



# INNOVATION

■ P ■ A ■ R ■ K ■

OFFICE CAMPUS

*sparkling*  
**CONNECTIONS**

*fueling*  
**INNOVATION**

**TRINITY**  
PARTNERS

 **accesso**

IBM Drive | University City, Charlotte



# INNOVATION

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Designed to foster connectivity, wellness, efficiency, and collaboration to support your best work.

Active Class-A office campus

Easy access to major highways: I-85, I-485, and I-77

Extensive amenities base – food, fitness, services, conference space and more

Hospitality and experience-focused onsite property and community management team

Curated programming, events, and exclusive area retailer discounts

# LOCATION

Located in Charlotte's University City, Innovation Park offers exceptional access to Charlotte's major highways and the JW Clay and McCullough LYNX Blue Line Light Rail Stations. We're easy to get to, offering equitable employee commutes.

**3 MIN**  
TO I-85

**20 MIN**  
TO DOWNTOWN CHARLOTTE

**6 MIN**  
TO I-485

**20 MIN**  
TO CLT AIRPORT

**13 MIN**  
TO I-77

**10 MIN**  
TO MALLARD CREEK GREENWAY

**15 MIN**  
TO UPTOWN

**6 MIN**  
TO LIGHT RAIL



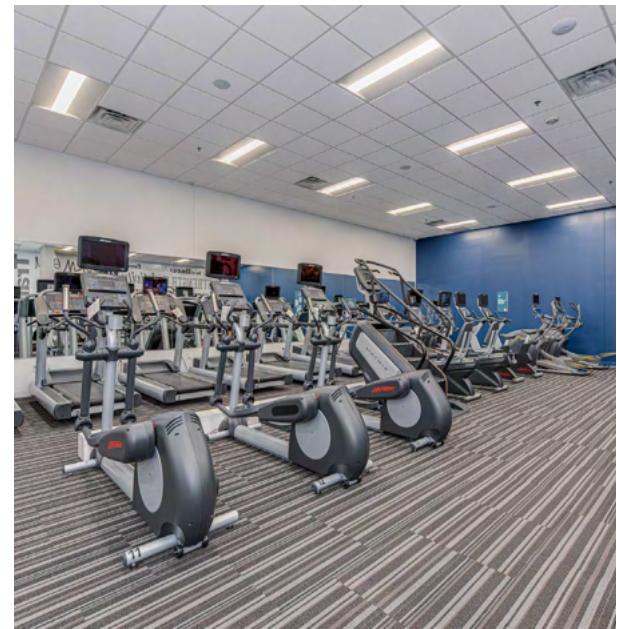
# SITE MAP



# WELLNESS

Innovation Park's campus is full of amenities and opportunities that allow you to prioritize your health and wellness.

- » 2 fitness centers with locker rooms and showers
- » Outdoor basketball court
- » 9-hole disc golf course
- » Walking trails
- » Free on-campus bike rentals
- » Outdoor lounges and seating areas
- » Regular fitness and wellness classes
- » Innovation Health – Holistic Chiropractors, functional medicine, and nonsurgical spinal decompression



# AMENITIES

At Innovation Park, a variety of amenities and services are carefully crafted to save you time and maximize your day, both on and off the clock. You can easily transition from a business meeting to a workout class to dropping off your car for detailing, all without leaving the campus.

## MEETING SPACE

Conference center accommodates up to 150 people  
Multiple collaboration, huddle, and private workspaces

## SERVICES

Dry cleaning drop-off service  
Car detailing on-site  
ATM's

## SNACKS & SUNDRIES

Sundry Shop and Market

## FOOD & DRINK

*Morning*  
Bun Appetit – Locally owned Coffee/Breakfast operator  
Open Tuesday - Thursday from 6:30-11:00 am

*Afternoon*  
Food trucks (Monday – Thursday)  
Jersey Mike's (Tuesday – Thursday)

## HYBRID / EV

10 electric car chargers



# EXPERIENCES

Innovation Park's activated campus provides all-day access to recreation, culture, and programming. Our Property Management team and Community Manager prioritize service and meaningful engagement, ensuring the onsite experience is rooted in hospitality and connection.

**HEALTH AND WELLNESS EVENTS**

**PROFESSIONAL AND PERSONAL DEVELOPMENT SEMINARS**

**FITNESS, MEDITATION AND YOGA CLASSES**

**ENVIRONMENT AND SUSTAINABILITY EVENTS**

**DISCOUNTS ON EVENTS AROUND THE CITY**





## INFRASTRUCTURE AND POWER

Innovation Park offers the most reliable, on-site infrastructure and backup systems in the region. Built by IBM, the park features The CUP: a Central Utility Plant that manages energy, chilled water storage and production, and a fully redundant substation operated by Duke Energy.

## FIBER OPTIC TELECOMMUNICATIONS

With fiber in place and our proximity to major fiber carriers, Innovation Park has access to multiple communication networks and systems. Innovation Park's availability and quality of existing network backbones and proximity to major fiber carriers provide advantages to those seeking excellent telecommunications. Fiber is already in place, 'lit,' and ready for service implementation, given additional 'dark' routes.

[CHECK OUT THE FULL DETAILS](#)



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JENNIFER KURZ

[JTK@TRINITY-PARTNERS.COM](mailto:JTK@TRINITY-PARTNERS.COM)  
704.576.2254



TIM ARNOLD

[TARNOLD@TRINITY-PARTNERS.COM](mailto:TARNOLD@TRINITY-PARTNERS.COM)  
704.295.0404