



# GREYLYN

BUSINESS PARK

DESIGNED TO ACCOMMODATE ALL YOUR BUSINESS NEEDS



## PROPERTY OVERVIEW

Greylyn is a premier business park located in southeast Charlotte. Designed to accommodate all your company needs, the site comprises 55 acres of high-quality office, flex, industrial and retail units suitable for a diverse range of business types.

Prominently situated adjacent to McAlpine Creek Park and the McAlpine greenway/trail, the property is set within a beautifully landscaped area, offering a welcoming park environment in which to grow your business.

As a tenant of Greylyn, you will enjoy the benefits of convenient access to downtown Charlotte as well as a wealth of retail, dining and leisure facilities right on your doorstep. Leading tenants who are already calling Greylyn their home are an inspiring mix of retail, professional business practices, media and technology companies that provide a thriving environment for your company to flourish.





## YOU' RE IN GOOD COMPANY

Ella B Candles  
WorldPac  
Alphagraphics  
Crown Point Family Practice  
Mirrormate  
AECOM  
Live Events  
CrossFit Charlotte, LLC  
Crossway  
Ultimate Bicycle  
Charlotte Swim Academy  
Woodplay  
White Knight



## PROPERTY HIGHLIGHTS

- Fully flexible office, retail and warehouse space.
- 850 square feet of complimentary conference room available for all tenants.
- Excellent signage and frontage on Monroe Road.
- Onsite property management with prompt customer service; abundant parking.
- Superior access to Independence Expressway, I-485, Uptown Charlotte and the Southpark area.
- Retail options nearby such as the Galleria Shopping Center.
- Extensive onsite amenities include printing and packaging, Crossfit and the Charlotte Swim Academy.







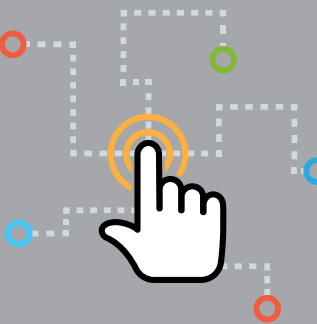




**GREYLYN**  
BUSINESS PARK

### INTERACTIVE SITE-PLAN

-  AVAILABLE
-  OCCUPIED
-  VIEW FLOOR PLANS
-  VIEW ON GOOGLE MAPS



### DOWNLOADS

-  FLOOR PLANS



### LOCATION HIGHLIGHTS

- Prominent location with excellent access via I-485 loop to Charlotte city center and the area.
- Close proximity to Matthews Township and Charlotte/Monroe Executive Airport.
- Strong retail base within a 1 mile radius includes the Galleria Shopping Center.
- Within 6.5 miles of the Pine Lake Country club.



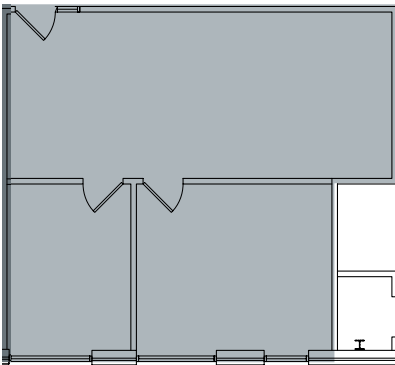


## 9111 MONROE ROAD - SUITE 175, 185, 195

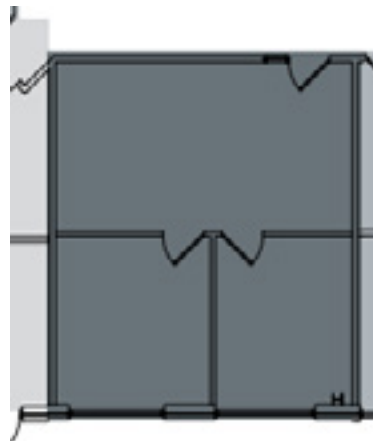


Total Available SF:	SUITE 175	725 SF
	SUITE 185	781 SF
	SUITE 195	1,218 SF

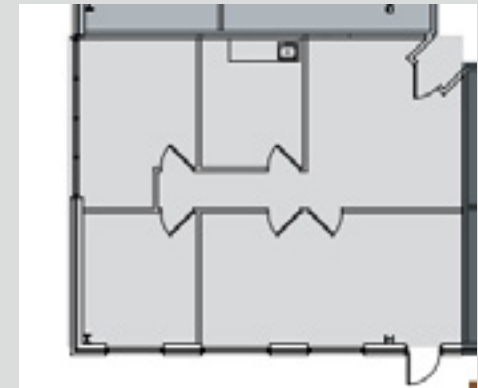
**SUITES 175**



**SUITES 185**



**SUITES 195**



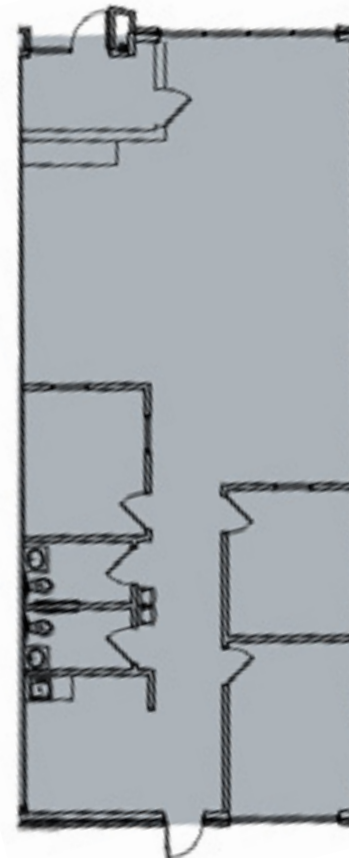


## 9123 MONROE ROAD - SUITE 110



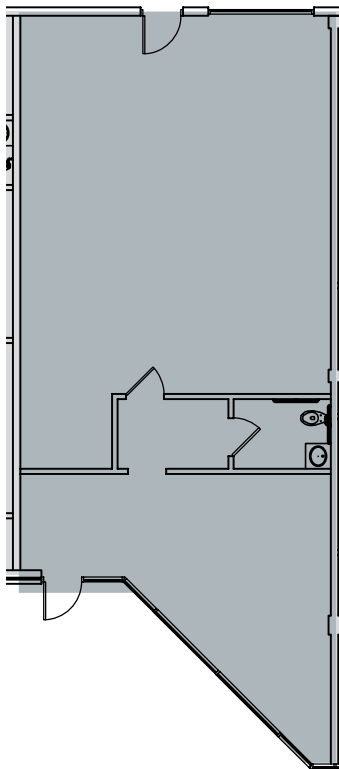
Total Available SF:      SUITE 110      1,850 SF

### SUITE 110

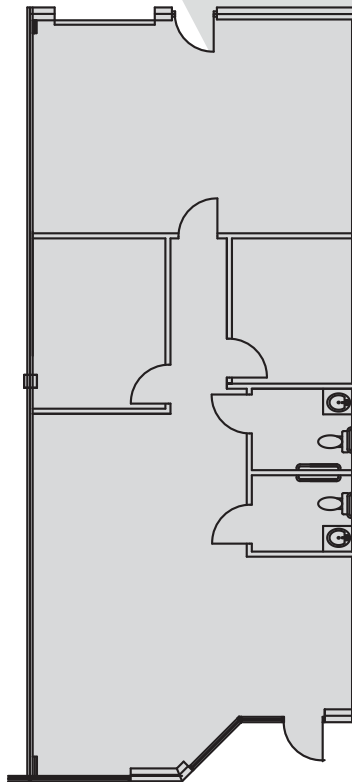


## 9301 MONROE ROAD - SUITES F & I

**SUITE F**



**SUITE I**



**Total Available SF:**

**SUITE F 1,310 SF**  
**SUITE I 1,500 SF**



## 9303 MONROE ROAD - SUITES A, E-F, I1, & L

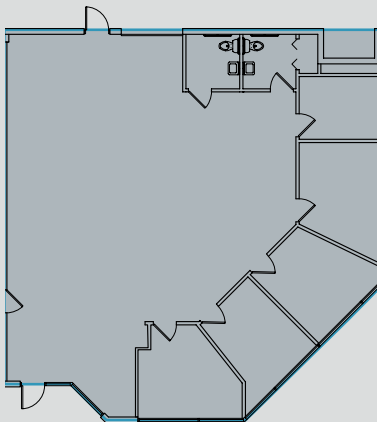


### SUITE L

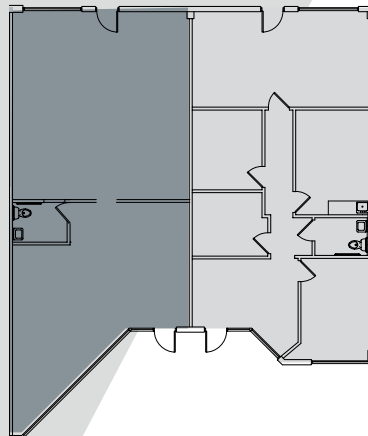
Total Available SF:

SUITE A	2,416 SF
SUITE E-F	2,560 SF
SUITE I1	862 SF
SUITE L	1,500 SF

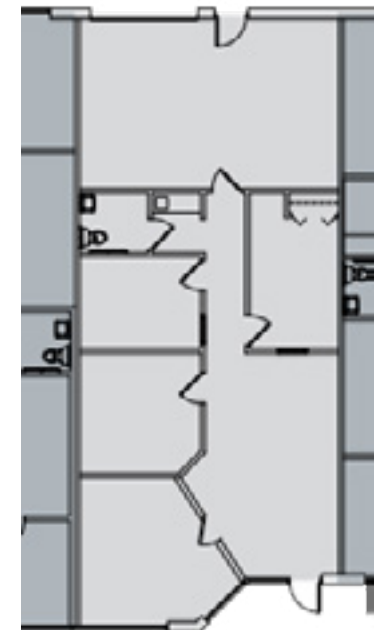
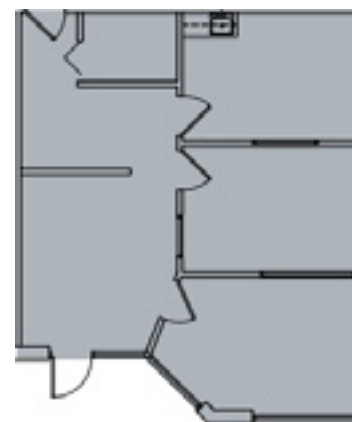
### SUITE A



### SUITES E-F



### SUITE I1

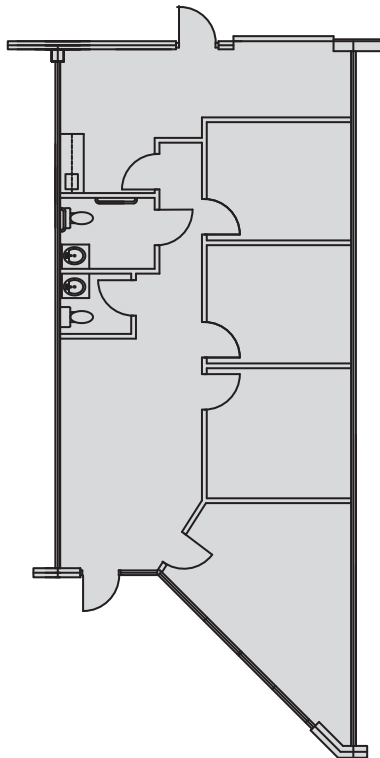




## 9305 MONROE ROAD - SUITE F



**SUITE F**



Total Available SF: SUITE F 1,310 SF

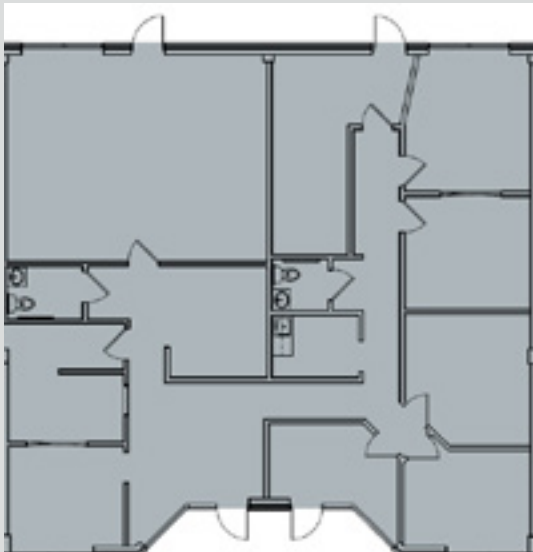


## 9307 MONROE ROAD - SUITES C, N & E

Total Available SF:	SUITE C	2,500 SF
	SUITE N	1,500 SF
	SUITE E	1,250 SF



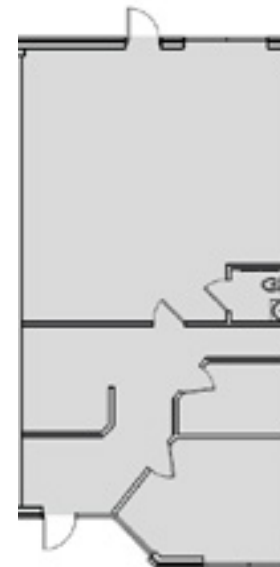
**SUITE C**



**SUITE N**



**SUITE E**



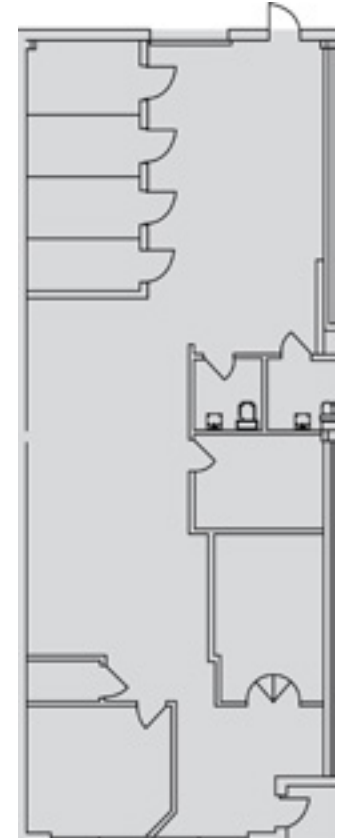
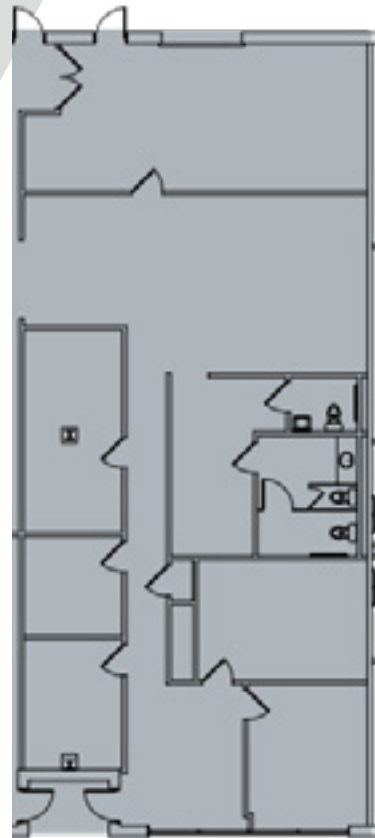




## 9311 MONROE ROAD - SUITE D & K

**SUITE D**

**SUITE K**



Total Available SF:    SUITE D    2,700 SF  
                                 SUITE K    2,490 SF

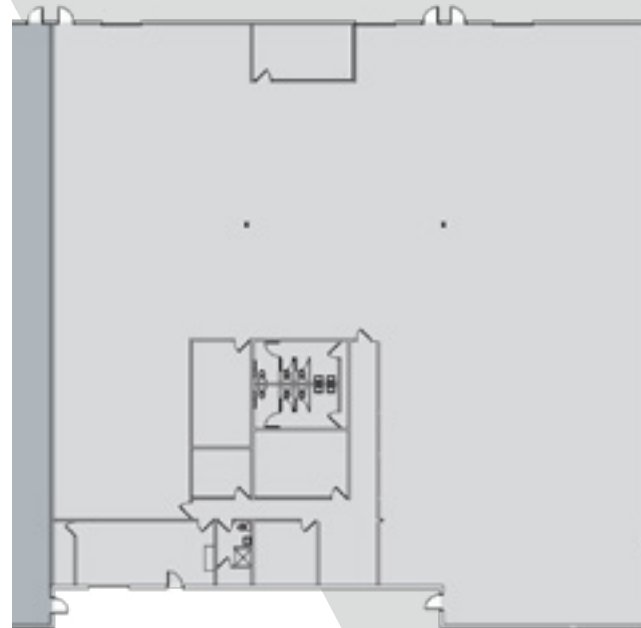


## 9317 MONROE ROAD - SUITES F, G & H



Total Available SF: SUITE F, G & H 15,000 SF

**SUITE F, G & H**



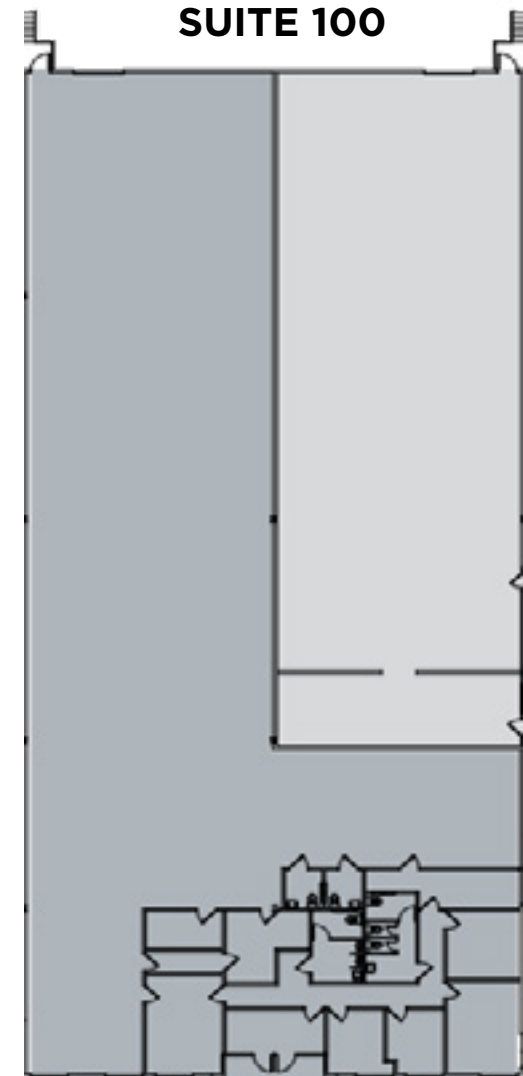




## 9535 MONROE ROAD - SUITE 100



Total Available SF: SUITE 100 9,294 SF



**DREW COHOLAN**

+1 704 620 6124

drew.coholan@cushwake.com

**ERIN TURULSKI**

+1 704 916 1565

erin.turulski@cushwake.com

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# GREYLYN

## BUSINESS PARK

Charlotte, North Carolina



WESTON



CUSHMAN &  
WAKEFIELD