



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

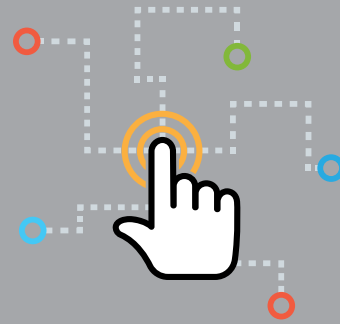
- Fully flexible office, retail and warehouse space.
- 850 square feet of complimentary conference room available for all tenants.
- Excellent signage and frontage on Monroe Road.
- Onsite property management with prompt customer service; abundant parking.
- Superior access to Independence Expressway, 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.





INTERACTIVE
SITE-PLAN

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



DOWNLOADS

-  FLOOR PLANS



LOCATION HIGHLIGHTS

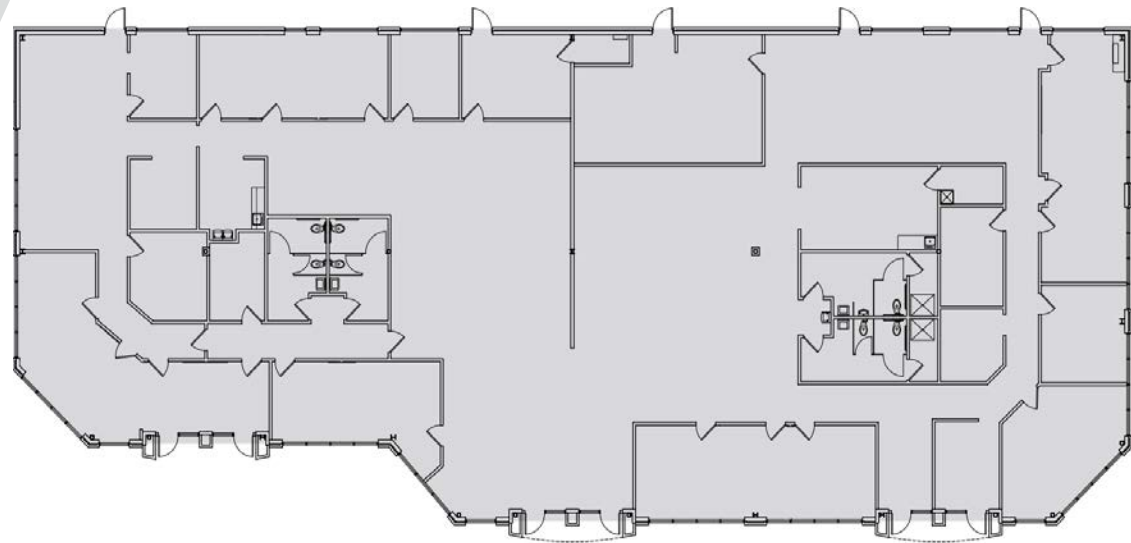
- Prominent location with excellent access via I-485 loop to Charlotte city center and the area.
- Close proximity to Matthews Township and Charlotte/Monroe Executive Airport.
- Strong retail base within a 1 mile radius includes the Galleria Shopping Center.
- Within 6.5 miles of the Pine Lake Country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



9105 MONROE ROAD - FULL BUILDING



Total Available SF: 11,747 SF



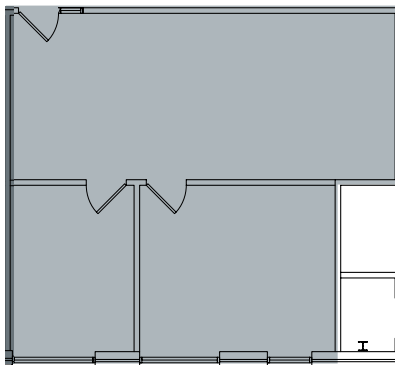


9111 MONROE ROAD - SUITE 175, 185, 195

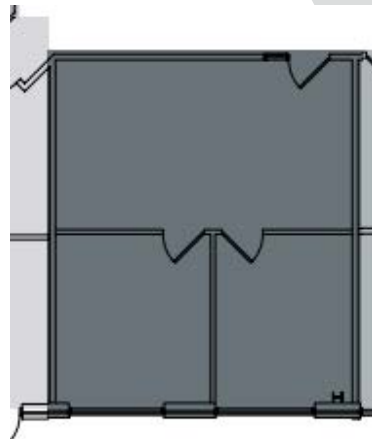


Total Available SF:	SUITE 175	725 SF
	SUITE 185	781 SF
	SUITE 195	1,218 SF

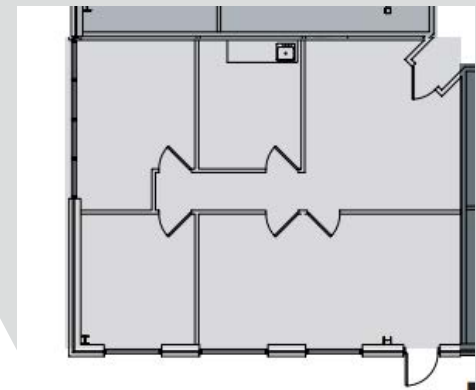
SUITES 175



SUITES 185



SUITES 195



9123 MONROE ROAD - SUITE 110 & SUITE 115



Total Available SF:

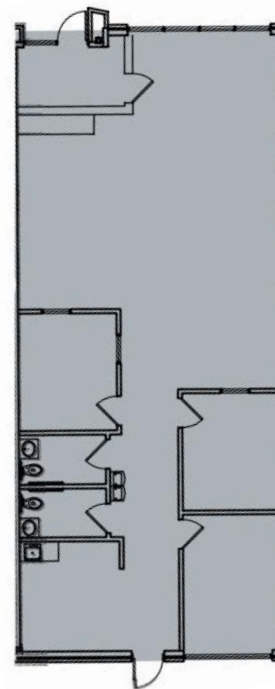
SUITE 110

1,850 SF

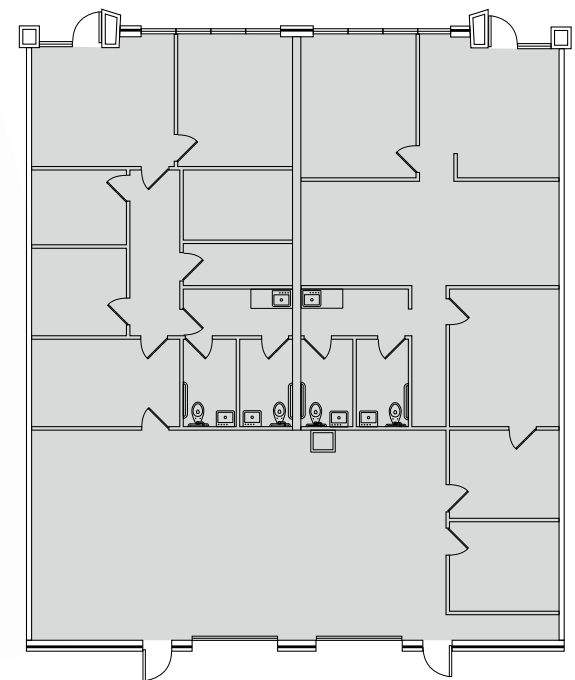
SUITE 115

3,700 SF

SUITE 110



SUITE 115





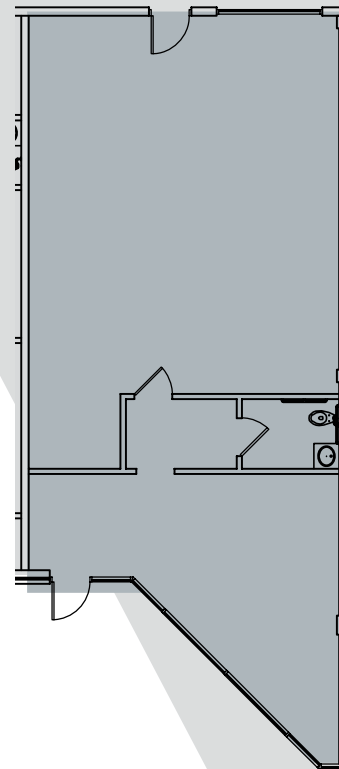
9301 MONROE ROAD - SUITES F & I



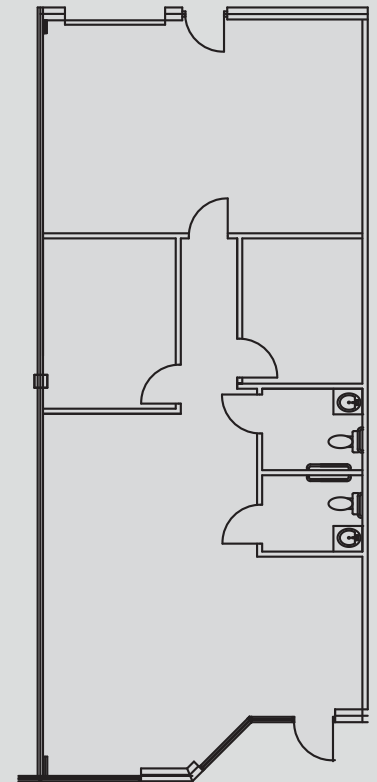
Total Available SF:

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

SUITE F



SUITE I





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



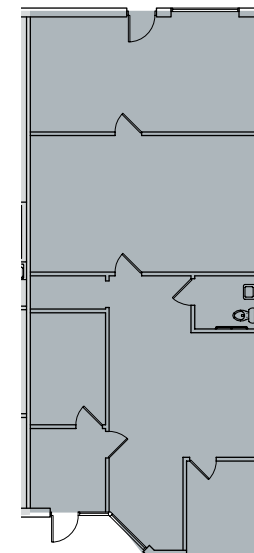
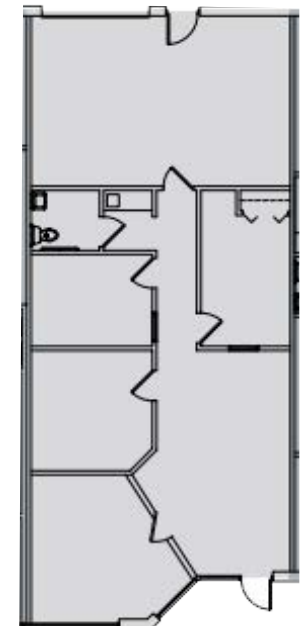
Total Available SF:

SUITE A 2,416 SF
SUITE E 1,250 SF
SUITE F 1,310 SF

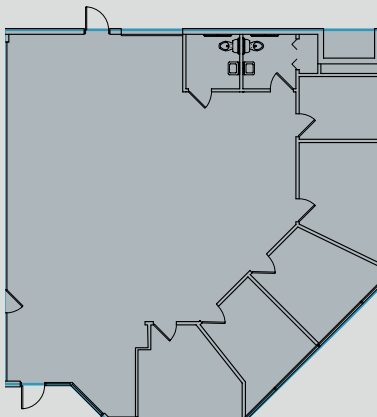
SUITE I1 862 SF
SUITE L 1,500 SF
SUITE M 1,500 SF

SUITE L

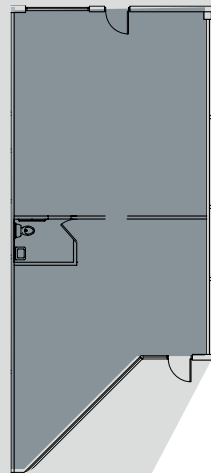
SUITE M



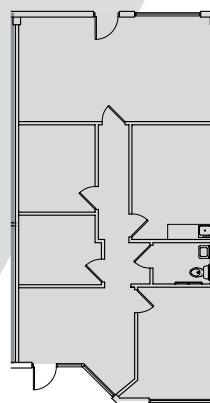
SUITE A



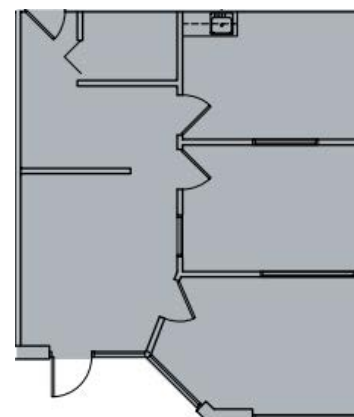
SUITE E



SUITE F



SUITE I1





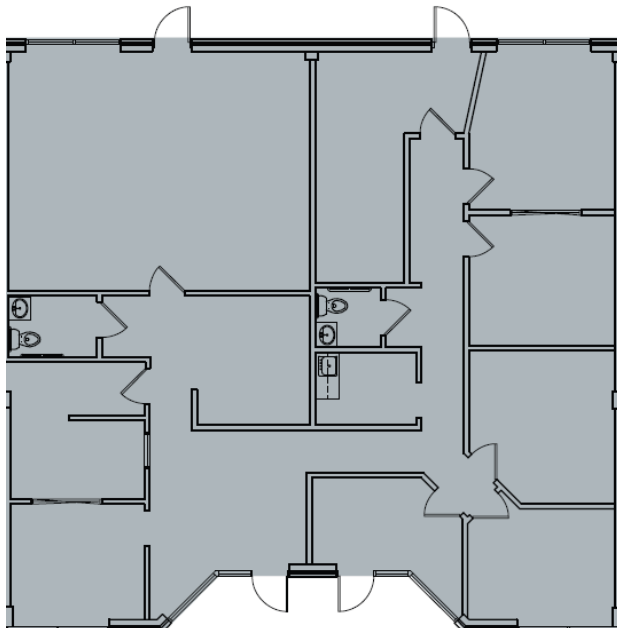
9307 MONROE ROAD - SUITES C, N & E

Total Available SF:

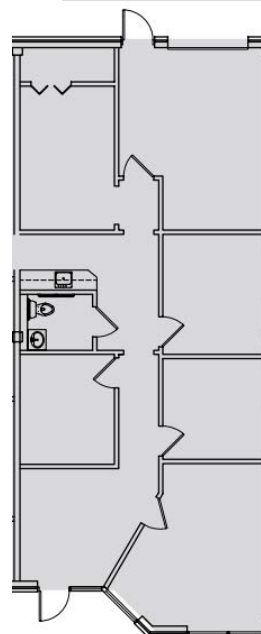
SUITE C	2,500 SF
SUITE N	1,500 SF
SUITE E	1,250 SF



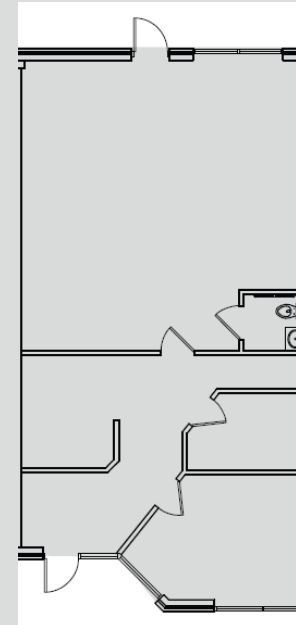
SUITE C



SUITE N



SUITE E





9313 MONROE ROAD- SUITES F & G

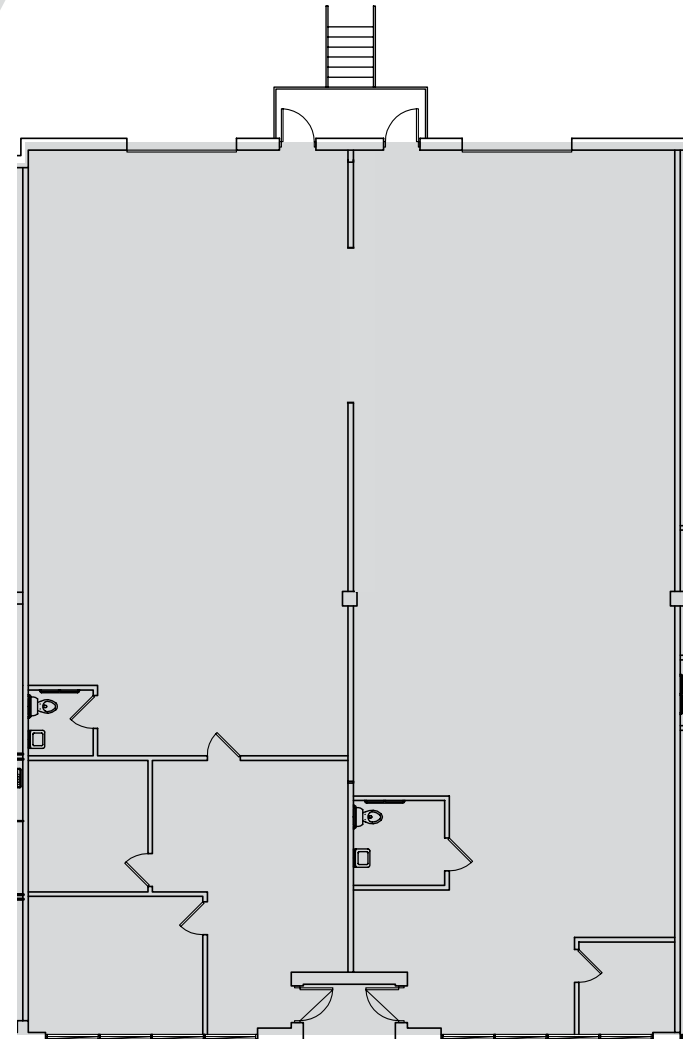


SUITE F & G

Total Available SF: 4,800 SF

Dock High Doors: 2

SUITE F & G





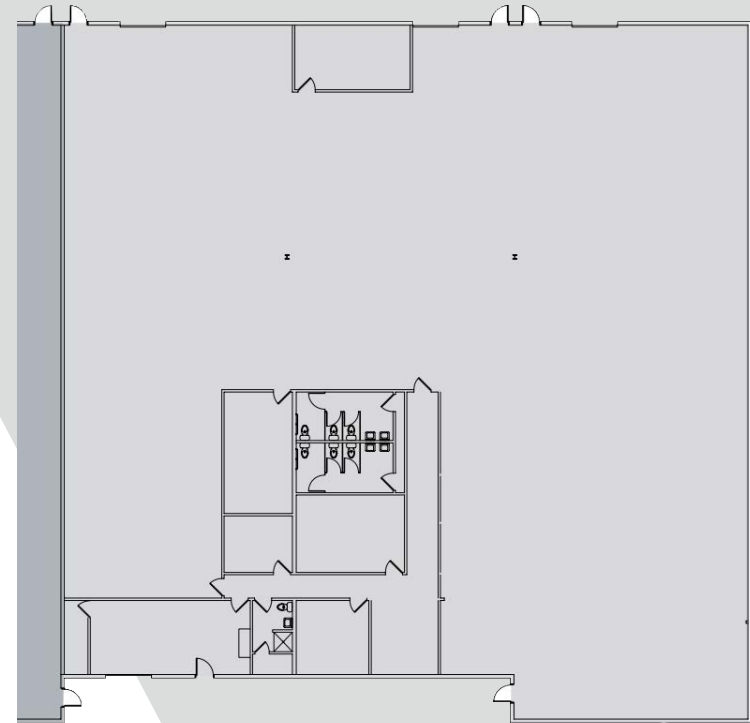
9317 MONROE ROAD - SUITES F, G & H



SUITE F, G & H

Total Available SF: 15,000 SF
Dock High Doors: 2
Drive In Doors: 1
Clear Height: 15'

SUITE F, G & H



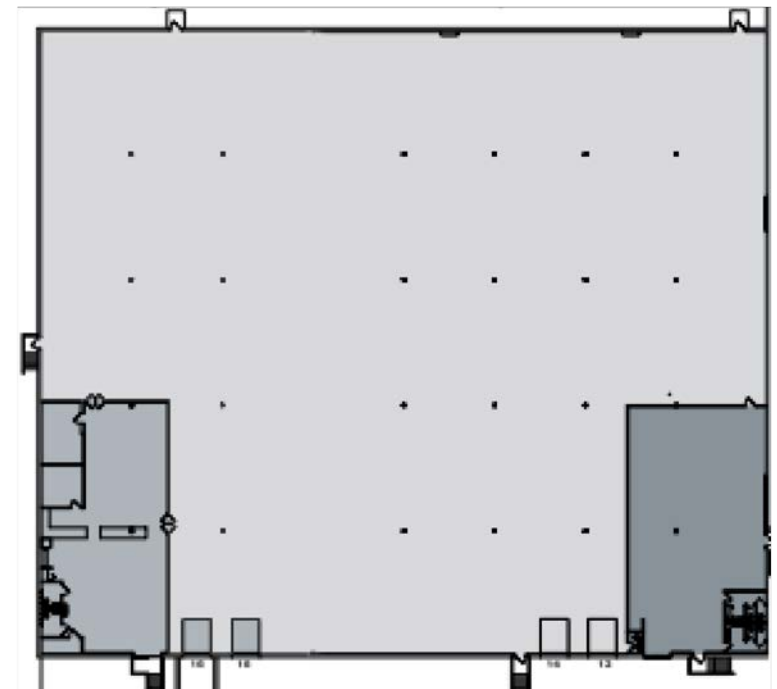


9517 MONROE ROAD - SUITE L,M & P



SUITES L, M & P
Total Available SF: 38,620 SF

SUITE L,M & P





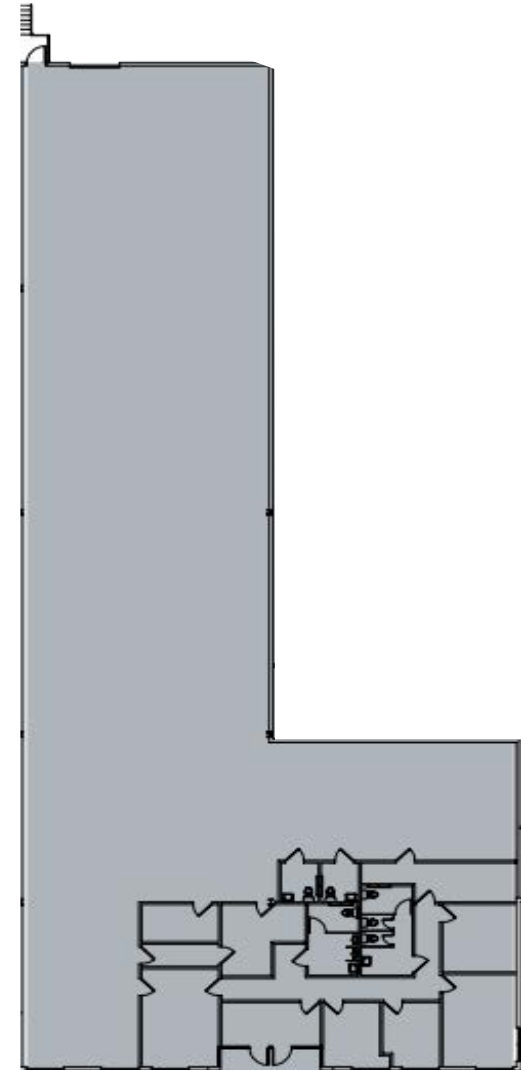
9535 MONROE ROAD - SUITE 100



SUITE 100

Total Available SF: 9,294 SF
Dock High Doors: 1
Clear Height: 24'

SUITE 100



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GREYLYN

BUSINESS PARK

Charlotte, North Carolina



WESTON



CUSHMAN &
WAKEFIELD