizes with ease and flexibility.

FOR LEASING INQUIRIES OR FURTHER INFORMATION, PLEASE CONTACT STREAM REALTY PARTNERS:

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jay.coleman@streamrealty.com

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Easily Accessible

THE GROVE IS CENTRALLY LOCATED IN THE UNIVERSITY SUBMARKET, SURROUNDED BY CHARLOTTE'S MAJOR INTERSTATES, AFFORDING TENANTS CONVENIENT ACCESS IN ALL DIRECTIONS.

Lynx Blue Line Extension

PROJECTED TO COMPLETE IN MARCH 2018, THE $1.2B LYNX LIGHT RAIL EXTENSION WILL LINK UPTOWN CHARLOTTE AND SOUTH CHARLOTTE TO UNIVERSITY CITY AND THE UNCC CAMPUS. THIS, COMBINED WITH ACCESS TO OVER 70 CHARLOTTE AREA TRANSIT SYSTEM (CATS) BUS ROUTES AND MULTIPLE PARK-N-RIDE LOCATIONS, PROVIDES TENANTS WITH A WIDE ARRAY OF OPTIONS FOR COMMUTING TO AND FROM WORK.

DRIVE TIMES

3 min	TO INTERSTATE 85
7 min	TO INTERSTATE 77
7 min	TO INTERSTATE 485
10 min	TO CBD/UPTOWN
15 min	TO CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT

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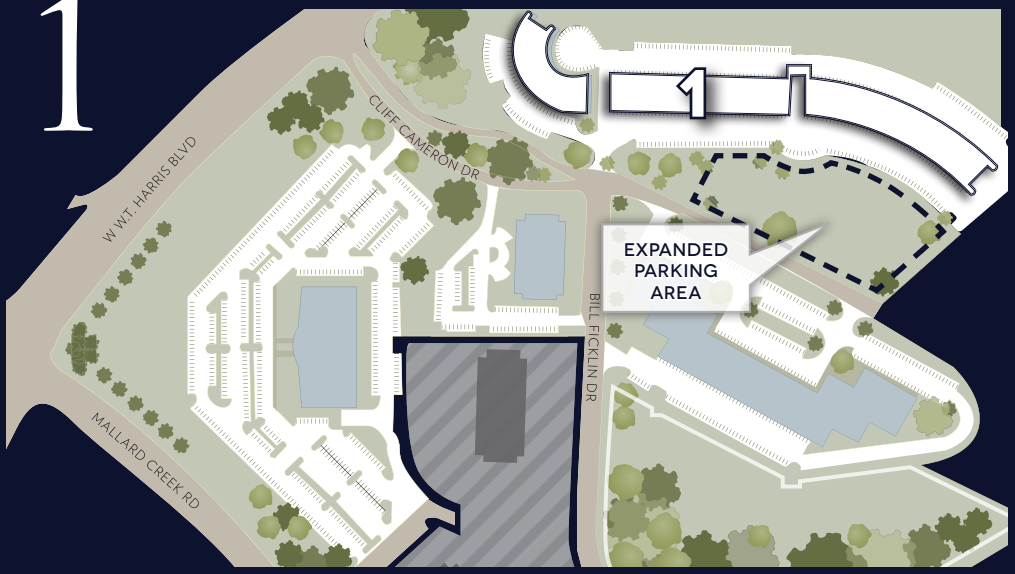
THE GROVE 1

8535 Cliff Cameron Drive

THE GROVE 1 IS A CREATIVE SINGLE STORY OFFICE BUILDING OFFERING TENANTS AN UNPARALLELED OPPORTUNITY TO ACHIEVE A FULL BUILDING IDENTITY IN THIS LARGE CONTIGUOUS BLOCK OF SPACE. DISTINGUISHING FEATURES INCLUDE: A UNIQUE 3-TIER BUILDING LAYOUT, FLOOR TO CEILING WINDOWS ALLOWING FOR AN ABUNDANCE OF NATURAL LIGHT, LUSH PRIVATE LANDSCAPING WITH OUTDOOR COMMON AREAS, AND THE ABILITY TO EXPAND TO AN UNRIVALED 7.2 PER 1,000 PARKING RATIO.



BUILDING SIZE
67,352 SF

MAX CONTIGUOUS
53,342 SF

PARKING RATIO
4.1 PER 1000
EXPANDABLE TO
7.2 PER 1000

STORIES
ONE (1)

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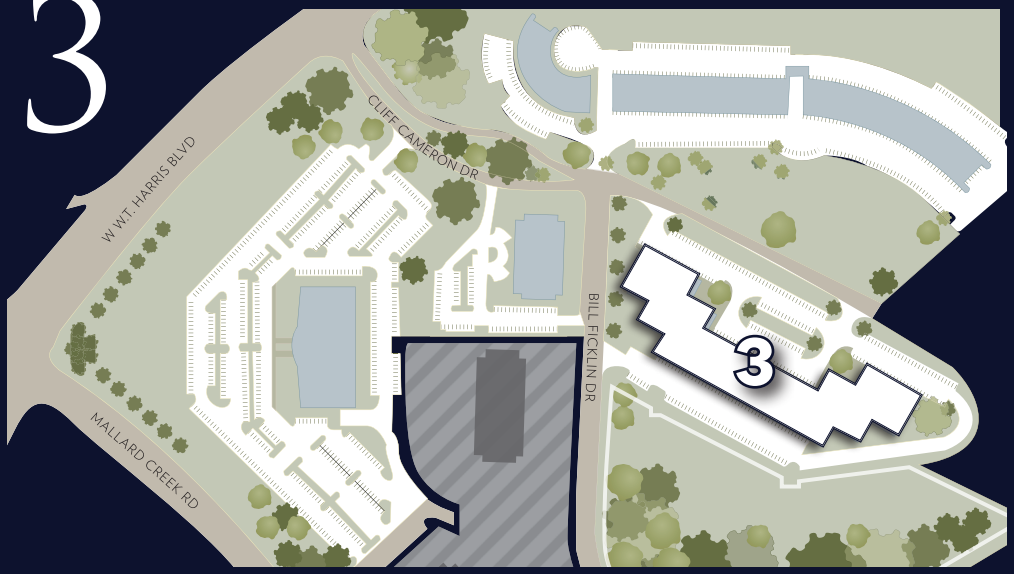
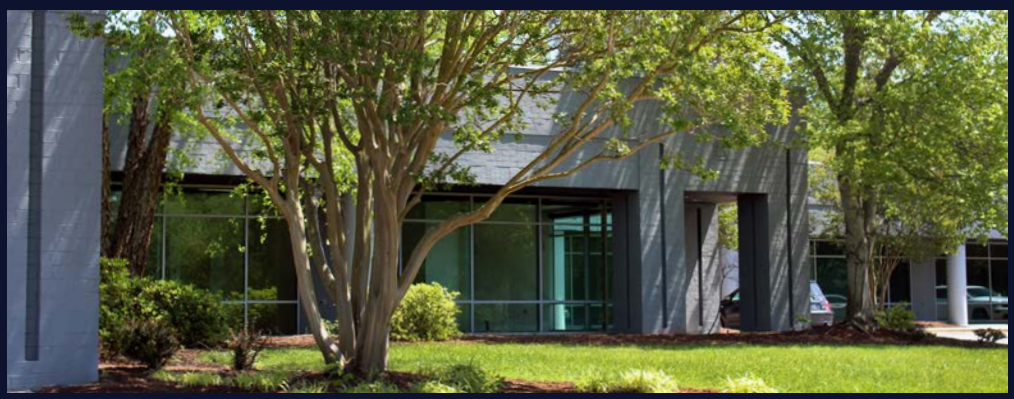
THE GROVE 3

8604 Cliff Cameron Drive

THE GROVE 3 IS A MULTI-TENANT, SINGLE STORY OFFICE BUILDING, DESIGNED SPECIFICALLY TO CATER TO TENANT GROWTH WITH SPACE OPTIONS RANGING FROM 500 TO 9,000 RSF. AT AN IDEAL LOCATION, WITH EXCEPTIONAL CONNECTIVITY TO I-85, I-77, AND I-485, THE GROVE 3 OFFERS TENANTS AN AMPLE 5.1 PER 1,000 PARKING RATIO AND UNMATCHED BUILDING AMENITIES THAT INCLUDE A BUILDING CONFERENCE ROOM, TENANT BREAK ROOM, AND OUTDOOR COMMON AREAS IN A PARK-LIKE SETTING.



BUILDING SIZE	MAX CONTIGUOUS
59,708 SF	9,000 SF
PARKING RATIO	**STORIES**
5.1 PER 1000	ONE (1)



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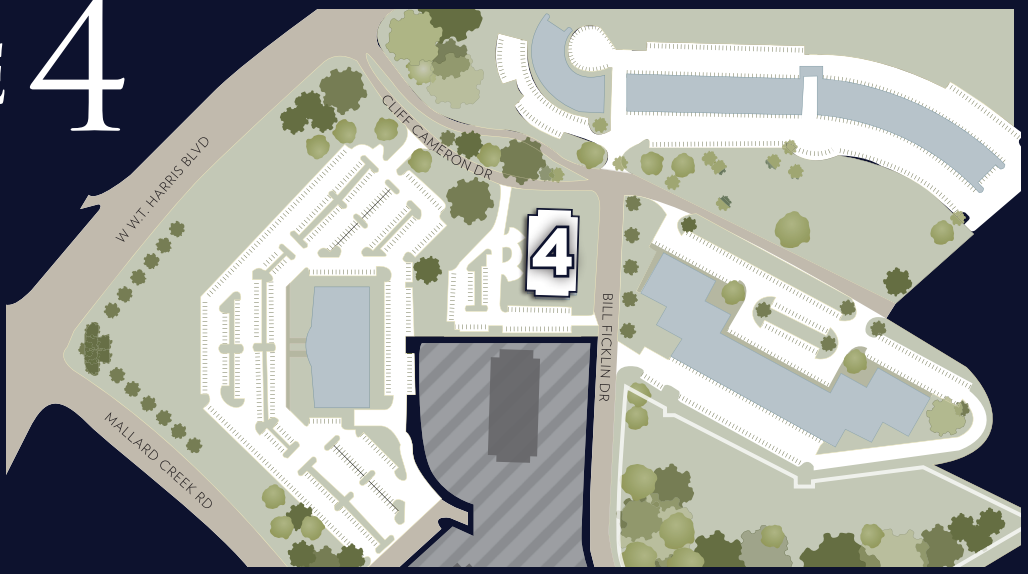
LEASED

THE GROVE 4

8530 Cliff Cameron Drive

THE GROVE 4 IS A STAND-ALONE, SINGLE TENANT OFFICE BUILDING OFFERING A RARE FULL-BUILDING IDENTITY WITHIN THE THRIVING UNIVERSITY SUBMARKET. STRIKING AN EVEN BALANCE OF BOTH FUNCTIONAL OPEN AND ENCLOSED OFFICE SPACE, WITH FLOOR TO CEILING GLASS WINDOWS, AND AN IMPRESSIVE PARKING RATIO OF 5.0 PER 1,000, THE GROVE 4 IS AN IDEAL BUILDING FOR A BUSINESS SEEKING BOTH PRIVACY AND PRIME ACCESSIBILITY IN CHARLOTTE.



BUILDING SIZE	MAX CONTIGUOUS
15,000 SF	0 SF
PARKING RATIO	**STORIES**
5.0 PER 1000	ONE (1)

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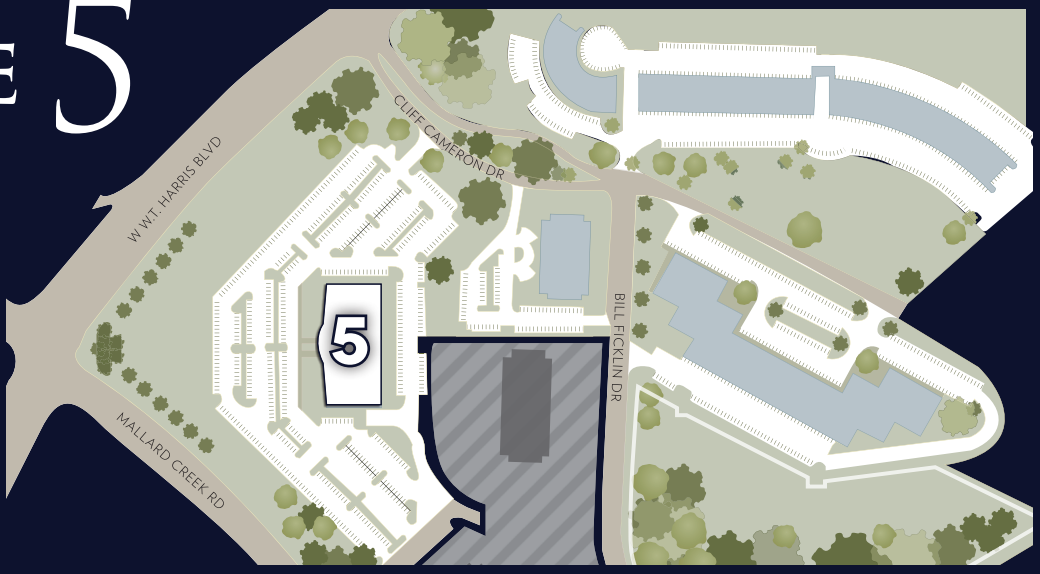
THE GROVE 5

8550 Cliff Cameron Drive

THE GROVE 5 IS A FOUR STORY, CLASS A OFFICE BUILDING OFFERING TENANTS BOTH SUPERIOR ACCESSIBILITY AND VISIBILITY AT THE PROMINENT INTERSECTION OF W.T. HARRIS BOULEVARD AND MALLARD CREEK ROAD. LARGE EFFICIENT FLOOR PLATES WITH FLOOR TO CEILING GLASS LINES OVERLOOKING THE BEAUTIFULLY LANDSCAPED OFFICE PARK, TEAMED WITH AN ABUNDANT 5.2 PER 1,000 PARKING RATIO, MAKE THIS THE IDEAL CLASS A OPTION FOR TENANTS WITHIN THE UNIVERSITY SUBMARKET.



BUILDING SIZE	MAX CONTIGUOUS
117,004 SF	21,036 SF
PARKING RATIO	**STORIES**
5.2 PER 1000	FOUR (4)

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UNDER 1 MILE

- FOOD & DRINK -

LongHorn Steakhouse
Red Robin
Nona's Sweets
Tony's Pizza
Salsarita's Fresh Cantina
Romano's Macaroni Grill

- NEIGHBORHOOD AMENITIES -

Suntrust Bank
BB&T Bank
First Citizens Bank
Wells Fargo Bank
Charlotte Metro Credit Union
Mallard Creek Family Dentistry
Harris Teeter
YMCA
AAA
SpringHill Suites - Marriott
TownePlace Suites - Marriott
D'va Styles
Bennett's Barbershop
Lee Spa Nails
So Pretty Fashion

1 - 2 MILES

- FOOD & DRINK -

Starbucks
Dunkin' Donuts
Chic-fil-A
Taco Bell
Zaxby's
McDonalds
Teriyaki Grill Express
KFC
Wendy's
Lotus Chinese Cuisine
Jason's Deli
Niyo Sushi
Chili's
Taco Mac
TGI Fridays
Taco Bell
Applebee's
China Buffet
Nakato Japanese & Sushi
Bojangles'
Burger King
Le Kabob Grill
Jimmy John's
Shane's Rib Shack
Thai House
Showmars
Noodles and Company
Pei Wei
Ciro's Italian
Five Guys
IHOP
Picasso's Sports Cafe
QDOBA
Da Vinci's Pizza
Super Wok
US Fried Chicken
Sun Energy Smoothies
Zoe's Kitchen
Hickory Tavern
Farley's Pizzeria
Toyama Express Japanese
Dairy Queen
Cold Stone Creamery
The Burrito Factory
Wing Zone
Smoothie King
Antonio's Pizza
Papa John's Pizza
Chipotle Mexican Grill
Bruegger's Bagels
Jersey Mike's Subs
Wingstop
Panera Bread
Jamba Juice

- NEIGHBORHOOD AMENITIES -

Western Union
Bank of America
Wells Fargo Bank
BB&T Bank
Fifth Third Bank
PNC Bank
Trader Joe's
Fresh Market
Harris Teeter
Walmart Supercenter
Walgreens
CVS
Dollar Tree
Dollar General
Sam's Club
Office Depot
FedEx
Michaels
Hobby Lobby
PetSmart
Jos. A Bank
GameStop
UPS Store
USPS
Fitness Connection
Mecklenburg County ABC
Total Wine & More
Hilton Hotel
Courtyard by Marriott
Hampton Inn
Homewood Suites - Hilton
Ulta Beauty
Avalon Nails and Spa