



MECKLENBURG COUNTY (AAA) FACILITY

10101 DAVID TAYLOR DR
CHARLOTTE, NC 28262

NEWMARK

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Newmark (the “Agent”) has been engaged as the exclusive sales representative for the sale of the Mecklenburg County (AAA) Facility (the “Property”) by ‘the owner’ (the “Seller”).

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller’s sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

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TABLE OF CONTENTS

Disclaimer	2
Contact and TOC	3
Executive Summary	4
Property Information Photos	5
Capital Improvements	6
Lease Overview	7
Floor Plans	8
Aerial Photo	9
Aerial Amenities Map	10-11
Area Overview	12
Sample Closings	13-14
Global Reach	15

EXECUTIVE SUMMARY

Mecklenburg County (AAA) Facility

Opportunity to acquire a ±144,000 SF office property fully leased to Mecklenburg County (AAA credit). With an influx of new County employees being relocated into the subject property, there have been recent investments and upgrades to the infrastructure/site to help support growing tenant needs. The building accommodates 24/7 operations that require specific security standards to be met, such as metal detectors at both the front and back entrances of the building. Due to the recent County expansion into the remainder of the building, there are two leases with a WALT of 5 years.

- Leased directly to Mecklenburg County (AAA credit rating)
- 3% annual escalations
- No termination rights
- Base year stop on expenses
- 24/7 operations on the 3rd floor
- 50 county vehicles on site for employees to respond to emergency calls/incidents
- \$3.5-4M of new furniture in the space
- 800 parking spots – 5.56/1,000



SALE PRICE:
\$36,633,417



NOI:
\$3,205,424



CAP RATE:
8.75%



BUILDING SIZE:
±144,000 SF

PROPERTY INFORMATION

Address	10101 David Taylor Drive Charlotte, NC 28262
Building Size	±144,000 SF
Site Size	~8.5 acres
Year Built	1985 Continuous renovations 2014- 2026
Parking	5.56/1000 - 800 spaces
Stories	3
Occupancy	100%
Lease Expiration	Floor 1: 02/28/2030 Floor 2: 02/28/2033 Floor 3: 04/01/2029
Base Rent Year-1	\$4,299,435
Sale Price	\$36,633,417
Cap Rate	8.75%



CAPITAL IMPROVEMENTS

RECENT RENOVATIONS COMPLETED

Constructed in 1985 and recently renovated through the years of 2014-2026, 10101 David Taylor Drive is a true institutional quality asset offering the advantage of a centralized location in a vibrant environment.

The current owner has spent \$3.46 million on a series of capital expenditures and has authorized another quarter of a million to be spent on further improvements (ask brokers for more information). Upon closing, due to the substantial upgrades of the facility since 2014, there will be no deferred maintenance to the new owner.

MAJOR CAPITAL IMPROVEMENTS

Roof	\$303,000
Lobby	\$334,000
HVAC/Chiller	\$827,000
Wet Seal - Windows	\$100,000
Parking Lot	\$1,061,044
Patio	\$154,000
Elevator	\$350,000
Contractor	\$216,500
Food Truck Court	\$122,000
Total Cost of Improvements	\$3,467,544



LEASE OVERVIEW



TENANT OVERVIEW

Mecklenburg County serves as the primary local government for the Charlotte metropolitan region, supporting a population of more than one million residents. Governed by a nine-member Board of County Commissioners, the County administers a wide range of public services including health and human services, land use and environmental services, parks and recreation, and community development initiatives.

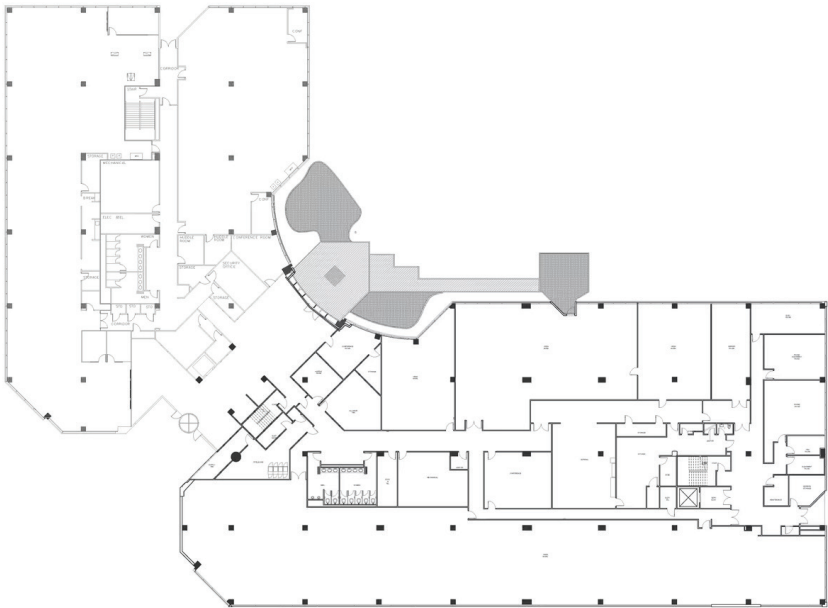
Mecklenburg County operates with a workforce of more than 6,000 employees and an annual operating budget exceeding \$2.5 billion, supporting critical infrastructure, social services, and regional investment throughout the Charlotte area. As one of the largest and most stable government employers in North Carolina, the County provides essential services that support long-term population growth and economic development across the region.

LEASE SUMMARY

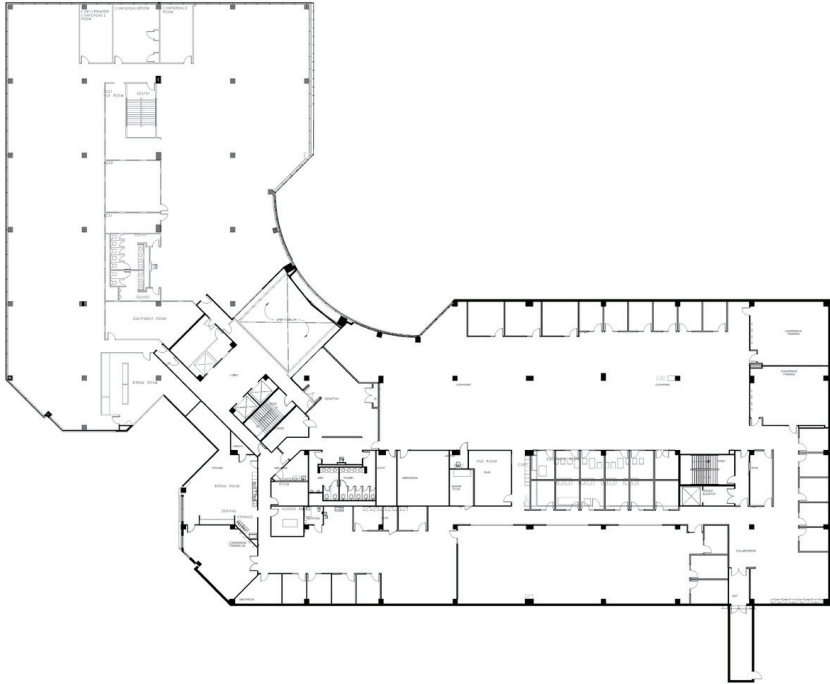
Tenant:	Mecklenburg County
Space Size:	144,341 SF
Base Rent Year-1:	\$4,299,435
Expense Reimbursements:	Floors 1 and 2: 2026 Base Year Stop Floor 3: 2023 Base Year Stop
WALT:	5 years
Lease Commencement:	Floors 1 and 2: May 1st, 2026 Floor 3: December 1st, 2023

FLOOR PLANS

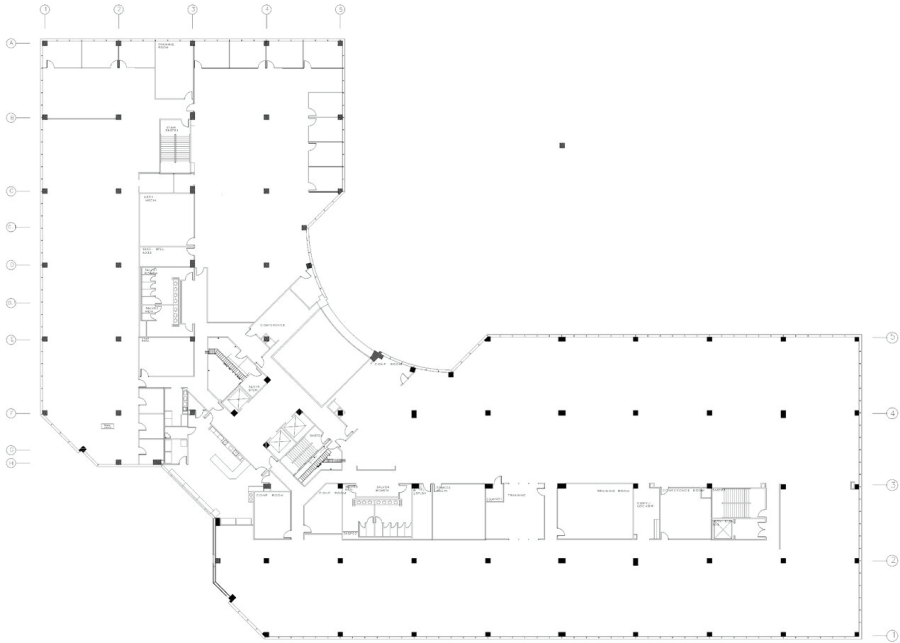
First Floor



Second Floor



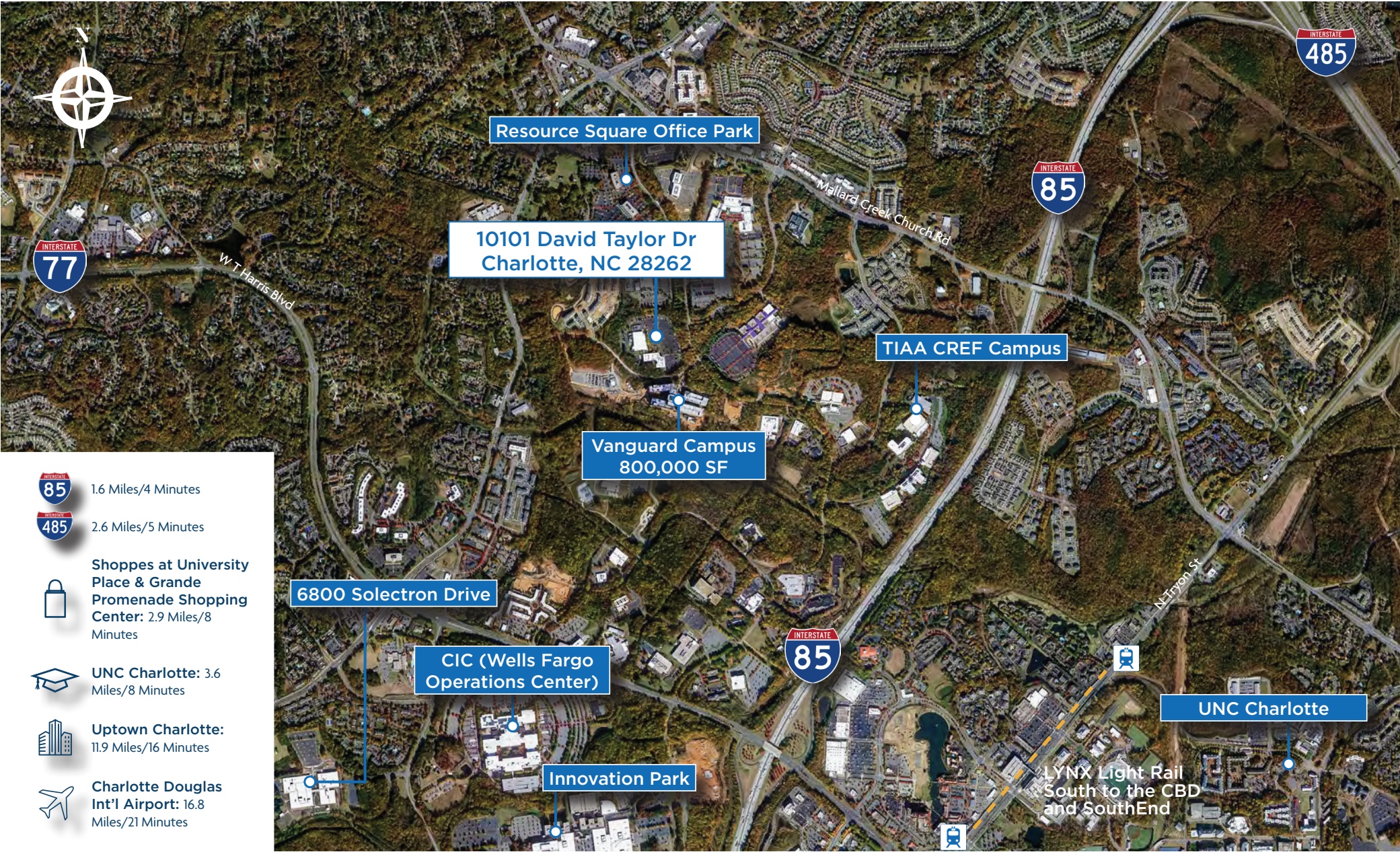
Third Floor



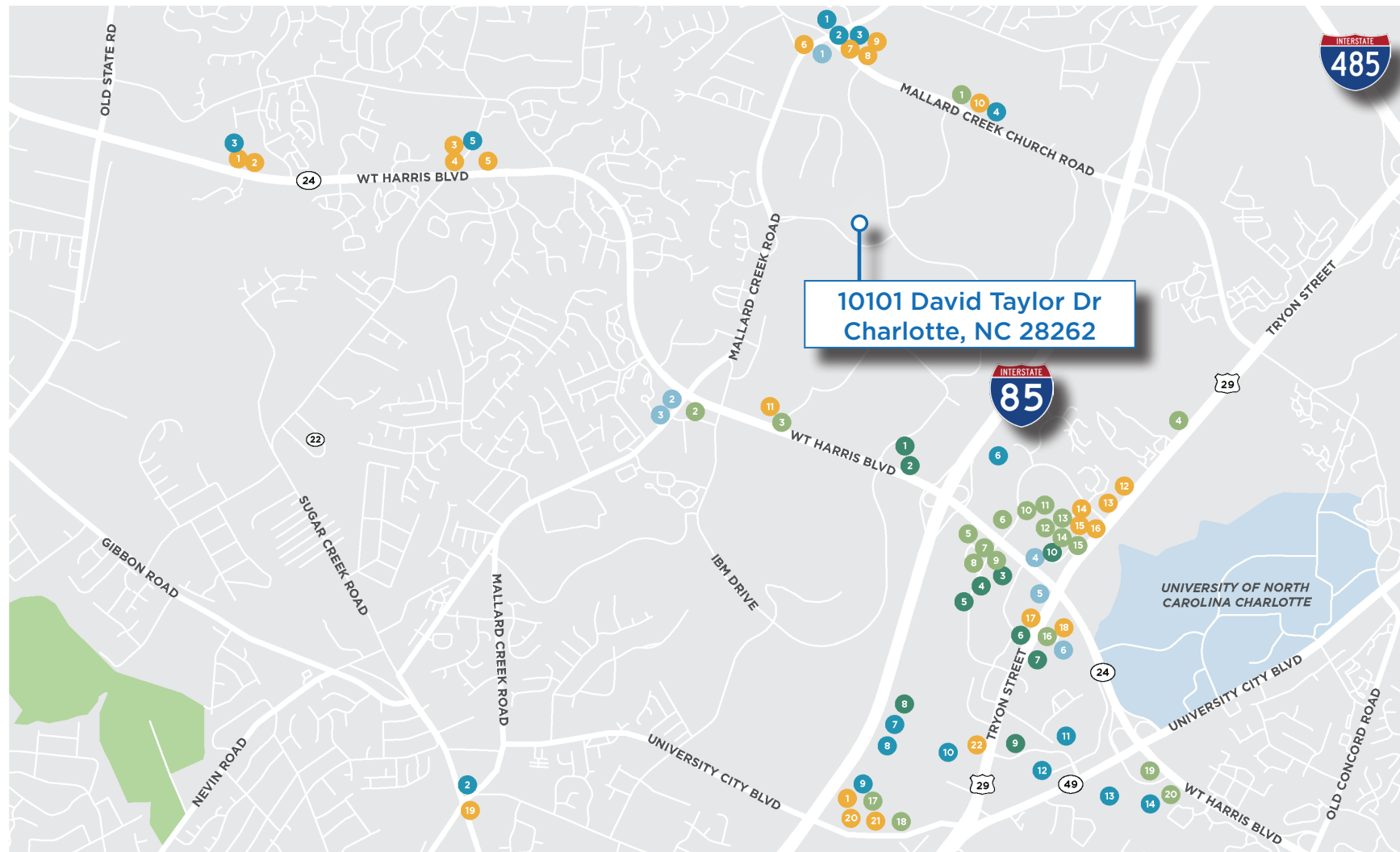
AERIAL PHOTO



STRATEGICALLY LOCATED IN UNIVERSITY RESEARCH PARK



AMENITIES MAP



FULL SERVICE DINING

1. Hickory Tavern
2. Longhorn Steakhouse
3. Red Robin
4. Flying Saucer
5. Cheddar's
6. Los Arcos
7. Chili's
8. Blacow Burger Sushi
9. TGI Friday's
10. Applebee's
11. FireWater
12. Crafty Crab
13. Boardwalk Billy's
14. Famous Toastery
15. City Barbeque
16. IHOP
17. Mi Pueblo
18. Outback Steakhouse
19. Don Pedro's
20. Kabuto Steakhouse

FAST FOOD

1. Starbucks Coffee
2. Chick-Fil-A
3. Zaxby's
4. McDonald's
5. Wendy's
6. Jimmy John's
7. McAlister's Deli
8. Firehouse Subs
9. Jet's Pizza
10. Zoe's Kitchen
11. Salsarita's
12. Jersey Mike's
13. Panera Bread
14. Blaze Pizza
15. CAVA Grill
16. Five Guy's
17. Bojangle's
18. QDoba
19. Dunkin'
20. Chipotle
21. Culver's
22. Taco Bell

RETAIL

1. CVS Pharmacy
2. Walgreens
3. Harris Teeter
4. Trader Joe's
5. Food Lion
6. Sam's Club
7. ULTA Beauty
8. PetSmart
9. IKEA
10. Walmart
11. Dollar Tree
12. The Home Depot
13. Target
14. Lowe's

HOTELS

1. TownePlace Suites
2. SpringHill Suites
3. Courtyard by Marriott
4. Drury Inn & Suites
5. Home2Suites
6. Hampton Inn
7. Homewood Suites
8. Holiday Inn Express
9. Country Inn & Suites
10. Hilton University Place

BANKS

1. Fifth Third Bank
2. Truist Bank
3. First Citizens Bank
4. Wells Fargo Bank
5. Bank of America
6. PNC Bank

ABOUT THE AREA

CHARLOTTE, NC

Charlotte, North Carolina is a major financial, corporate, and logistics hub in the Southeastern United States and the largest metropolitan area in the Carolinas. As the nation's second-largest banking center, Charlotte is anchored by global institutions including Bank of America and Truist Financial alongside a deep roster of Fortune 500 and regional headquarters. This concentration of corporate employment supports a diverse, highly educated workforce and drives sustained demand for office, industrial, and specialized commercial real estate. Sumitomo Corporation is currently bringing over 2,000 jobs to Charlotte. Citibank is adding over 2,000 jobs with their new campus.

The University City submarket serves as a pillar for Charlotte in both a financial and cultural sense. This submarket centers around two key factors, primarily being the UNC Charlotte Campus and the University Research Park. UNC Charlotte boasts a total of 32,207 students and 3,700 employees making it one of the primary employers in the area. The University Research Park houses many different major corporate operations including Wells Fargo, Duke Energy's global headquarters, and the North American headquarters for Electrolux. These corporations, combined with TIAA (Teachers Insurance and Annuity Association of America) and Allstate's presence at Innovation Park, bolster University Research Park to being Charlotte's second-largest employment center. Other premier employers in the area include the Imagine Group, RE Mason, and Albemarle as well as an 800K SF Vanguard Campus located directly across the street from the subject property.

Charlotte offers a high quality of life supported by an expanding urban core, extensive suburban communities, and a growing cultural and recreational scene. The region features an extensive park and greenway network, professional sports franchises, and a vibrant arts and dining environment that enhances its appeal to both residents and employers. Facilities such as Atrium Health serve as cornerstones to residents providing jobs as well as necessary medical operations.

The city also benefits from exceptional regional and national connectivity. Charlotte Douglas International Airport ranks among the busiest airports in the world, providing direct access to domestic and international markets. Major transportation corridors including Interstates 77, 85, and 485 support efficient distribution and commuter access throughout the Southeast, positioning Charlotte as a premier long-term market for corporate, institutional, and commercial investment.



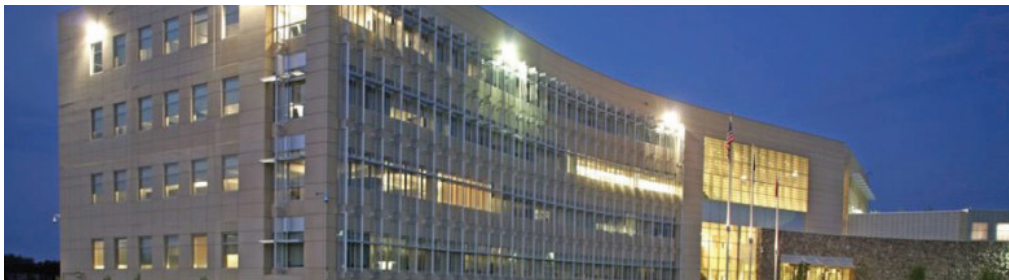
SAMPLE TEAM CLOSINGS



FBI Field Office | Dallas, TX (±230,000 SF)



Northrop Grumman | Aurora, CO (±104,000 SF)



FEMA Disaster Operations Center | Winchester, VA (±135,000 SF)



Lockheed Martin Portfolio | Hanover, MD (±127,000 SF)

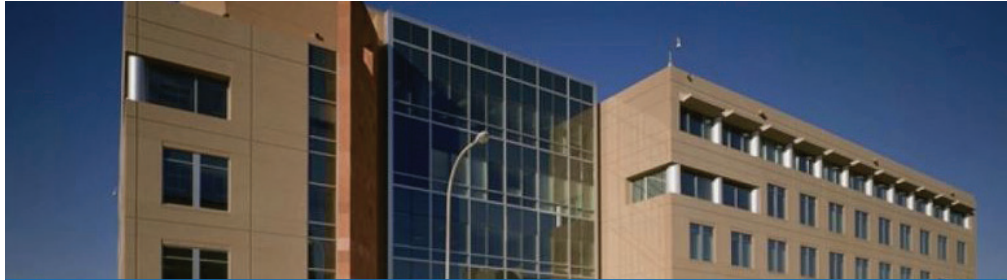


State Government Office | Clinton, MS (±400,000 SF)



FBI Facility | McAllen, TX (±80,000 SF)

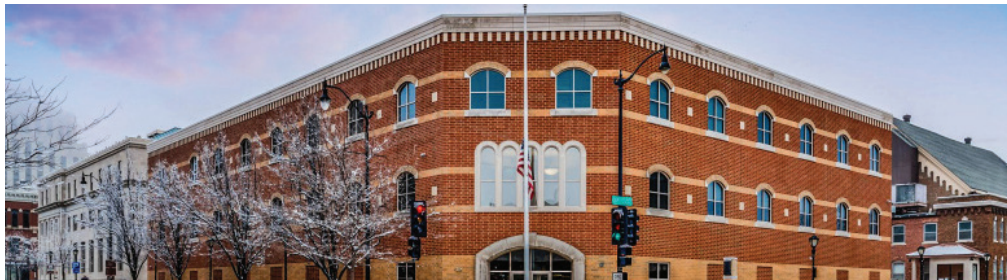
SAMPLE TEAM CLOSINGS



SSA Mega Teleservice Center | Albuquerque, NM (±155,000 SF)



Government Contractor Facility | Peachtree City, GA (±163,000 SF)



U.S. Attorney's Office | Springfield, IL (±44,000 SF)



Western Passport Center | Tucson, AZ (±75,000 SF)



Tampa Air Force Medical Clinic | Tampa, FL (±45,000 SF)



Florida Department of Financial Services | Tallahassee, FL (±78,000 SF)

GLOBAL REACH

Newmark by The Numbers

Newmark's company-owned offices and business partners as of December 31, 2025.

9,300+

PROFESSIONALS

~175

OFFICE LOCATIONS

~\$3.3B+

ANNUAL REVENUES

A Smarter, Seamless Platform

Newmark Group, Inc. (Nasdaq: NMRK), together with its subsidiaries("Newmark"), is a world leader in commercial real estate, seamlessly powering every phase of the property life cycle.

Newmark enhances its services and products through innovative real estate technology solutions and data analytics designed to enable its clients to increase their efficiency and profits by optimizing their real estate portfolio.

Integrated Services Platform

Our integrated platform gives clients a single source for all their real estate needs, with an emphasis on anticipating the future.



Capital
Markets



Landlord
Representation



Tenant
Representation



Global Corporate
Services



Project
Management



Valuation &
Advisory

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