

INNOVATION

■ P ■ A ■ R ■ K ■

OFFICE CAMPUS

sparkling
CONNECTIONS

fueling
INNOVATION

TRINITY
PARTNERS

 **accesso**

IBM Drive | University City, Charlotte

A photograph of a modern office courtyard. In the foreground, there is a blue metal pergola structure. Underneath it, there is a purple modular seating area with a small white table and a blue ottoman. To the left, there is a planter box with various green plants. The background shows a large glass-walled building with a blue sky and clouds visible through the windows. In the bottom left corner, there is a decorative graphic of several concentric white arches.

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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



48

RETAILERS

50

RESTAURANTS

30

HOTELS

WITHIN 2 MILES

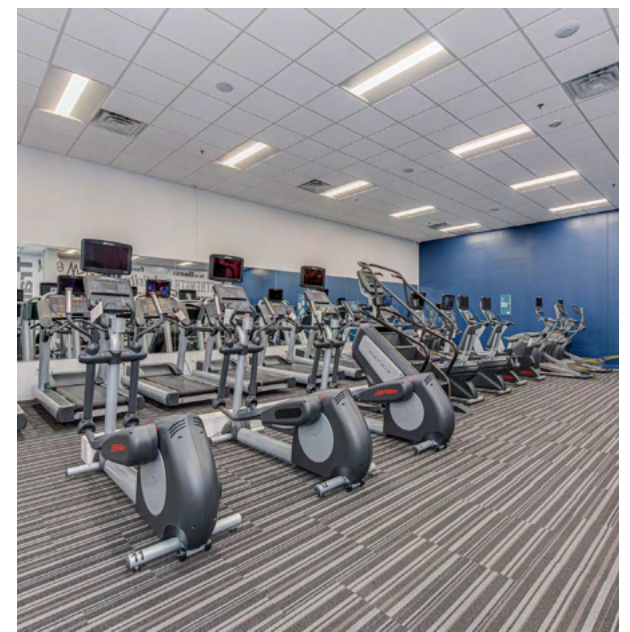
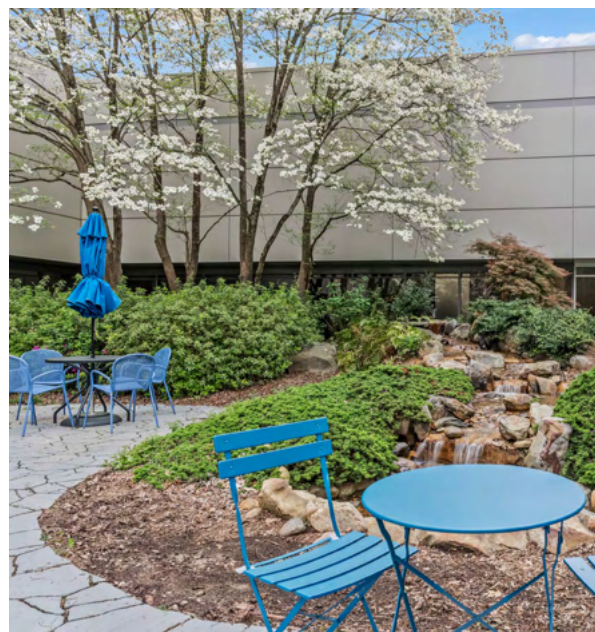
SITE MAP



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



INNOVATION PARK



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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