THE GROVE

CLIFF CAMERON DRIVE | CHARLOTTE, NC

THEGROVECHARLOTTE.COM

Welcome to The Grove. University's best kept secret.

NESTLED IN THE HEART OF THE UNIVERSITY RESEARCH PARK, AT THE INTERSECTION OF TWO MAJOR THOROUGHFARES, W.T. HARRIS BOULEVARD AND MALLARD CREEK ROAD, IS THE GROVE OFFICE PARK. 260,000 SQUARE FEET OF OFFICE SPACE WITHIN 4 UNIQUE BUILDINGS.

Beautiful, park-like office campus in a prime LOCATION.

Anchor Tenant Opportunity.

22,000 SF ON THE 4TH FLOOR & 31,000 SF ON THE 2ND FLOOR AVAILABLE AT THE GROVE V WITH EXTERIOR BRANDING OPPORTUNITIES.

Location.

UNPARALLELED LOCATION & VISIBILITY AT THE CORNER OF W.T. HARRIS BLVD & MALLARD CREEK ROAD.

Proximity.

QUICK AND EASY ACCESS TO AND FROM UPTOWN, AIRPORT, UNCC, AND INTERSTATES 85, 485, AND 77.

Convenience.

ON-SITE MAINTENANCE & SECURITY WITH ACCESS TO ABUNDANT PARKING.

Wellness.

DEDICATED STREET-LEVEL ENTRANCES, WALKING TRAILS, GREEN SPACE & ACCESS TO OUTDOOR TENANT AMENITIES.

5 THE GROVE

8520 CLIFF CAMERON DRIVE

+2,000-31,2700 SF
AVAILABLE

±117,000 SF
BUILDING SIZE

4 PER 1,000
PARKING RATIO

Top Floor Availability
22,000 SF AVAILABLE WITH
PROMINENT BUILDING SIGNAGE

Full Floor Availability
31,000 SF AVAILABLE
ON 2ND FLOOR

Floor to Cieling
GLASS LINES

Lounge
FOR ALL TENANTS

Prominent Visibilty
FROM W.T. HARRIS BLVD &
MALLARD CREEK RD

Brand New Facade!

Lobby Renovations

Tenant Lounge

1 THE GROVE

8535 – 8615 CLIFF CAMERON DRIVE

+5,357SF
AVAILABLE

±67,000 SF
BUILDING SIZE

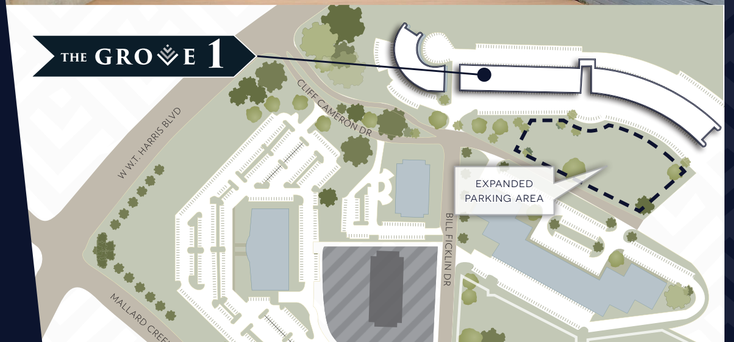
4 PER 1,000
PARKING RATIO

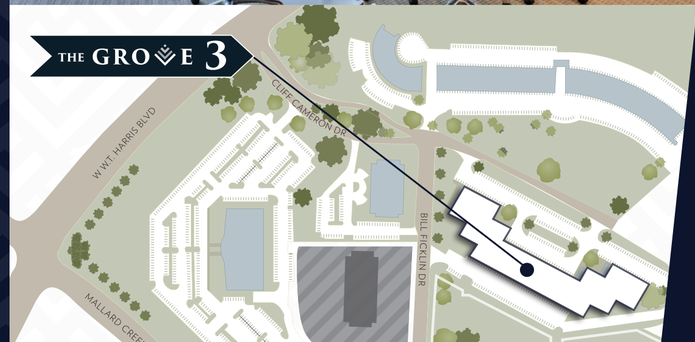
Abundant
NATURAL LIGHT

Unique Outdoor
COMMON AREA

Floor to Cieling
WINDOWS

Dedicated
TENANT ENTRANCE





3 THE GROVE

8604 CLIFF CAMERON DRIVE

±900 - 6,500 SF
AVAILABLE

±59,000 SF
BUILDING SIZE

4 PER 1,000
PARKING RATIO

Flexible Lease Terms
FOR SMALLER TENANTS

Lounge + Large Conference Room
AVAILABLE FOR ALL TENANTS

Dedicated
TENANT ENTRANCE

Drive Times.

3 MIN	TO INTERSTATE 85
5 MIN	TO UNCC CAMPUS
7 MIN	TO INTERSTATE 77
7 MIN	TO INTERSTATE 485
10 MIN	TO CBD/UPTOWN
15 MIN	TO CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT

At the Corner of Innovation and the Future.

Easily Accessible.

CENTRALLY LOCATED IN THE UNIVERSITY SUBMARKET WITH EASY ACCESS TO CHARLOTTE'S MAJOR INTERSTATE ACCESS IN ALL DIRECTIONS.

Lynx Blue Line.

THE $1.2B LYNX LIGHT RAIL EXTENSION CONNECTS UPTOWN, SOUTH CHARLOTTE, AND UNIVERSITY CITY TO THE UNCC CAMPUS, COMPLEMENTED BY 70+ CATS BUS ROUTES AND MULTIPLE PARK-N-RIDE OPTIONS FOR EASY COMMUTING.

Surrounded by Strength.

UNIVERSITY'S MAJOR PLAYERS

WELLS FARGO · Albemarle · Vanguard · TIAA nuveen · AT&T

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