



OAKHURST

COMMONS

4000 Monroe Rd
Charlotte, NC 28205



AN INSPIRED WORKPLACE

Spec Suite

Welcome to Oakhurst Commons, an **imaginative work campus** like no other. A brilliant **mix of office, retail, and outdoor spaces** that energize you and your people. Recently revamped with **all-inclusive amenities** built to impress. And a thoroughly modern feel sure to kindle your team's creativity and collaboration. In a location that keeps you **connected to the best in Charlotte**, Oakhurst Commons effortlessly elevates your company's experience.



CAMPUS HIGHLIGHTS

10 acre, 5 building
creative campus

136,556 RSF
innovative office
space, on-site retail,
amenities and
outdoor green space

3.75/1,000 SF
parking ratio

ADAPTIVE REUSE
architecture

A FULLY CONNECTED LOCATION

Ideally located at the intersection of Monroe and Wendover, Oakhurst Commons is surrounded by everything your business needs to thrive.



Ample On-Site Parking
(3.75/1,000 RSF)



Proximity to future
Lynx Silver Line



Less than 10 minutes to top
neighborhoods & Uptown



Nearby food &
beverage amenities



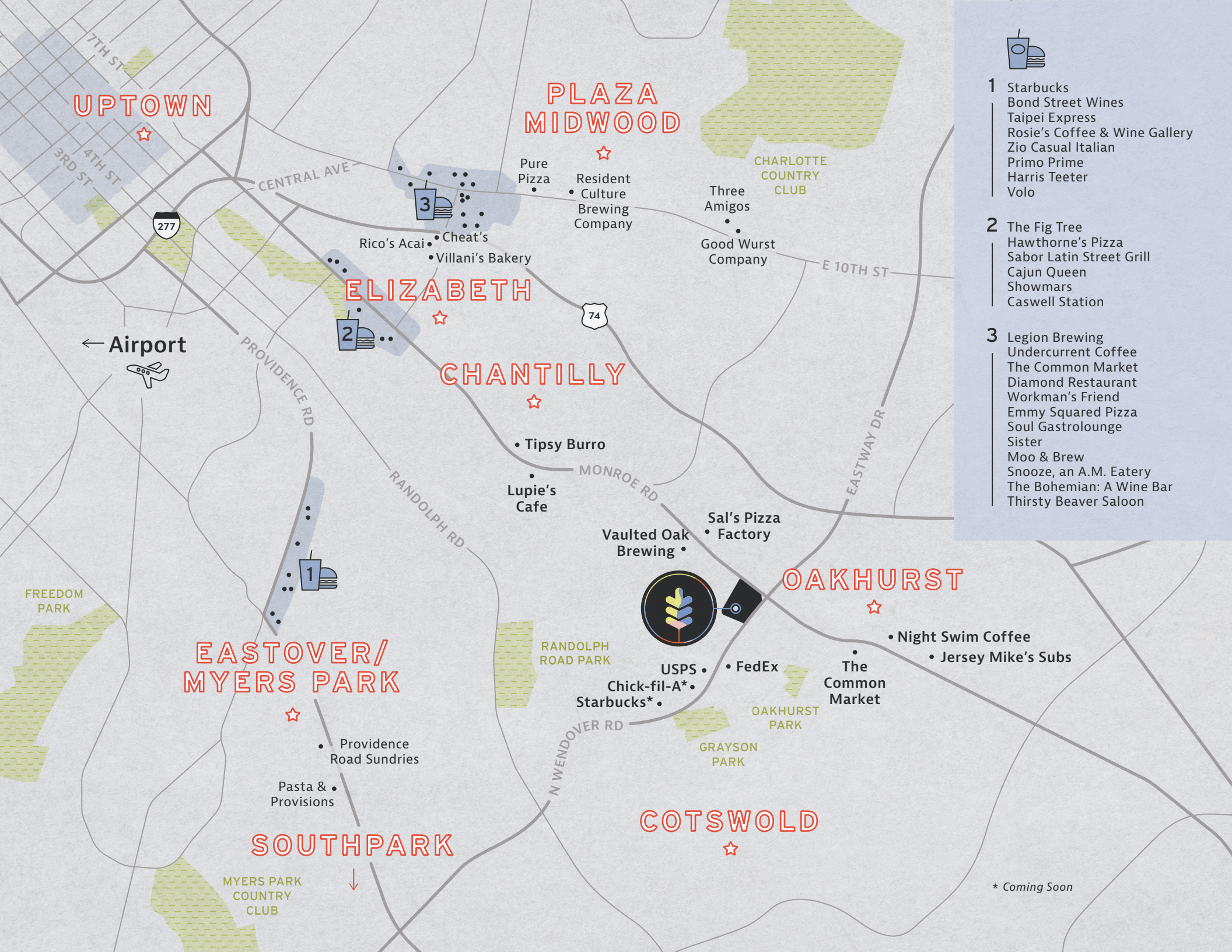
20 minutes to Charlotte
Douglas International Airport



Easy site access &
connection to I74



Building 2 & 5 South Entrance



- 1** Starbucks
Bond Street Wines
Taipei Express
Rosie's Coffee & Wine Gallery
Zio Casual Italian
Primo Prime
Harris Teeter
Volo
- 2** The Fig Tree
Hawthorne's Pizza
Sabor Latin Street Grill
Cajun Queen
Showmars
Caswell Station
- 3** Legion Brewing
Undercurrent Coffee
The Common Market
Diamond Restaurant
Workman's Friend
Emmy Squared Pizza
Soul Gastrolounge
Sister
Moo & Brew
Snooze, an A.M. Eatery
The Bohemian: A Wine Bar
Thirsty Beaver Saloon

* Coming Soon

ABUNDANT AMENITIES

Take advantage of a plethora of convenient, nearby amenities. Cherished, local favorites include:

Sal's Pizza



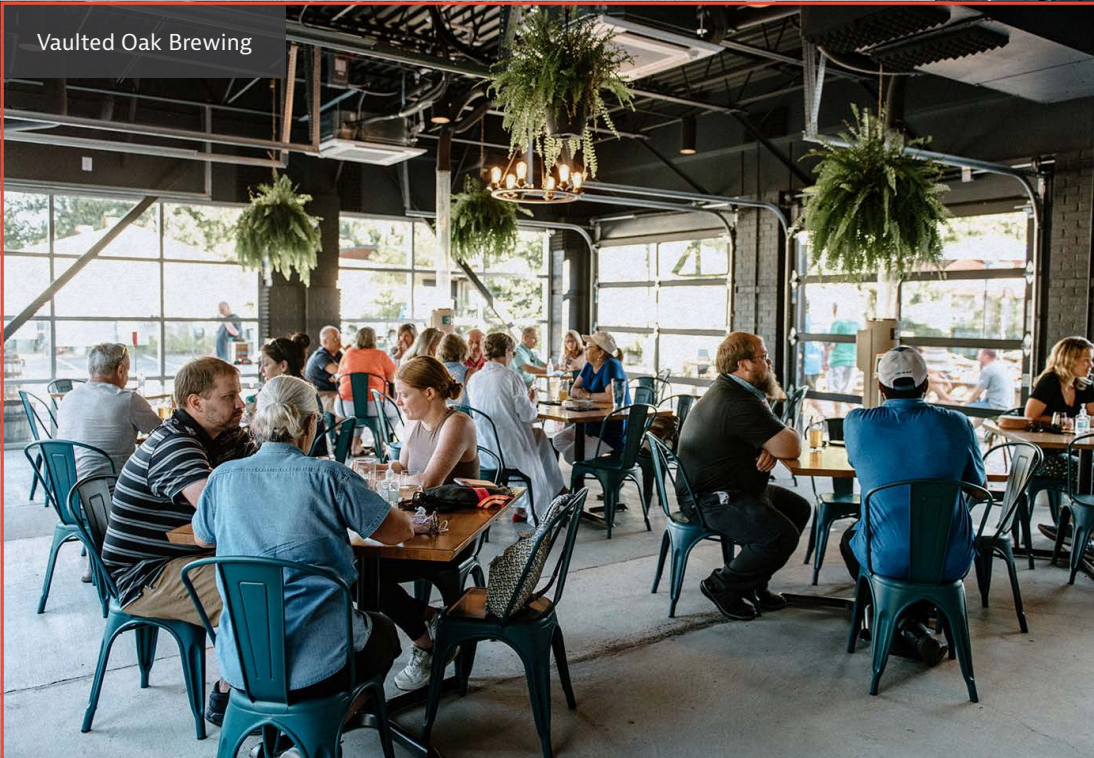
The Common Market



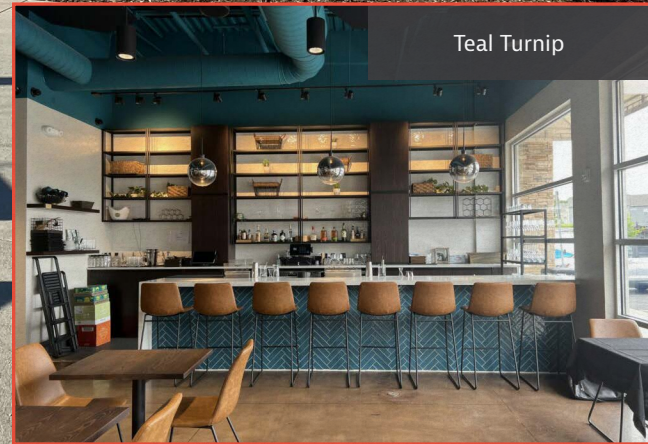
Night Swim Coffee



Vaulted Oak Brewing



Teal Turnip





Building 5 Front Entrance



DISCOVER **INNOVATIVE & INVITING** SPACES

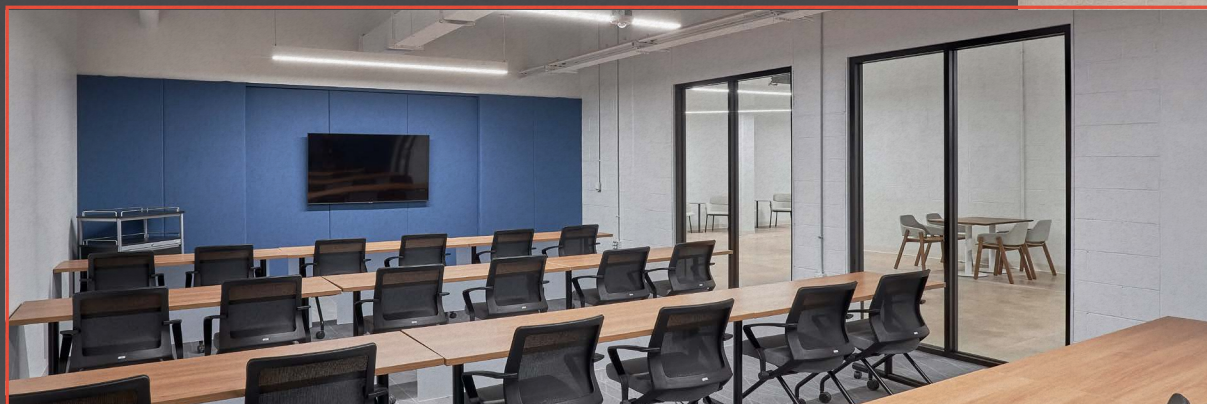
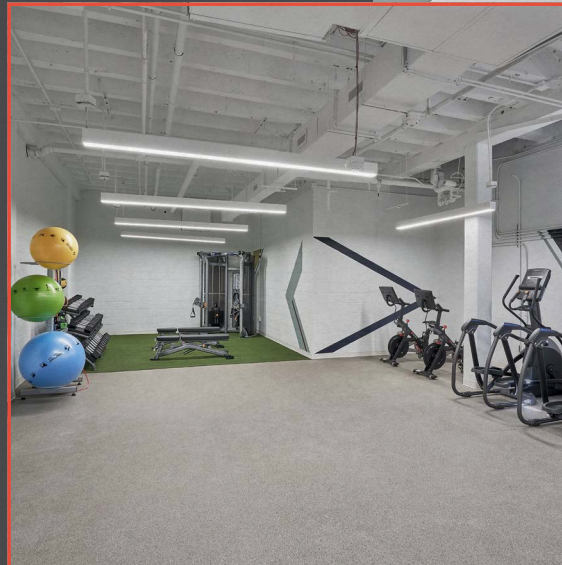


Building 5 Office Space

REIMAGINED FOR COLLABORATION

Reimagine your business in a workplace that continually inspires and entirely excites. Freshly renovated from head to toe so your company can put its best foot forward.

-  Shared conference rooms
-  State-of-the-art fitness center with showers
-  Social hub breakout areas
-  On-site food and beverage concept
-  Ample outdoor amenity areas with seating, wi-fi and games
-  Standalone executive conference and event space



SITE PLAN LEVEL 1

N WENDOVER RD

STANLEY AVE

MONROE ROAD



- LEASED
- RETAIL
- OFFICE



SITE PLAN LEVEL 2

N WENDOVER RD

STANLEY AVE

MONROE ROAD

SUITE 250
LEASED

SUITE 250 & 260
LEASED

SUITE 240
LEASED

POTENTIAL
TENANT AMENITY
& 2

OUTDOOR
AMENITY AREAS

SUITE 200, 220, 230
16,138 RSF

SUITE 210
LEASED

OUTSIDE AMENITY AREA

SUITE 200 - 250
12,744 RSF

OUTDOORS
MEETING ROOM
BLDG 6



LEASED

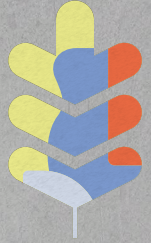
RETAIL

OFFICE



EXPERIENCE GREEN GATHERING SPACES





FOR MORE INFORMATION PLEASE CONTACT

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PARKSIDE PARTNERS

