

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

+1,500-31,000 SF
AVAILABLE

±117,000 SF
BUILDING SIZE

4 PER 1,000
PARKING RATIO

Top Floor Available
WITH PROMINENT
BUILDING SIGNAGE

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

Floor to Ceiling
GLASS LINES

Lounge
FOR ALL TENANTS

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

Brand New Facade!



Lobby Renovations

Tenant Lounge

1 THE GROVE

8535 - 8615 CLIFF CAMERON DRIVE

+5,357 - 29,000 SF
AVAILABLE

±67,000 SF
BUILDING SIZE

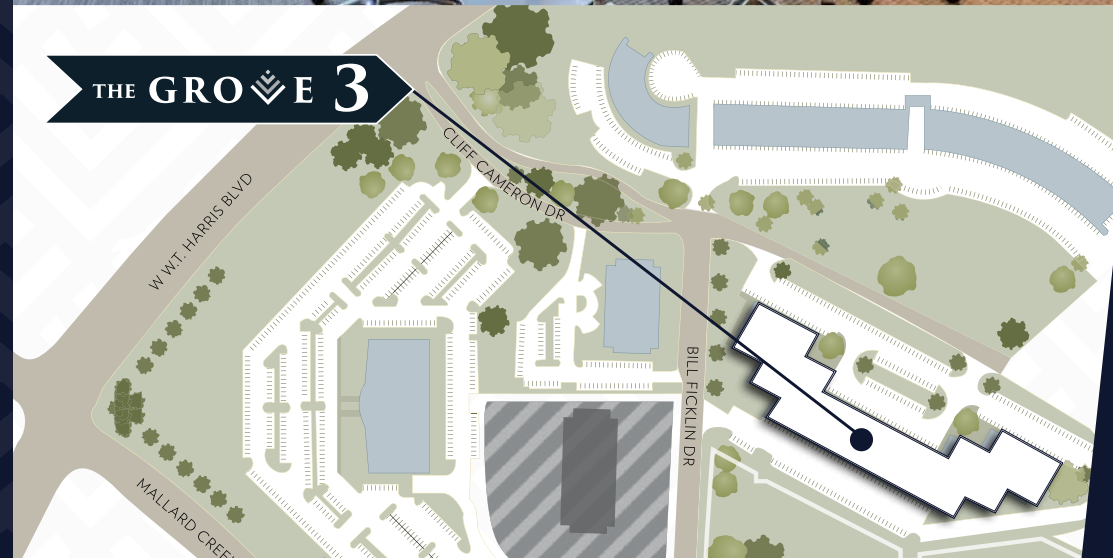
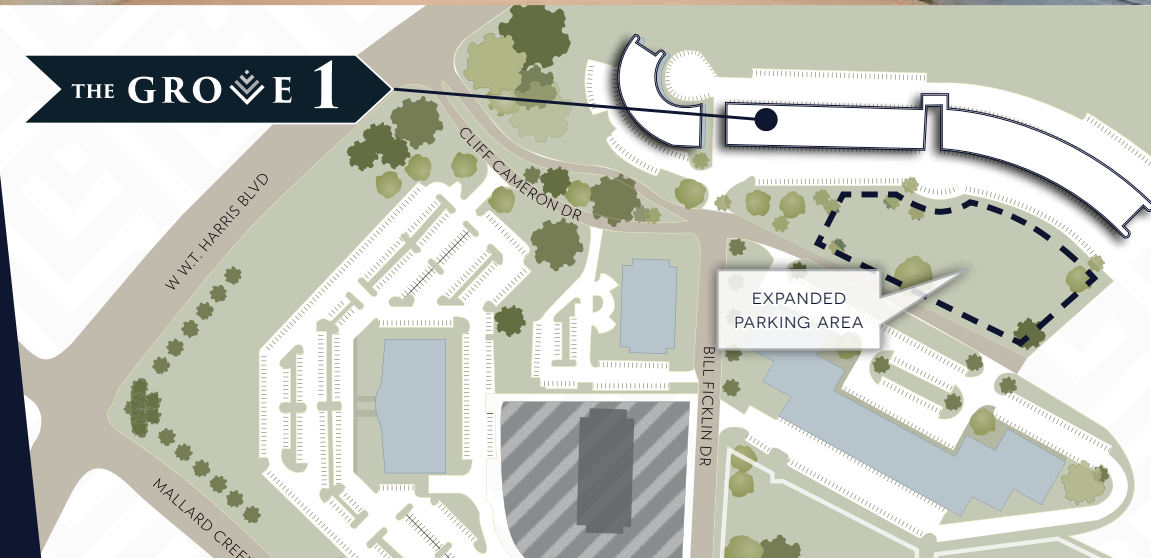
4 PER 1,000
PARKING RATIO

Abundant
NATURAL LIGHT

Unique Outdoor
COMMON AREA

Floor to Ceiling
WINDOWS

Dedicated
TENANT ENTRANCE



3 THE GROVE

8604 CLIFF CAMERON DRIVE

±1,000-18,000 SF
AVAILABLE

±59,000 SF
BUILDING SIZE

4 PER 1,000
PARKING RATIO

Flexible Lease Terms
FOR SMALLER TENANTS

Lounge
FOR ALL TENANTS

Large
Conference Room
AVAILABLE TO RESERVE



At the Corner of Innovation and the Future.

Easily Accessible.

THE GROVE IS CENTRALLY LOCATED IN THE UNIVERSITY SUBMARKET, SURROUNDED BY CHARLOTTE’S MAJOR INTERSTATES, AFFORDING TENANTS CONVENIENT ACCESS IN ALL DIRECTIONS.

Lynx Blue Line.

THE \$1.2B LYNX LIGHT RAIL EXTENSION LINKS UPTOWN CHARLOTTE AND SOUTH CHARLOTTE TO UNIVERSITY CITY AND THE UNCC CAMPUS. THIS, COMBINED WITH ACCESS TO OVER 70 CHARLOTTE AREA TRANSIT SYSTEM (CATS) BUS ROUTES AND MULTIPLE PARK-N-RIDE LOCATIONS, PROVIDES TENANTS WITH A WIDE ARRAY OF OPTIONS FOR COMMUTING TO AND FROM WORK.



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GRANT KEYES

980.378.1521
GRANT.KEYES@STREAMREALTY.COM

HOLDEN BRAYBOY

980.378.1528
HOLDEN.BRAYBOY@STREAMREALTY.COM


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