



UNIVERSITY CITY PARTNERS

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UNIVERSITY CITY

MOMENTUM INTO THE FUTURE



University City: A Data Driven Overview

In the two years since the opening of Charlotte's LYNX Blue Line Extension the submarket has blossomed with investments in office, hospitality and residential



Home of UNC Charlotte, linked to the CBD by transit, cultural diversity, tech employment center - University City is poised to begin a new chapter.



Talent

UNC Charlotte produces 6,000 graduates annually, led by engineering, tech and health sciences

UNC Charlotte's College of Computing and Informatics, one of the largest in the country, graduates over 1,000 students a year.

Varying by class, approximately 68% of UNC Charlotte graduates remain in Charlotte



Location

UNC Charlotte and its student population of 29,500 anchor the eastern edge of University City

A 2,200-acre business park hosting Fortune 500's anchors the western edge

Charlotte's 2nd largest employment center, six miles north of the CBD



Access

Light rail connects UNC Charlotte, University City, Uptown (CBD), South End and NoDa 107 times daily

Built around today's busiest crossroad in the state (NC 29 and NC 49) with AADT exceeding 80,000

Access I-85, I-77 and I-485 in minutes



Housing

Homes in the 28269 zip code are forecast to appreciate by 5.1% in 2020, one of the highest rates in the region

Over 27% saw access to light rail as being important characteristic in their next home

Mallard Creek/Withrow Downs neighborhood in University City commanded 24.1% over asking price in 2019



Economy

Rooted in financial services, health care and education

Largest employers include Wells Fargo, TIAA, UNC Charlotte, Electrolux, Allstate and Alight

Recent announcements include relocation of the United Rental HQ, Principal Financial Group and significant organic growth at Wells Fargo, EPRI and



Entertainment

NCAA Division-1 athletics attract national fanbase

Concord Mills, 6 miles north of U City's core, has more than 17 million visitors a year, making it the most visited attraction in NC

Lake Norman, 1,790 square miles, is a 30 minute drive from U City



Ripe for Tech

“The local office of CBRE selected Charlotte's northeast submarket, which includes University City and University Research Park, as a prolific technology submarket here....

With proximity to UNC Charlotte, transit and existing employers in the University area, Charlotte's northeast submarket is seeing its own renaissance.”

- Charlotte Business Journal 10/2019



University City Highlights



Leader in value

for high-tech software and service companies.

- CBRE Tech Thirty



3rd in top tech

hubs with the lowest cost of living.

- Paysa.com



1st in tech talent

growth among small growth markets.

- CBRE Scoring Tech Talent



Home of NC's fastest growing university,

currently 30,000 students strong, anchored in engineering, health sciences and computer informatics.

- UNC Charlotte

UNIVERSITY RESEARCH PARK

2,000+

ACRES OF PARK SPACE

87,800 AVERAGE SF OF MAJOR OFFICE TENANTS

Tech Talent and Value Proposition

With state-of-the-art infrastructure, UNC Charlotte's pipeline of young talent, and a train ride away from everything else - University City has momentum.

This is why University City and northeast Charlotte shine on CBRE's annual Tech-Thirty list as a leader in value for high-tech software and service companies.

FAST FACTS

7.5

Square miles in the district

23

Fortune 500 regional offices

4M

Inventory (square feet) of noncompetitive office space

9.1%

Office vacancy

\$574M

Commercial Property Transactions 2019

#1

UNCC awards the most computer degrees of any school in NC

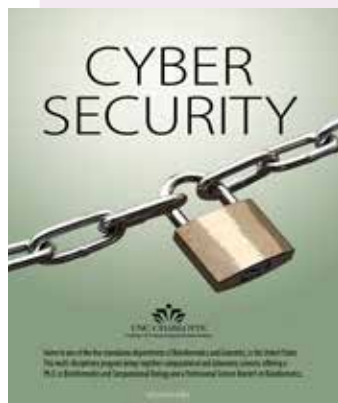
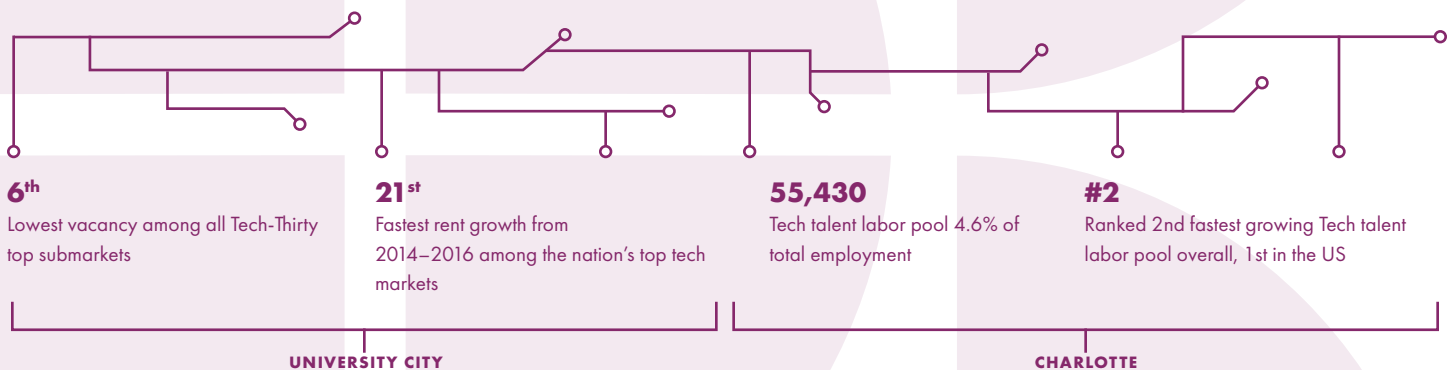
-21%

Rent Discount to Value CBRE's 2019 Tech-30

18%

Rent Growth Q4 2016 to 2019

Tech Center



Access to Talent



“UNC Charlotte is our one-stop for finding graduates across many fields, including finance and engineering.”

-Cheryl Lim, VP Human Resources, Honeywell

61%

Of Total Growth in the UNC System Since 2009

29,615

Total Enrollment 2020



Finance, Insurance, Real Estate
% OF EMPLOYEES WORKING IN FIRE SECTORS

University City: 12.4%
Uptown: 9.3%
North Carolina: 5.4%



Office Rent

COMPETITIVE SUBMAKETS

SUBMARKET	BUILDING (SQ. FT.)	DIRECT VACANCY RATE	LAST 4 QTRS NET ABSORPTION	Q2 2019 NET ABSORPTION (SQ. FT.)	WEIGHTED AVG RENT (\$/SF/YR)
NE/University	3,403,725 *	6.4%	130,607	98,985	23.01
CBD	17,121,001	6.5%	506,739	45,374	34.85
I-485/South	5,337,880	4.5%	181,367	101,819	29.22
I-77 Corridor/Airport	6,593,695	12%	143,151	31,403	22.01
Market Total	42,967,936	7.5%	1,252,942	427,499	28.94

* Does not include 4,000,000 sf of noncompetitive space or UNC Charlotte

Where Suburban Meets Urban

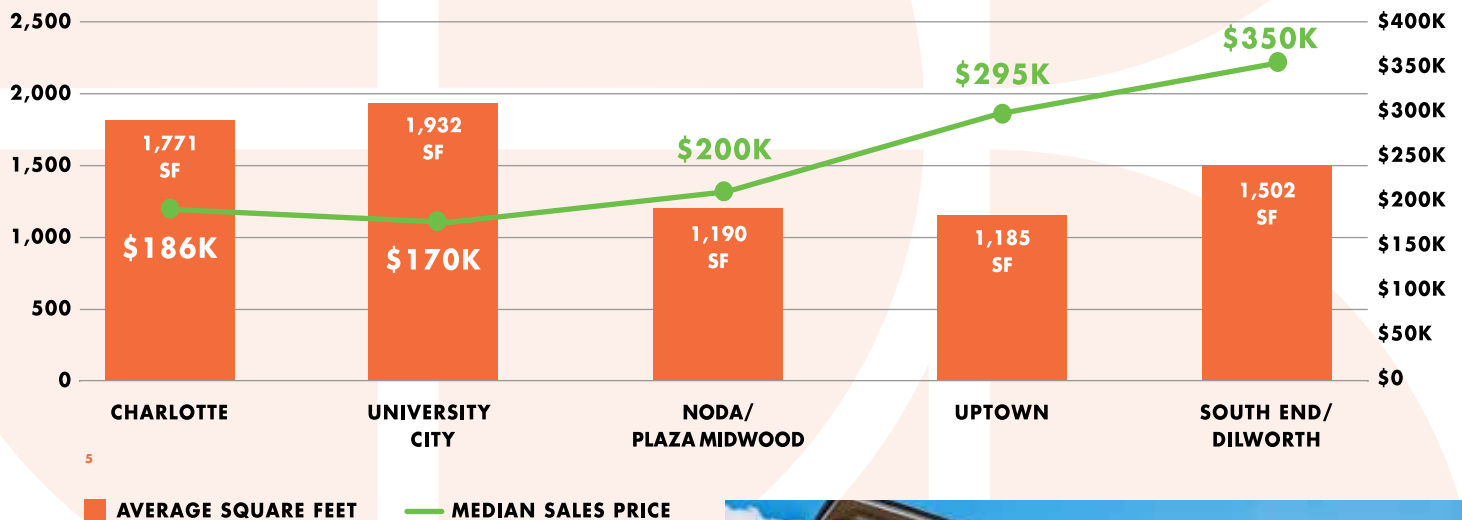
Enjoy a complete neighborhood in Charlotte, or ride the train south for everything center city Charlotte has to offer.

FAST FACTS

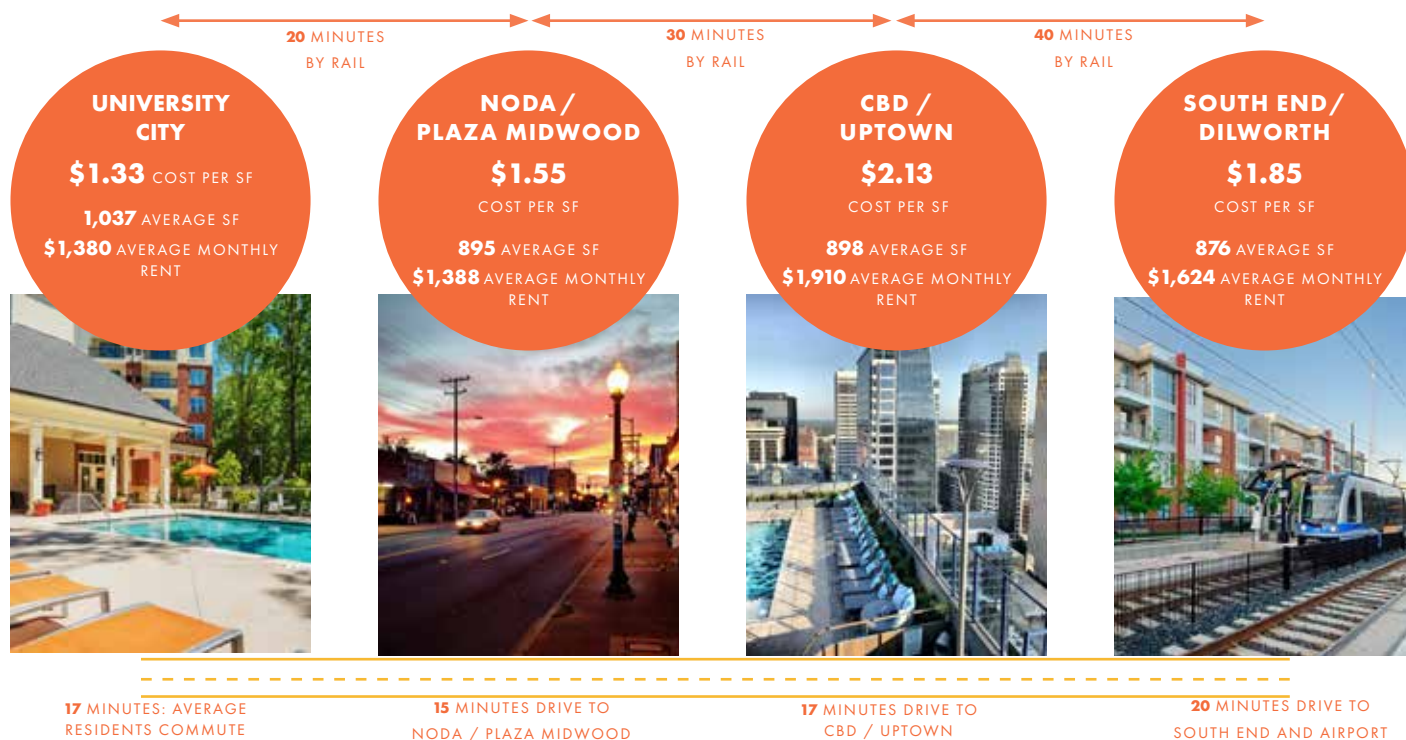
27% See access to light rail as an important characteristic in their next home	24% Of home sales above asking price in Withrow Downs neighborhood	6.5% Increase in single family home values year over year	33% Of home sales above asking price in Highland Creek
29,615 Students at UNC Charlotte	28262 "Very Hot" zip code according to Zillow	28269 Best zipcode in Charlotte for buyers and for sellers per Opendoor.com	6th Largest "City" in North Carolina



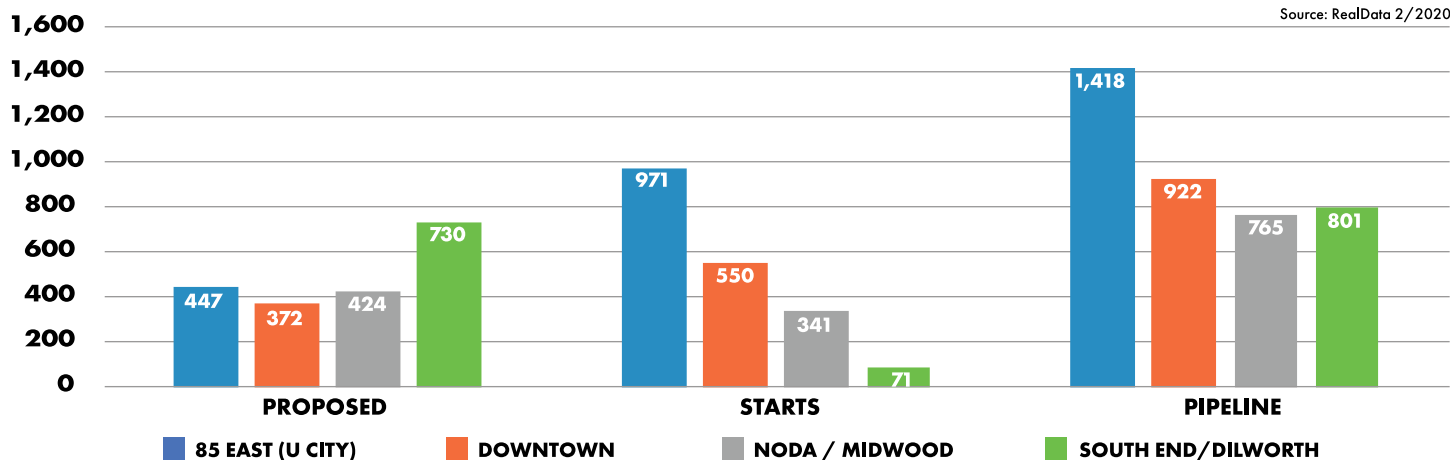
Home Size and Average Price



Rentals



Development Pipeline



Education

GRADES K - 12

6	2	12	2
Charter / Magnet schools	Early college schools	Public K - 12 schools	Private K - 12 schools

UNC CHARLOTTE

61%	87	47	105
of total growth in the UNC system since 2009	Bachelors, 70 Masters, 20 Doctoral	States Represented	Countries Represented

Nature, Sports, Shopping and the Arts

No matter how you relax, University City has everything for everyone... and when that's not enough, ride the train south to experience Charlotte's hippest neighborhoods.

FAST FACTS

\$160

Median monthly parking rate to park in CBD

\$0

To park in one of University City's 2,000 parking spaces next to transit

500+ Acres of groomed campus to explore

310,000

Fans attend UNCC athletic events annually

#1

Most popular tourist destination in NC is Concord Mills

17M

Annual visitors to Concord Mills

1.6M

Annual visitors to Ikea

19,500

Seats in PNC Music Amphitheater

UNIVERSITY CITY

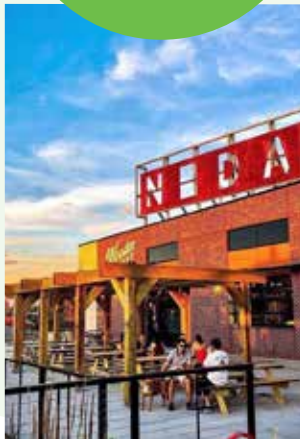
UNC CHARLOTTE



University City is a little bit urban, a little bit suburban and in the midst of some of Charlotte's most scenic natural areas including of 4 miles of greenway, UNCC's immaculate campus and a 15-acre lake at its center.

NODA

NEIGHBORHOOD
SCALE URBAN
NIGHTLIFE



NoDa has everything from great restaurants to dive bars as well as the ultra hip vibe to go with it. Charlotteans flock here on the weekends to stroll, eat, sip and listen to music at the city's most popular small venues.

UPTOWN

CENTRAL BUSINESS
DISTRICT



Uptown Charlotte is the CBD with incredible urban parks, minor league baseball, NFL, NBA, world class theaters and the best bars and restaurants in the city.

SOUTH END

BUDDING OFFICE
DISTRICT



An industrial corridor until light rail delivered there in 2008, now a millennial magnet and burgeoning office hub as businesses fight for the city's best talent.

FROM GREEN TO URBAN



The lake at the heart of University provides a scenic 1-mile walking loop, which connects to over 14-miles of contiguous greenways and UNC Charlotte.



15 Acre lake in the heart of University City



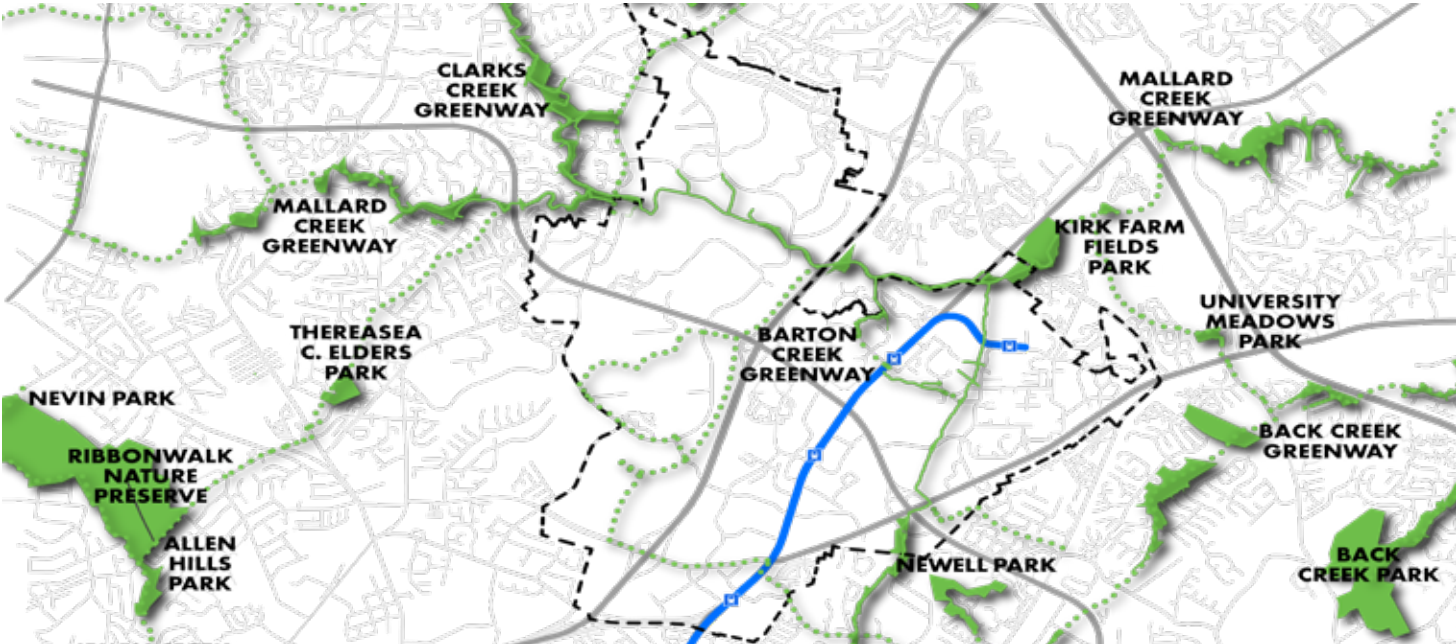
14.7 Miles of contiguous greenway



518+ Acres of groomed campus to explore



10 Acre botanical garden at UNC Charlotte



With future greenway connections in the pipeline, one will be able to access the greenway system within walking distance from the lightrail stations. This last mile connection is a perfect example of University City;s balance between the natural and urban.



737
Acres to roam at Reedy Creek Nature Preserve



3
Hours to the tallest mountains and best beaches in the eastern U.S.



Get Somewhere

Planes, trains and automobiles are now complimented by feet, bicycles, scooters and more as this traditional suburban submarket evolves to tranist oriented.

FAST FACTS

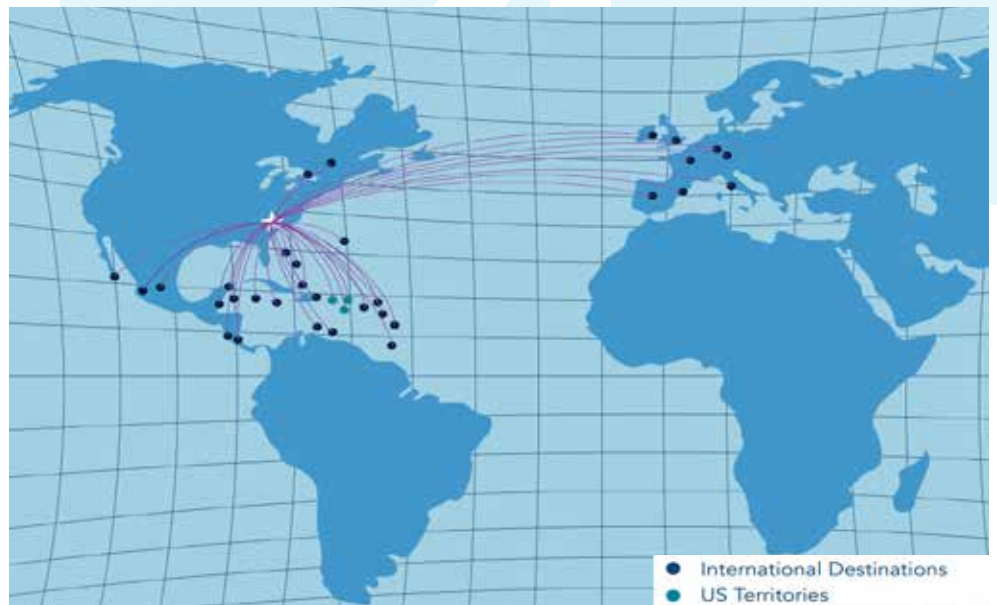
\$0 <i>Cost of park and ride decks with roundtrip ticket (JW Clay Station & University City Station)</i>	\$23M <i>In bicycle & pedestrian connectivity improvements planned or under construction</i>	4 <i>LYNX Blue Line Rail Stations</i>	107 <i>Light rail trains per day connecting to the CBD and beyond, every 7-minutes at rushour</i>
6 <i>Miles north of Uptown Charlotte</i>	22 <i>Minutes to CBD from University City via LYNX Blue Line</i>	80,000 <i>Cars daily through the heart of University City</i>	19 <i>Minute average commute time</i>

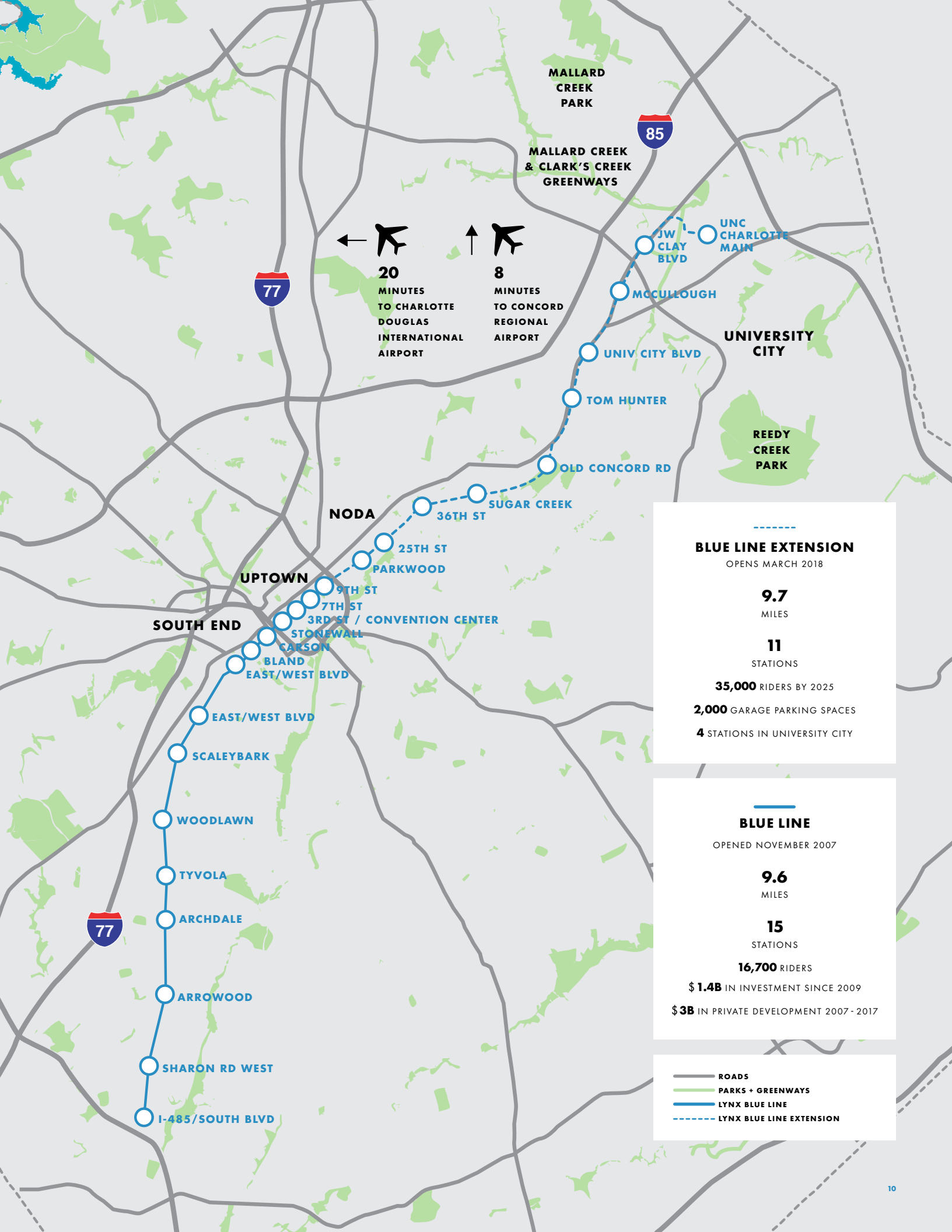


20 Minutes to CLT International Airport, connecting to...

175 Destintions with non-stop service, including...

38 International destintions.





← ✈ 20 MINUTES TO CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT

↑ ✈ 8 MINUTES TO CONCORD REGIONAL AIRPORT

BLUE LINE EXTENSION
OPENS MARCH 2018

9.7
MILES

11
STATIONS

35,000 RIDERS BY 2025

2,000 GARAGE PARKING SPACES

4 STATIONS IN UNIVERSITY CITY

BLUE LINE

OPENED NOVEMBER 2007

9.6
MILES

15
STATIONS

16,700 RIDERS

\$1.4B IN INVESTMENT SINCE 2009

\$3B IN PRIVATE DEVELOPMENT 2007 - 2017

- ROADS
- PARKS + GREENWAYS
- LYNX BLUE LINE
- LYNX BLUE LINE EXTENSION