

INQCHARLOTTE.COM



**CUSTOMIZE  
YOUR SPACE**

**LEASING NOW**

**CBRE**

MEZZANINE SPACE

# VISUALIZE

## THE POSSIBILITIES

INQ @ 2401 invites you to **imagine an office space with breathing room.** Expansive open space can be tailored to suit your needs and leave room for growth. This unique property provides completely white-boxed customizable office space.



# REIMAGINE

## WHITE-BOXED SPACE

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- High ceilings and 40' column spacing **provides both comfort and efficiency**
- Unique glass line provides **plenty of natural light**
- Large parking lot **accommodates high-density users**
- **New** HVAC, roof, façade, parking lot and landscaping
- Within a **30-minute drive** of nearly 1 million residents



RECEPTION DESK WITH STAIRCASE TO OPEN MEZZANINE IN BACKGROUND

# BE AMONGST GREAT COMPANY

Verizon has leased the other half of the property and **reimagined the space** as a stylish service center using textures and colors to enliven the space.



# BRIGHT SPACES & UPSCALE FINISHES

Verizon designed **relaxing community rooms** for lunch breaks as a mobile work alternative. They used unique materials and finishes to give a **sense of luxury and creativity.**

OPEN BREAK AREA AND RESTROOM FINISHES







RECEPTION AND STAIRS TO MEZZANINE

# VERTICAL

## USE OF SPACE

The **high ceilings of INQ @ 2401** allow for a mezzanine level creating **extra square footage** for meeting rooms, open community space or an employee break area.



# PROXIMITY

## TO METRO AREA

### 15 MINUTE COMMUTE FOR NEARLY 500,000 RESIDENTS

- Located within a 30 minute rush hour commute\* for 1 million residents (see map to right)
- Reverse commute for residents living in SouthPark, Ballantyne, and Cotswold
- 5 minutes from I-485
- Dedicated turn lane & signalized intersection
- Multiple bus stops within walking distance

#### DRIVE TIMES

INDEPENDENCE BOULEVARD / US-74	< 1 MINUTE
MATTHEWS	7 MINUTES
McALPINE GREENWAY	7 MINUTES
UPTOWN CHARLOTTE	15 MINUTES
BALLANTYNE	15 MINUTES
COTSWOLD	15 MINUTES
SOUTHPARK	17 MINUTES
I-77	18 MINUTES
CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT	25 MINUTES



### AFTERNOON RUSH HOUR COMMUTE\*

\*SOURCE: Charlotte Chamber of Commerce

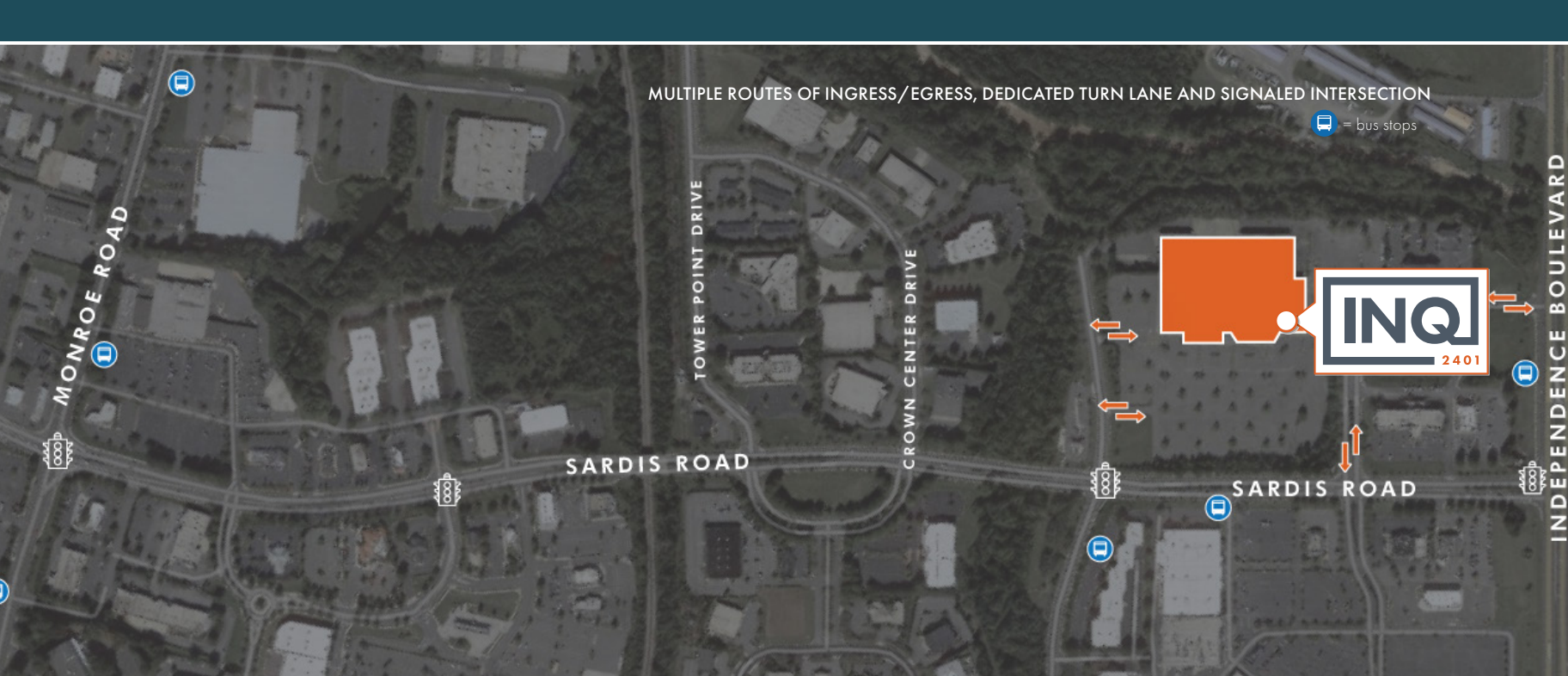


15 minutes



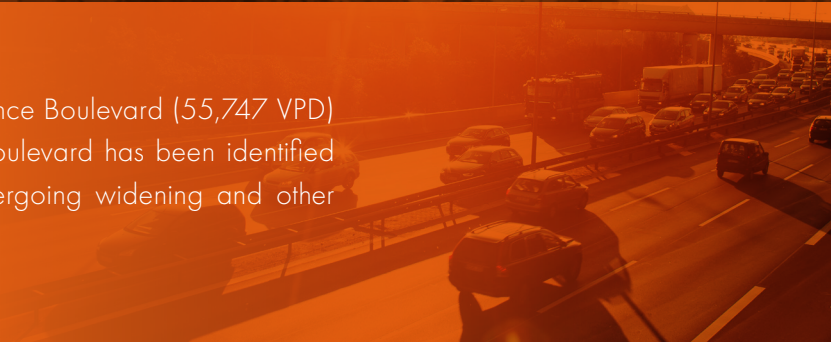
30 minutes





# INGRESS / EGRESS ROUTES

INQ @ 2401 is located at the well-traveled intersection of Independence Boulevard (55,747 VPD) and Sardis Road (21,589 VPD) in South Charlotte. Independence Boulevard has been identified by NCDOT as a Strategic Highway Corridor and is currently undergoing widening and other improvements to enhance mobility and traffic flow.





# SURROUNDING AMENITIES

WITHIN 1.5 MILES OF



10 HOTELS +



50 RESTAURANTS

## RESTAURANTS

- |  |   |
|--|---|
| <b>A</b> Chili's Grill & Bar   | <b>O</b> Hef's Bar and Grill  |
| <b>B</b> Smoothie King   | <b>P</b> Mi Pueblo Mexican Grill  |
| <b>C</b> Buffalo Wild Wings  | <b>Q</b> Shiki Japanese Restaurant, McDonald's, Subway, Indigo Cafe   |
| <b>D</b> Crown Point Restaurant  | <b>R</b> Cook Out BBQ   |
| <b>E</b> La Cabana Mexican Grill & Bar                                       | <b>S</b> Wendy's, Burger King   |
| <b>F</b> Dunkin' Donuts  | <b>T</b> Hungry Howie's Pizza, New Zealand Cafe, Russell's Pub & Grill  |
| <b>G</b> IHOP  | <b>U</b> Margarona Mexican Bar and Grill, Boardwalk Billy's Raw Bar-River & Ribs, Five Guys Burgers and Fries |
| <b>H</b> Cracker Barrel Old Country Store                                    | <b>V</b> Juliana's Pizza  |
| <b>I</b> Boston Market   | <b>W</b> Pizza Hut  |
| <b>J</b> McDonald's  | <b>X</b> Arby's   |
| <b>K</b> Subway, Chen-Fu Chinese FastFood, Outback Steakhouse, Ghengis Grill | <b>Y</b> The Southern Gourmet   |
| <b>L</b> Azteca Mexican Restaurant   | <b>Z</b> Chicken King   |
| <b>M</b> Applebee's  |   |
| <b>N</b> Steak N' Shake, Taco Bell   |   |

## LODGING

- 1 Sun Suites
- 2 Fairfield Inn
- 3 Best Western
- 4 InTown Suites
- 5 Holiday Inn Express
- 6 Comfort Inn
- 7 Hampton Inn

## GAS & GROCERY

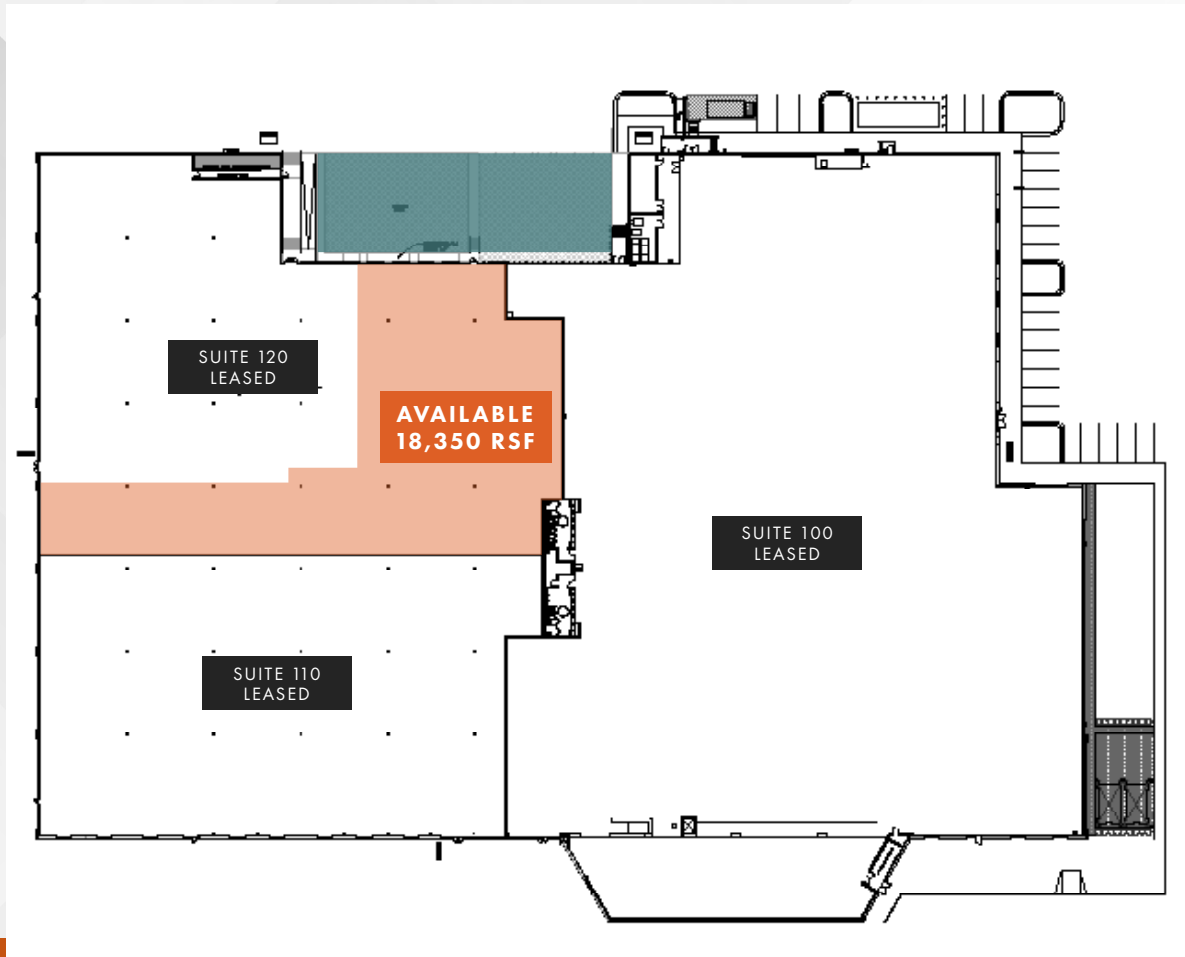
- 1 Healthy Home Market, Fresh Groceries
- 2 Kroger
- 3 Harris Teeter
- 4 Circle K
- 5 Food Lion
- 6 Circle K
- 7 Sam's Club
- 8 7-Eleven

## BANKS & SERVICES

- |                              |                                      |
|------------------------------|--------------------------------------|
| <b>1</b> SunTrust, BB&T      | <b>5</b> FedEx Office & Print Center |
| <b>2</b> Woodforest National | <b>6</b> The UPS Store               |
| <b>3</b> Wells Fargo         | <b>7</b> Office Depot                |
| <b>4</b> Bank of America     | <b>8</b> Costco                      |

= bus stops

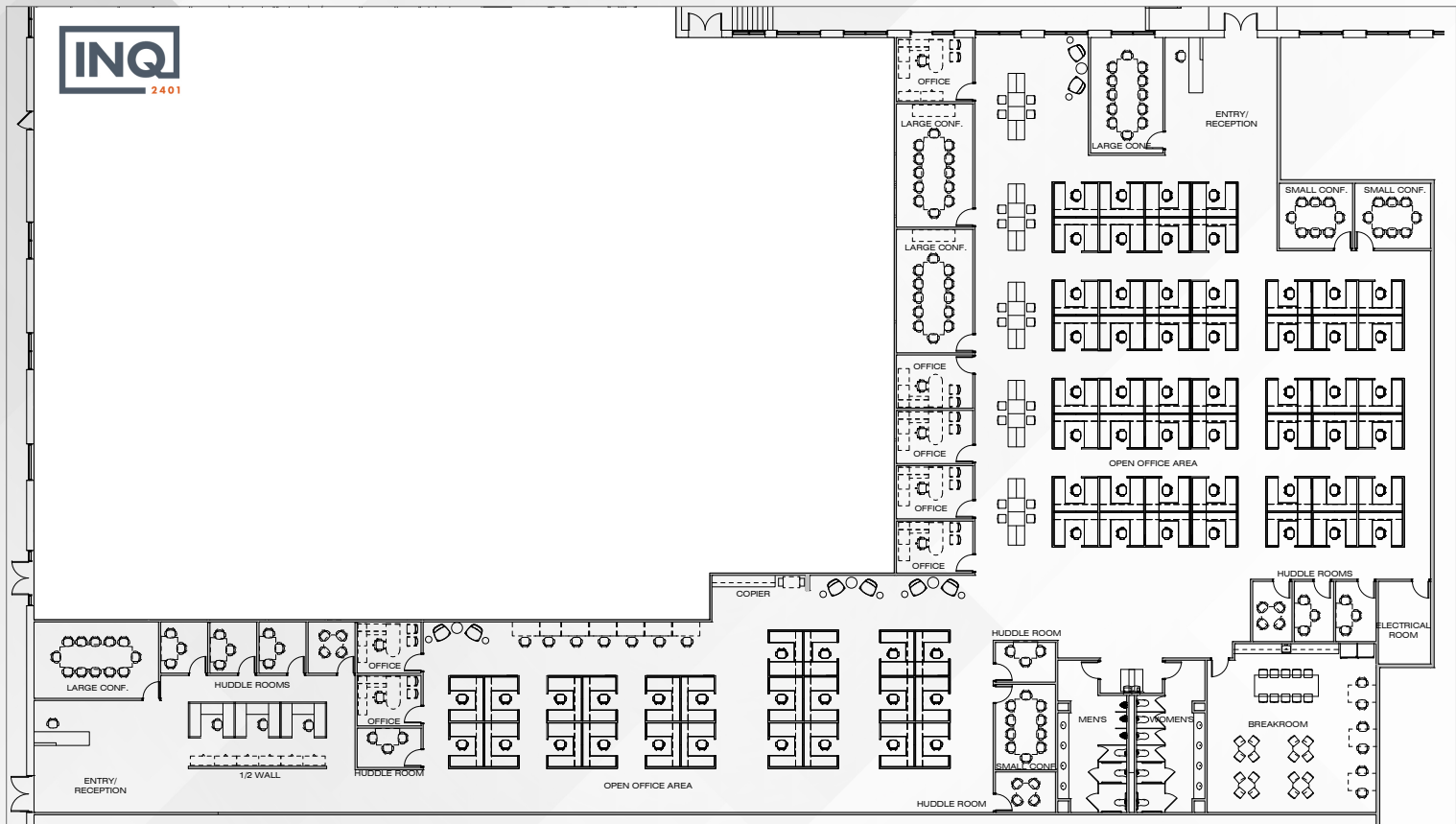




# SITE OVERVIEW | FULL SPACE

- Ready for immediate tenant build-out, building has all new HVAC, roof, façade, windows, parking lot, and landscaping
- High visibility signage opportunities on Independence Boulevard and Sardis Road North
- Exterior renovation by RedLine Design Group
- Fiber providers: Time Warner, Windstream, and Verizon





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## TEST FIT

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#### FOR FURTHER INFORMATION CONTACT

JOE FRANCO  
joe.franco@cbre.com  
704.331.1241

STEPHANIE SPIVEY  
stephanie.spivey@cbre.com  
704.331.1298

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