

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



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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.





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



SUITES 175









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









9123 MONROE ROAD - SUITE 110



Total Available SF:

SUITE 110

1,850 SF









SUITE F





9301 MONROE ROAD - SUITES F & I



Total Available SF:

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





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



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Total Available SF:

UITE A	2,416 SF	SU
UITE E	1,250 SF	SU
UITE F	1,310 SF	SU





SUITE F







SUITE L





ITE I1	862 SF
ITE L	1,500 SF
TE M	1,500 SF

SUITE I1











9305 MONROE ROAD - 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 E







9317 MONROE ROAD - SUITES F, G & H



SUITE F, G & H Total Available SF: 15,000 SF Dock High Doors: 2 Drive In Doors: Clear Height: 15'

SUITE F, G & H J. I Ξ Naex





9517 MONROE ROAD - SUITE L,M, & P



SUITES L,M, & P Total Available SF:

38,620 SF













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Charlotte, North Carolina

