



CHARLOTTE
HEADQUARTERS



CHARLOTTE'S RESOURC

Major Headquarter Relocations

2015

 **ALBEMARLE**
624 on Fortune 1000

2014

 **Sealed Air**
375 on Fortune 1000

2013

 **Electrolux**

2012

 **JELD-WEN**
WINDOWS & DOORS

\$25.67 per
sq. ft. average
Class A Office
Space rent



CLT Douglas
offers 700 daily
flights to 151
destinations



Low cost of
living - 94.9%
of national
average



ES FOR HEADQUARTERS



17th biggest city
in U.S. by
population



987 foreign-
owned firms



Fortune
500

291 Fortune 500
companies have
a presence in
Charlotte

#5 Top
Moving
Destination
United Van Lines, 2016

#1 Growth in
Number of
Businesses
WalletHub, 2015



COMMERCIAL REAL ESTATE

1 Uptown & 2 South End

Average Class A Office Rent:

\$30.57/sf *Uptown*;

\$27.63/sf *South End/Midtown*

Environment: Urban

Vacancy Rate: 10.5% *Uptown*;

6.0% *Southend/Midtown*

Major Headquarters:

Bank of America; Duke Energy; JELD-WEN

New Developments:

Dimensional Fund Advisors will relocate its headquarters from Austin, Texas, to a planned 285,000-square-foot South End building.

3 I-77 Southwest

Average Class A Office Rent: \$18.92/sf

Environment: Industrial/Office Parks

Vacancy Rate: 15.6%

Major Headquarters:

Belk; UTC Aerospace

New Developments:

Sealed Air announced it would build its 385,000-sf headquarters complex, which will employ 1,400 people in this sub-market.

4 SouthPark

Average Class A Office Rent: \$26.19/sf

Environment: Upscale Suburban

Vacancy Rate: 13.5%

Major Headquarters:

Nucor; DAK Americas

New Developments:

480,000-sf Capitol Towers office project scheduled to open in first quarter of 2017.

5 Cotswold

Average Class A Office Rent: \$24.13/sf

Environment: Suburban

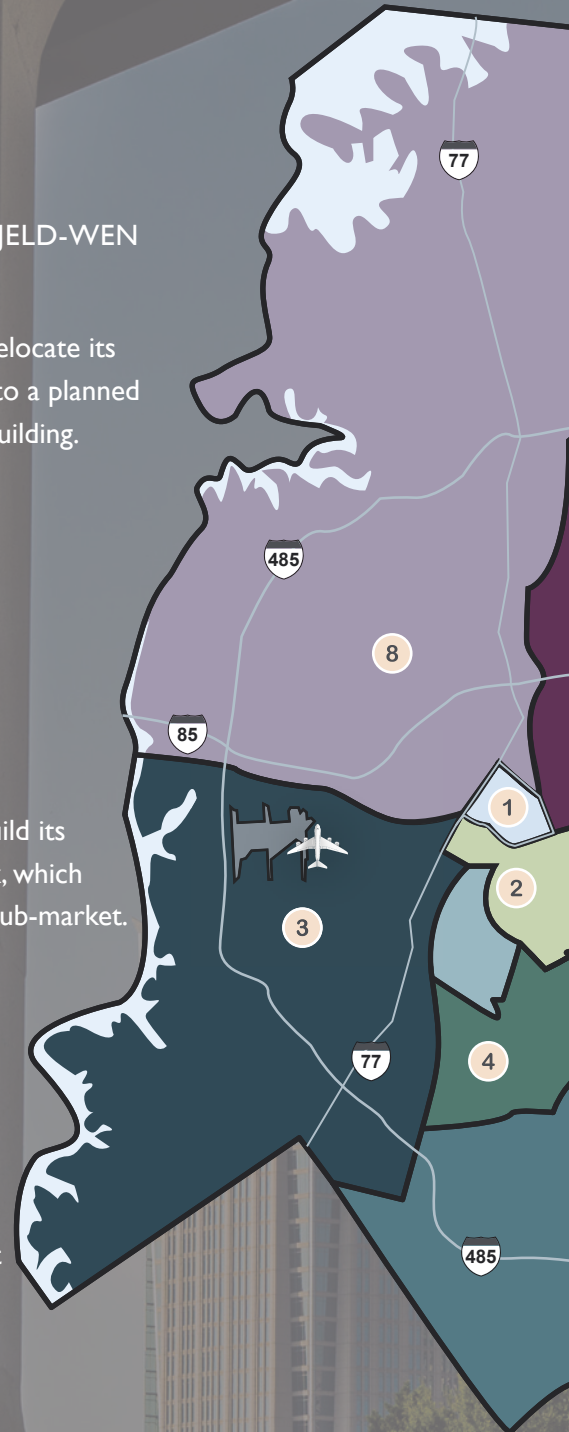
Vacancy Rate: 5.6%

Major Headquarters:

Sonic Automotive

New Developments:

This submarket has 136,448 sf of total Class A inventory.



REAL ESTATE MARKETS



6 Ballantyne/South

Average Class A Office Rent: \$25.23/sf

Environment: Upscale Suburban

Vacancy Rate: 10.2%

Major Headquarters:

MetLife Retail; SPX; Snyders-Lance; Premier

New Developments:

Largest single-office building in submarket history (10-story, 287,500 sf) scheduled to open in November 2016.

7 Northeast/University

Average Class A Office Rent: \$19.64/sf

Environment: Suburban Office Park/
University Research Park

Vacancy Rate: 21.4%

Major Headquarters:

Electrolux; AREVA

New Developments:

Completion of LYNX Blue Line light rail to 27,000-student University of North Carolina at Charlotte scheduled for Fall 2017.

8 North

Average Class A Office Rent: \$21.58/sf

Environment: Upscale Suburban/Rural

Vacancy Rate: 13.0%

Major Headquarters:

American Tire Distributors; Ingersoll-Rand; Lowe's; MSC

New Developments:

Industrial supply company MSC recently completed its 180,000-sf co-headquarters in Davidson.

9 Crown Point/Matthews

Average Class A Office Rent: \$18.15/sf

Environment: Suburban

Vacancy Rate: 12.6%

New Developments:

Conversion of former big-box retail space into 165,000-sf creative office, INQ@2401, set to open in early 2017.

Major Headquarters:

Family Dollar Stores, Inc, Division of Dollar Tree; Harris Teeter, Inc, Division of Kroger



Our company has been at the forefront of making Charlotte a world-class city for decades. As our headquarters city, we have been and will continue to be part of driving Charlotte's economic development, its arts community and other cultural offerings. Today, Charlotte's one of the fastest-growing cities in the country, with an incredibly diverse business community. People want to live and work here because of the quality of life our city offers. ”

CHARLES BOWMAN | **BANK OF AMERICA**



Why Charlotte?

With all of the advantages Charlotte has to offer, it is easy to see why companies choose to relocate here. Centrally located along the East Coast, Charlotte offers a strategic geographic location, a diverse range of industries and unbeatable weather. But don't take it from us; take it from one of the many Fortune 1000 companies headquartered in Charlotte. Why do these companies find such success in the Queen City? Because of its corporate infrastructure, diverse workforce and highly educated population, world-class airport and vibrant culture.



corporate infrastructure



workforce and education



world-class airport



queen city culture

CORPORATE INFRASTRUCTURE

Headquarters find success in Charlotte largely due to the city's corporate infrastructure. Seventeen Fortune 1000 companies proudly call Charlotte home and find support in the more than 12,000 professional services and administrative support companies located in Charlotte.

HEADQUARTERS SUPPORT SERVICES IN CHARLOTTE MSA, 2016

INDUSTRY	ESTABLISHMENTS	EMPLOYMENT
Consulting services	2,531	21,131
Computer system design services	1,949	12,928
Architectural and engineering services	1,060	10,110
Accounting and tax preparation services	1,013	8,521
Legal services	1,095	7,571
Market research and other services	528	6,623
Advertising and public relations	424	2,797
Scientific research and development	171	2,241
Specialized design services	335	1,432

Source: JobsEQ 2016

CHARLOTTE MSA HEADQUARTERED FORTUNE 1000 COMPANIES, 2016

RANK	COMPANY NAME	REVENUE - BILLIONS
26	Bank of America	\$93.1
47	Lowe's	\$59.1
115	Duke Energy	\$24.0
170	Nucor	\$16.4
297	Sonic	\$9.6
375	Sealed Air	\$7.0
489	Domtar	\$5.6
612	CommScope	\$3.8
624	Albemarle	\$9.6
625	Resolute Forest Products	\$3.6
639	Carlisle	\$3.5
867	SPX Flow	\$2.4
889	Coca-Cola Bottling	\$2.3
903	Curtiss-Wright	\$2.2

Source: Fortune Magazine 2016 Fortune 1000 List



CTURE

CHARLOTTE BOASTS
A PROFESSIONAL
SERVICES SECTOR
22 PERCENT
LARGER THAN THE
NATIONAL AVERAGE.

34.7
YEARS OLD

MEDIAN AGE IN MECKLENBURG COUNTY

Source: American Community Survey, 2015

ATTRACTIVE TO
MILLENNIALS

IN TOP 10 CITIES MOST MOVED TO BY MILLENNIALS

Source: Mayflower, 2016

↑8%

POPULATION OF 20-39 YEAR OLDS UP BY 8% FROM 2010-2015

Source: American Community Survey, 2010-2015

+700
MBAs AND
MASTER'S
DEGREES

IN ECONOMICS OR ACCOUNTING CONFERRED IN THE REGION EACH YEAR

Source: IPEDS, JobsEQ, 2014-2015

41.5%

OF MECKLENBURG COUNTY RESIDENTS HAVE BACHELOR'S DEGREE OR HIGHER

Source: JobsEQ, 2015

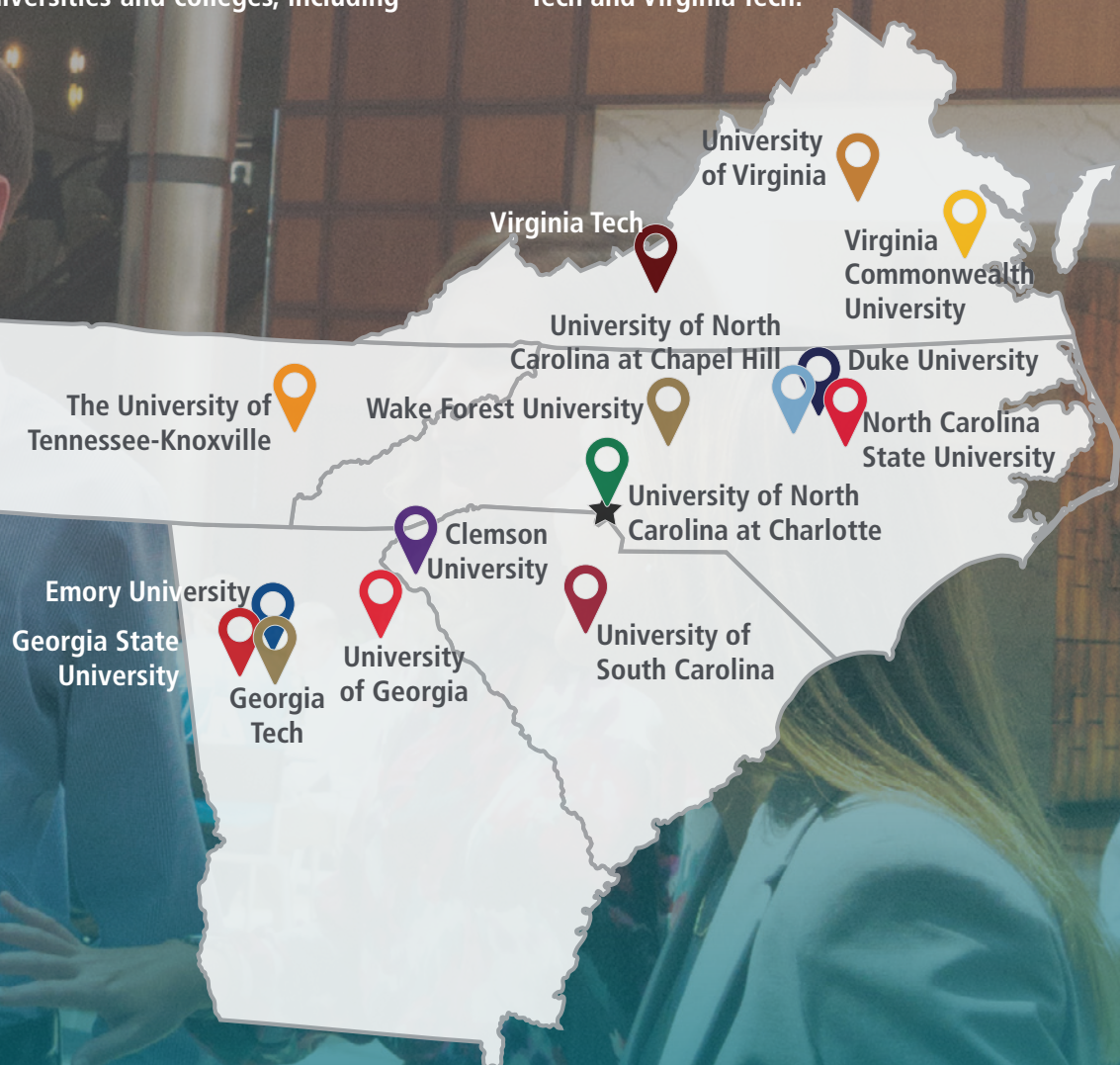
MBA

OFFERED AT UNC CHARLOTTE, WAKE
FOREST, QUEENS UNIVERSITY, PFEIFFER,
NORTHEASTERN AND WINTHROP

WORKFORCE AND EDUCATION

A city is only as talented as its workforce, and Charlotte has one of the fastest growing workforces in the country. The Charlotte MSA's population has grown by 40 percent over the past decade and is forecast to grow by another 595,000 people by 2030. This influx of people has brought a more diverse and educated workforce. Charlotte has a number of regional universities and colleges, including

the University of North Carolina at Charlotte, Queens University, Johnson C. Smith University, and Wingate University. Charlotte is also an attractive choice for recent graduates as it is central to a number of nationally renowned, research-intensive schools such as the University of North Carolina at Chapel Hill, Duke University, Clemson University, Georgia Tech and Virginia Tech.

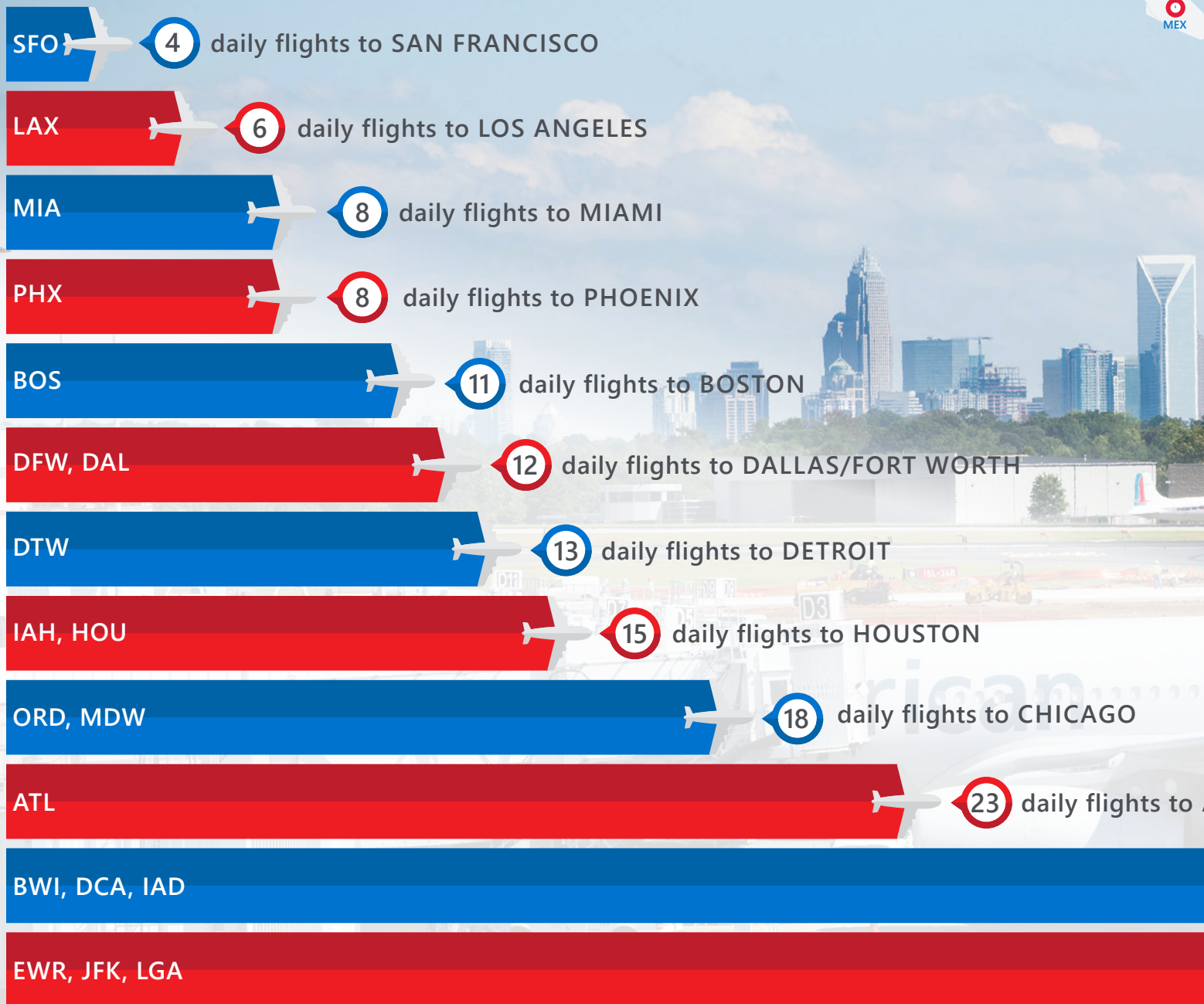


World-Class Airport

Charlotte's biggest asset for headquarters operations is its active international airport. With service to 151 destinations daily, Charlotte Douglas International Airport (CLT) is the fifth busiest

airport in North America by takeoffs and landings. The airport is strategically located in the western part of the city, a 10- to 20-minute drive from most major office parks.

Nearly 700 daily flights



In 2015, Charlotte Douglas started a 10-year, \$2.5 billion construction and expansion project called Destination CLT. Long-term plans include concourse expansions, terminal upgrades and a fourth parallel runway.

Daily nonstop flights to international cities such as Barcelona, Dublin, Frankfurt, London, Madrid, Mexico City, Montreal, Munich, Paris, Rome and Toronto, as well as several Caribbean destinations including Havana, Cuba, as of November 2016.

ATLANTA



35

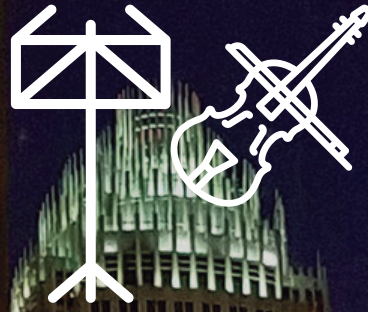
daily flights to WASHINGTON/BALTIMORE



44

daily flights to NEW YORK

**THE CHARLOTTE SYMPHONY IS
THE LARGEST PROFESSIONAL
PERFORMING ARTS ORGANIZATION
IN THE CENTRAL CAROLINAS, GIVING
APPROXIMATELY 100 PERFORMANCES
EACH SEASON AND ATTRACTING
130,000 LISTENERS.**



Culture in Charlotte revolves around social interaction. From Food Truck Fridays to River Jams at the White Water Center, Charlotteans love to come together and experience all that Charlotte has to offer. On any given weekend, residents can be found at one of the 51 Charlotte-area breweries or distilleries, traipsing one of the numerous greenways, or taking in a Carolina Panthers or



Queen
CULT

**CHARLOTTE BOASTS A
NUMBER OF FESTIVALS, FROM
THE YIASOU GREEK FESTIVAL
TO THE CHARLOTTE ASIAN
AND DRAGON BOAT FESTIVAL,
THAT CELEBRATE THE CITY'S
INTERNATIONAL INFLUENCES.**





THE CHARLOTTE ARTS AND SCIENCE COUNCIL PROMOTES THE ARTS THROUGH A VARIETY OF PROGRAMS INCLUDING CULTURAL LEADERSHIP TRAINING, PUBLIC AND LANDMARK ART, AND CULTURAL FIELD TRIPS FOR YOUTH DEVELOPMENT.

n City TURE

Charlotte Hornets game. Museums, including Levine Museum of the New South and the Mint Museum, offer one-of-a-kind exhibits that showcase Charlotte's distinctive arts scene, while regional attractions like Carowinds and Lake Norman feed residents' recreational appetite.

Click here! **FOR A LIST OF ACTIVITIES IN THE CHARLOTTE REGION.**



CHARLOTTE'S BREWERY INDUSTRY HAS CATAPULTED THE CITY ONTO THE LIST OF TOP DESTINATIONS FOR CRAFT BEER LOVERS. THERE ARE MORE THAN 51 BREWERIES AND DISTILLERIES IN THE AREA THAT OFTEN HOST COMMUNITY EVENTS AND FESTIVALS. CHARLOTTE WAS NAMED A TOP 10 BEST NEW BEER CITY. (FORTUNE, 2016)

MANY THANKS TO OUR 2016 - 2017 ECONOMIC DEVELOPMENT FUND SPONSORS

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CHARLOTTE

CHAMBER ECONOMIC DEVELOPMENT

Charlotte is one of the fastest-growing cities in the nation. With our great location, world-acclaimed international hub airport, professional sports, low energy costs, diverse and talented labor, innovative and growing health care and life sciences sectors and a nationally ranked education system, it's easy to see why more businesses are flocking here every year.

Visit charlotte.global to learn more.

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BUILD YOUR FUTURE WITH US



CHARLOTTE'S PREMIER OFFICE DESTINATION

4.2 million square feet developed since 1997,
over 2 million square feet of entitlements remain.

LEED® GOLD CERTIFIED • COUNTLESS AMENITIES • IMMEDIATE AVAILABILITIES • HEADQUARTERS READY

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BALLANTYNE
CORPORATE PARK

THE WESTIN
CHARLOTTE



Uptown Charlotte hotel with
southern charm and modern
luxury.

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