



SUMMIT
POINT

9140 ARROWPOINT BOULEVARD
CHARLOTTE, NC



THE ASSET

Highly recognizable due to its one-of-a-kind architectural features, Summit Point is a 4-story office building prominently positioned in the heart of Arrowpoint Business Park. Uniquely situated directly on the water and surrounded by a park-like setting, Summit Point features a welcoming two-story modern lobby, a variety of space options, as well as a generous parking ratio of 5 per 1,000 SF.





THE OPPORTUNITY

Summit Point presents a wide spectrum of available space offerings for tenants to choose from, ranging from smaller suites to full-floor branding opportunities. As tenants grow their businesses over time, Summit Point will be there to accommodate that growth with a tailored space that will enable tenants to continue to “*reach new heights.*”

THE LOCATION

Summit Point is strategically located in the heart of South Charlotte at the intersection of Interstates 77 and 485. With superior access to these heavily trafficked thoroughfares, Summit Point is surrounded by some of Charlotte's most desirable neighborhood communities including Uptown, Midtown/South End, SouthPark, Ballantyne, Fort Mill, and Berewick. Additionally, Summit Point is a short drive away from numerous dining, retail, and lodging options, as well as the Charlotte Douglas International Airport.



PROPERTY FACT SHEET

ADDRESS	9140 Arrowpoint Blvd, Charlotte, NC 28273
LANDLORD	RealOp Investments, LLC
PROJECT AREA	81,566 RSF
STORIES	Four (4)
ON-SITE PROPERTY MANAGEMENT	RealOp Investments, LLC 704.370.9801
ON-SITE AMENITIES	Summit Point on-site amenities include a full-time property and facility management staff, fitness center, meeting and conferencing center, as well as a new indoor/outdoor tenant amenity lounge complete with soft seating, TVs, Wi-Fi, grab-and-go vending, and kitchen. Additionally, Summit Point is located in close proximity to numerous surrounding dining, retail, and lodging options for tenants and their clients to easily access. Heavily landscaped park with water feature. Daycare center located within walking distance, inside the park.
PARKING	Surface lot provides a ratio of 5.0 spaces per 1,000 RSF.
CABLE/FIBER PROVIDERS	Spectrum, AT&T, and Level 3 Communications
SECURITY	Secured by access cards at all primary building entry and exit points. Additionally, Summit Point offers on-site roving security officers.
PUBLIC TRANSPORTATION	Only 2.9 miles to Arrowood Station (LYNX Light Rail) and a three minute walk to the Charlotte Area Transit System (CATS) Bus route.

DEVELOPER	Faison and Associates
YEAR BUILT	1989
HEATING	Heat in the tenant spaces and common areas is provided by electrical resistance in the variable air volume (VAV) boxes mounted above the ceiling.
COOLING	Chilled air to the tenant spaces is provided by two Trane 100-ton closed loop chillers and four Trane air-handler units. Chilled air is provided from the air-handler units to variable air volume (VAV) boxes via metal ductwork. Temperature is controlled by pneumatic thermostats located in the air-conditioned spaces.
SUPERSTRUCTURE	Steel and cast-in-place reinforced concrete
EXTERIOR WALLS	Granite / double-paned glazed glass
FOUNDATION	Reinforced concrete slab
ELECTRICAL	Power service to the building is underground from utility owned pad-mounted transformers. The main electrical switchgear provides 2,000-amp 480/277 volt, three-phase four-wire service. Stepdown transformers provide the tenants with 208/120 service.

THE LOCATION

In the heart of South Charlotte at the intersection of Interstates 77 and 485

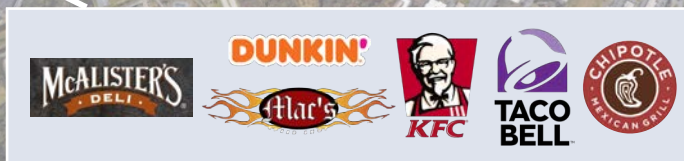


SURROUNDING AMENITIES

WHITEHALL COMMONS



AYRSLEY





BOB BOYKIN

bob@meritcre.com

804.929.3825