

87
40

RESEARCH
DRIVE

Highlights



- 4-story office | 5.26/1,000 parking
- On-site Café



- Ample restaurants and shopping
- Located in the popular University area



- Quick Access to I-85

- Dock Loading



- High-speed fiber optic connectivity
- Walkable to apartment living and daycare

155,000
Square feet



CHARLOTTE, NORTH CAROLINA

87 40

RESEARCH
DRIVE

	2 miles	5 miles	10 miles
Population	32,358	203,238	692,263
Median Age	31.3	33.6	35.1



2.0 miles



1.4 mile



1.9 miles



1.3 mile



1.4 miles



1.0 mile



1.7 miles



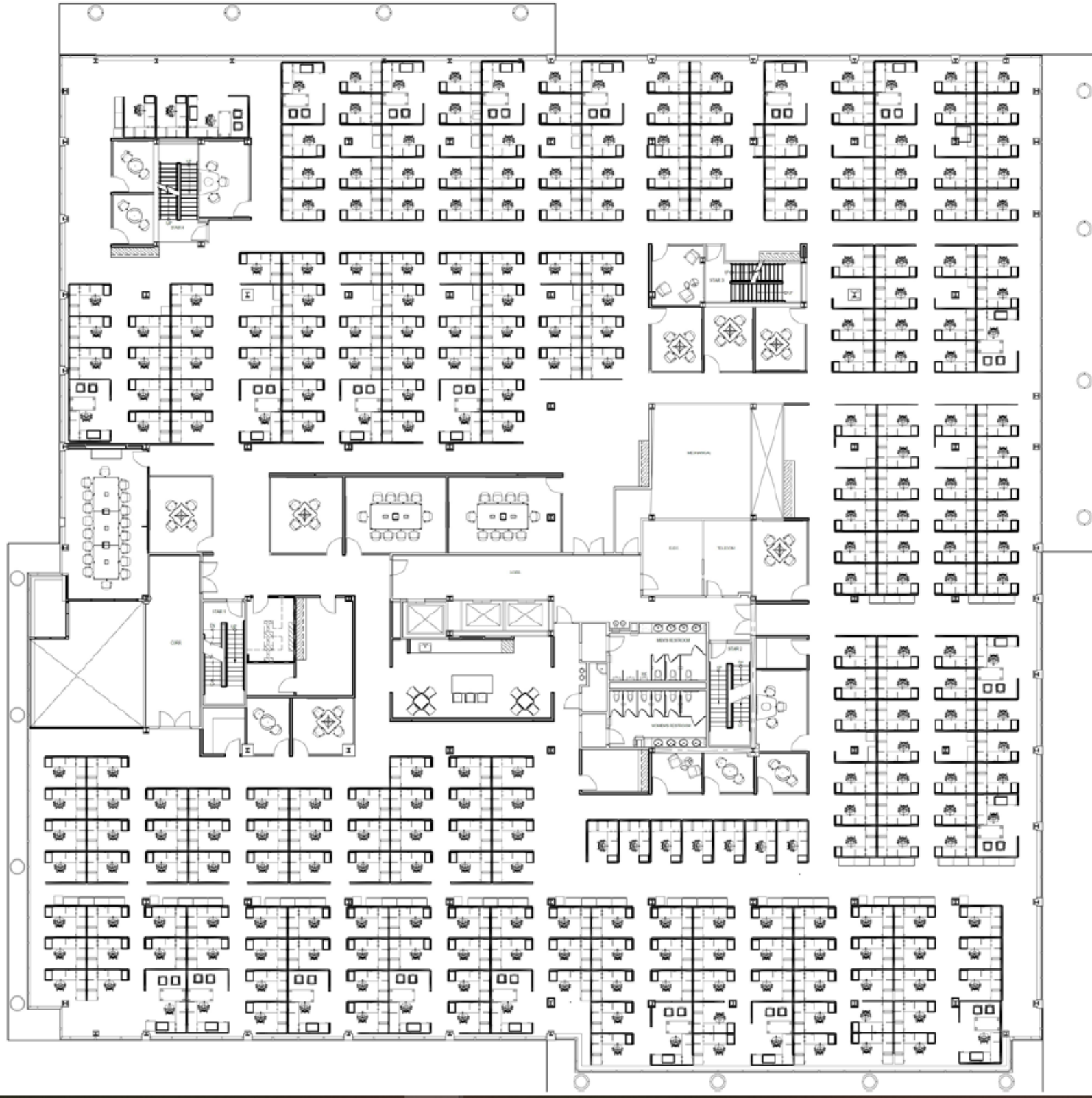
Myers Park	Eastover	Ballantyne	Foxcroft	Providence Plantation
15 miles	14 miles	26 miles	17.2 miles	25.9 miles

THE KENDRY

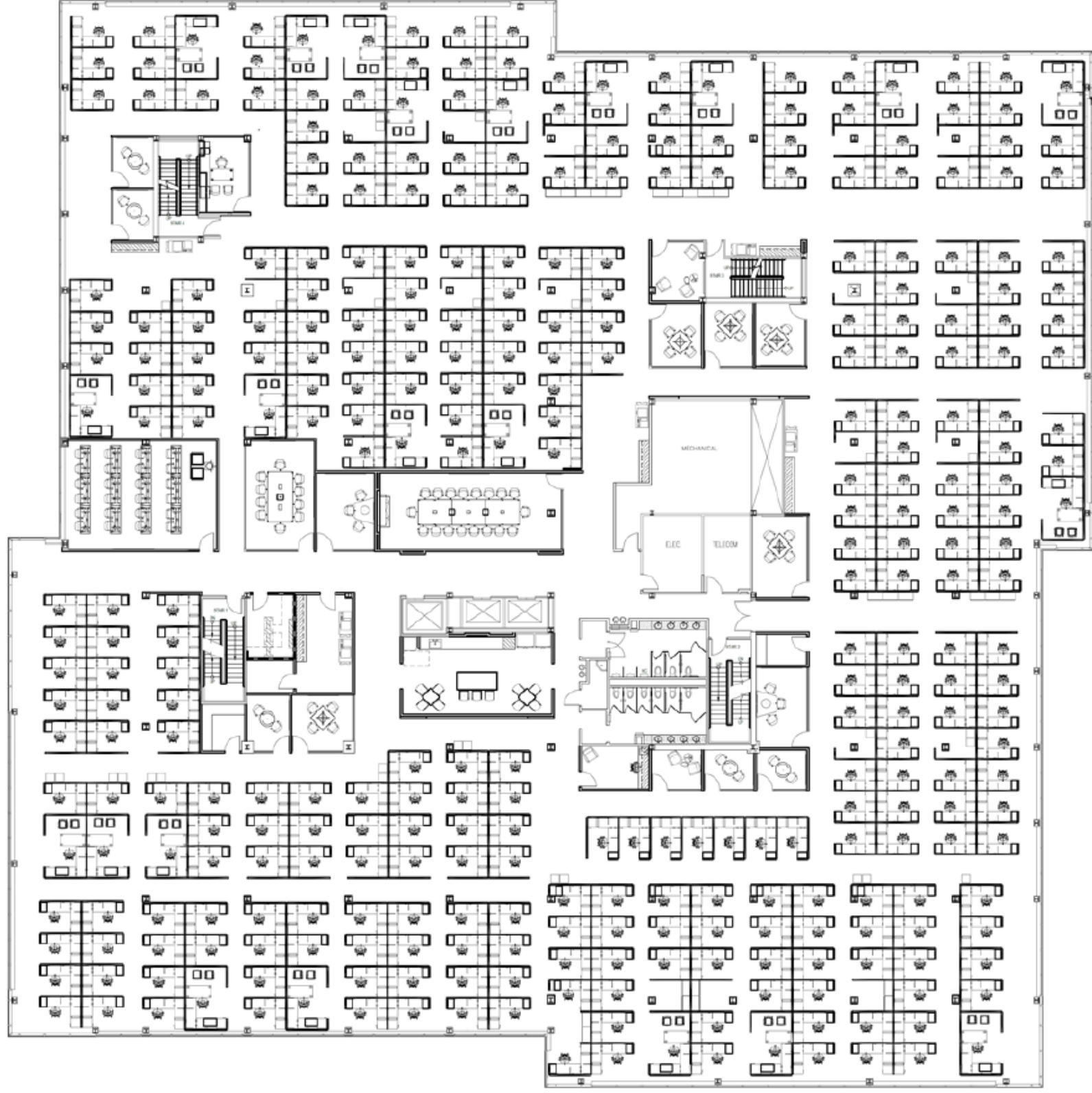
first floor



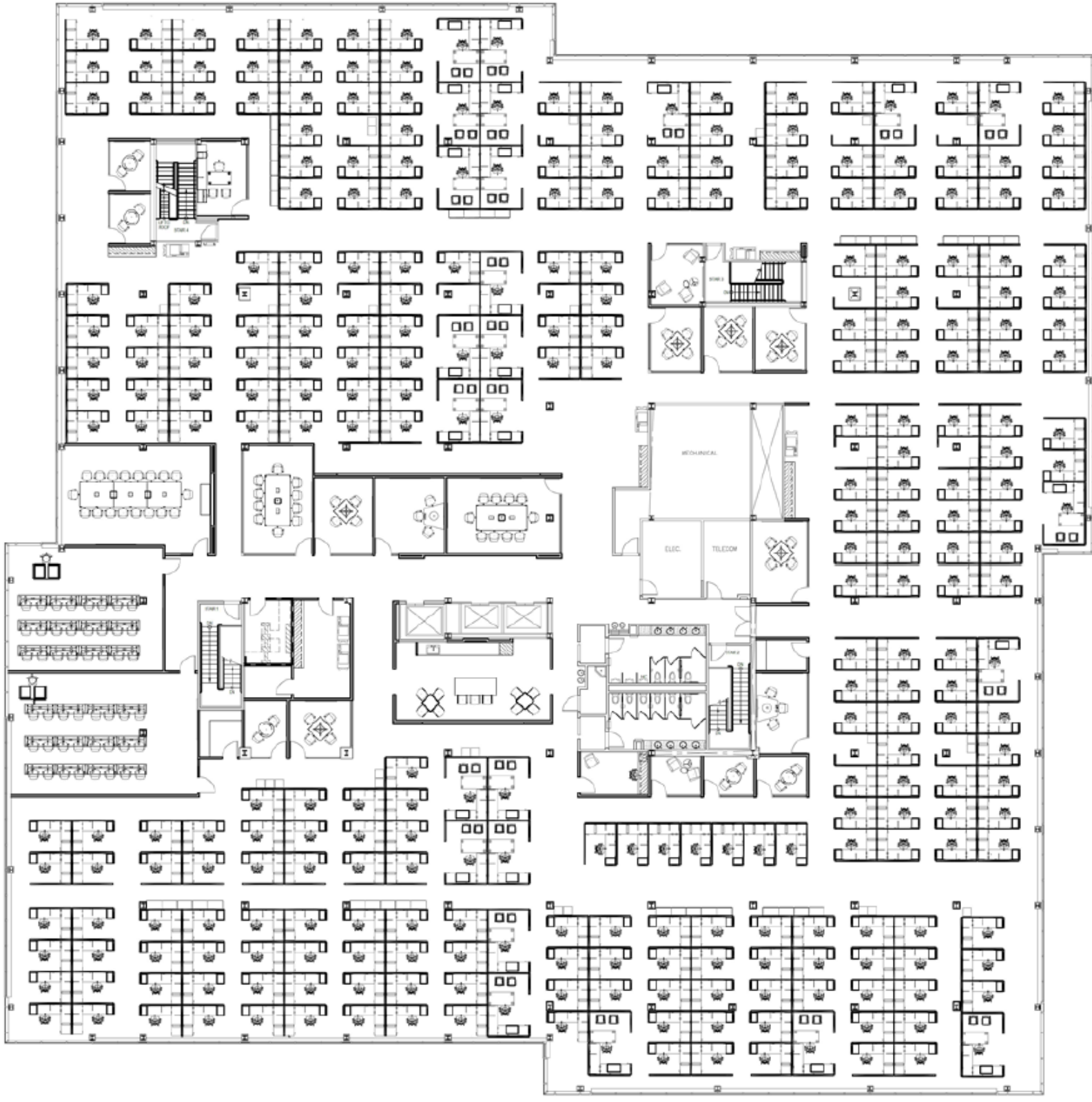
second floor



third floor



fourth floor



Benefits of the Workspace Platform



Scale

National network of
200+ properties across
22 markets.



Flexibility

Our national portfolio
offers flexibility to help
your business grow.



Capitalization

Fortified balance sheet.
No near-term
debt maturities.



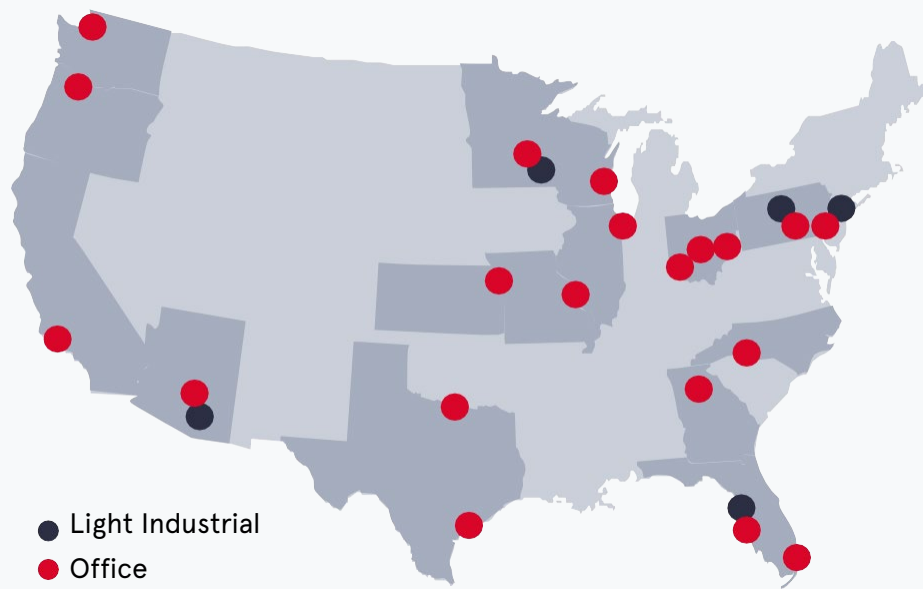
Design + Development Services

In-house construction and
design management teams
for a holistic approach.



Employee Engagement

A focus on employee
experience, offering unique
programming, access to
amenities, and food &
beverage options.



22 Prime Suburban Markets — ACROSS → **15** States Nationwide

650+ Dynamic Businesses **45%** Of Tenants are F1000

Landlord to the Fortune 1000

Nearly **seven million square feet** of the Workspace portfolio is leased by companies comprising the **Fortune 1000**.

Why 'Where' Matters

Today's modern companies recognize the pivotal role that location plays in both their organization's successes, and in their employees professional and personal achievements. By enabling employers to bring people back into an office setting that is closer to home in vibrant suburban communities, they are helping to facilitate true work/life balance by way of shorter commute times and immersive tenant experiences in workspaces that foster knowledge exchange and idea cultivation.

Workspace Property Trust, the preeminent US suburban commercial office property owner and partner for the Fortune 1000. Workspace owns and operates suburban office buildings in **14 of the top 20 US metropolitan areas**, including Atlanta, Philadelphia, Dallas, Charlotte, Tampa, Phoenix, Silicon Valley, South Florida, Houston, Portland, Seattle, Minneapolis, Chicago and St. Louis.



J.P.Morgan



ACTIVISION



DELL Technologies

Honeywell

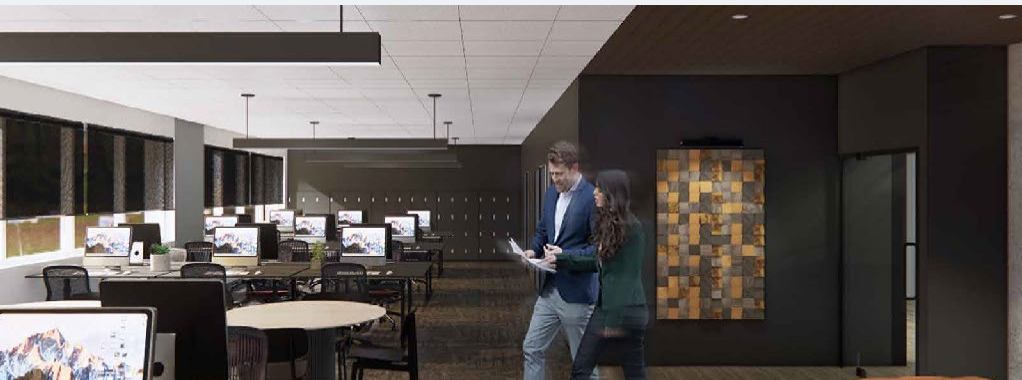


COMCAST



WORKSPACE PROPERTY TRUST

SPACES FOR THE WAY WORK HAPPENS TODAY



Construction & Design



Prebuilt Suites + Offices

Designed to accommodate the fluidity of today's office culture and hybrid work models, our prebuilt solutions are move-in-ready, finished in one of our premium design palettes.



Design Standard Turnkey Offices

Maintaining brand vision and values are at the forefront of our Design Standard tenant projects. We work alongside our clients to ensure the space's architectural flow and textiles meet your business and growth goals.



Build.To.Suit

We bring ideas and dreams to life while providing guidance on project scope, scalability, qualified vendor partners, budgeting and overall strategic planning.



RENDERING IN SCANDI



RENDERING IN BOCA

WORKSPACE PROPERTY TRUST

SPACES FOR THE WAY WORK HAPPENS TODAY



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