

**WHITEHALL
CORPORATE
CENTER**



WHITEHALL CORPORATE CENTER

3525 - 3800 Arco Corporate Drive Charlotte, NC 28273

aacusa.com



Whitehall Corporate Center is located within the larger 700-acre Whitehall master-planned community which includes a technology park, corporate center, retail district, several residential communities and a nature preserve.

Featuring beautiful Class A suburban office buildings, Whitehall Corporate Center is strategically located on Arrowood Road at I-485. This location offers unparalleled access to all major interstate highways in Charlotte, NC including I-485, I-77 and I-85 and is within a few minute's drive to Charlotte Douglas International Airport. Additionally, Whitehall showcases one of the finest private collections of public art in the Southeast.

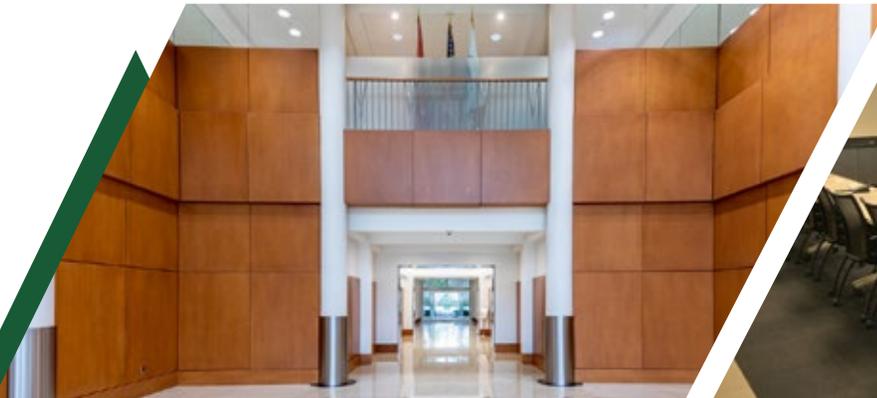
BUILDING ONE 3800 Arco Corporate Drive

DETAILS

- Building Size:** 114,268 SF (Entire Building)
- Parking Ratio:** 4.0 spaces per 1,000 SF
- Lobby:** Floor to ceiling windows, maple wood paneling, 22-foot coffered ceilings and marble flooring
- Efficiency:** Awarded Energy Star label in 2017
- Parking Ratio:** 3.75 spaces per 1,000 SF
- Management:** On-site property management
- Access:** 24/7 building access
- Signage:** Exterior facade signage available

AMENITIES

- Fitness Center:** 6,500 SF state-of-the-art fitness center included
- Food Trucks:** Twice weekly food truck events held on main plaza
- Hotels:** Newly built Springhill Suites on-site and 20+ hotels within a 3 miles radius
- Retail:** 90+ restaurants and numerous shopping centers within a 3 mile radius
- Conference Facilities:** Fully equipped conference rooms and training facilities included within Whitehall Corporate Center



BUILDING TWO 3700 Arco Corporate Drive

DETAILS

Building Size: 128,700 SF

Lobby: Floor to ceiling windows, maple wood paneling, 22-foot coffered ceilings and marble flooring

Efficiency: Energy Star Certified

Parking Ratio: 4 spaces per 1,000 SF

Management: On-site property management

Access: 24/7 building access

AMENITIES

Fitness Center: 6,500 SF state-of-the-art fitness center on site

Food Trucks: Twice weekly food truck events held on main plaza

Hotels: Newly built Springhill Suites on-site and 20+ hotels within a 3 miles radius

Retail: 90+ restaurants and numerous shopping centers within a 3 mile radius

Conference Facilities: Fully equipped conference rooms and training facilities included within Whitehall Corporate Center



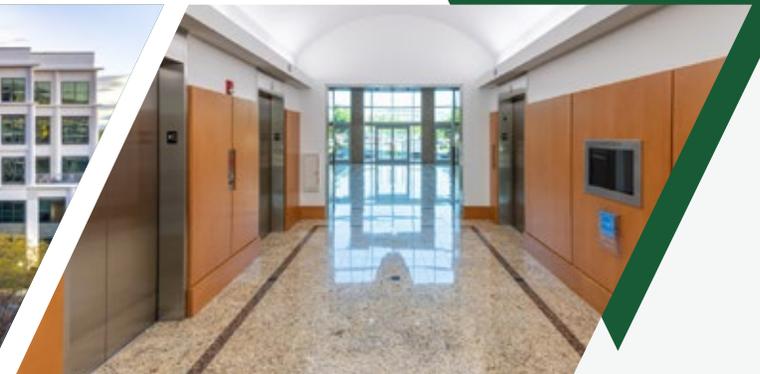
BUILDING THREE 3600 Arco Corporate Drive

DETAILS

Building Size:	178,700 SF
Lobby:	Floor to ceiling windows, maple wood paneling, 22-foot coffered ceilings and marble flooring
Efficiency:	Energy Star Certified
Parking Ratio:	4 spaces per 1,000 SF
Management:	On-site property management
Access:	24/7 building access
Signage:	Exterior facade signage available

AMENITIES

Fitness Center:	6,500 SF state-of-the-art fitness center on site
Food Trucks:	Twice weekly food truck events held on main plaza
Hotels:	Newly built Springhill Suites on-site and 20+ hotels within a 3 miles radius
Retail:	90+ restaurants and numerous shopping centers within a 3 mile radius
Conference Facilities:	Fully equipped conference rooms and training facilities included within Whitehall Corporate Center



BUILDING FOUR 3701 Arco Corporate Drive

DETAILS

Building Size:	210,624 SF
Lobby:	Floor to ceiling windows, maple wood paneling, 22-foot coffered ceilings and marble flooring
Efficiency:	Energy Star Certified
Parking Ratio:	4 spaces per 1,000 SF
Management:	On-site property management
Access:	24/7 building access
Signage:	Exterior facade signage available

AMENITIES

Fitness Center:	6,500 SF state-of-the-art fitness center on site
Food Trucks:	Twice weekly food truck events held on main plaza
Hotels:	Newly built Springhill Suites on-site and 20+ hotels within a 3 miles radius
Retail:	90+ restaurants and numerous shopping centers within a 3 mile radius
Conference Facilities:	Fully equipped conference rooms and training facilities included within Whitehall Corporate Center



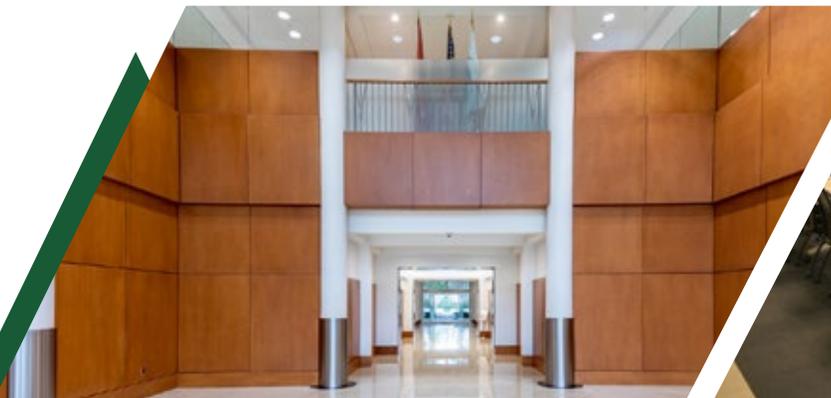
BUILDING FIVE 3545 Arco Corporate Drive

DETAILS

Building Size:	117,000 SF
Lobby:	Floor to ceiling windows, maple wood paneling, 22-foot coffered ceilings and marble flooring
Efficiency:	Energy Star Certified
Parking Ratio:	4 spaces per 1,000 SF
Management:	On-site property management
Access:	24/7 building access
Signage:	Exterior facade signage available

AMENITIES

Fitness Center:	6,500 SF state-of-the-art fitness center on site
Food Trucks:	Twice weekly food truck events held on main plaza
Hotels:	Newly built Springhill Suites on-site and 20+ hotels within a 3 miles radius
Retail:	90+ restaurants and numerous shopping centers within a 3 mile radius
Conference Facilities:	Fully equipped conference rooms and training facilities included within Whitehall Corporate Center



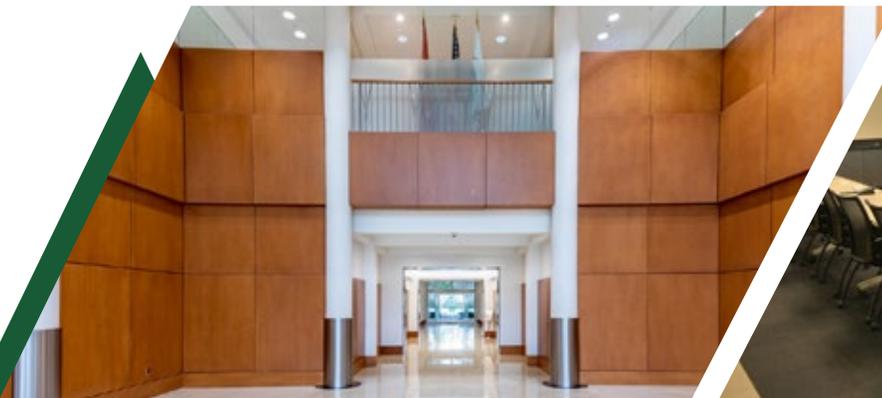
BUILDING SIX 3525 Arco Corporate Drive

DETAILS

- Building Size:** 117,000 SF
- Lobby:** Floor to ceiling windows, maple wood paneling, 22-foot coffered ceilings and marble flooring
- Efficiency:** Energy Star Certified
- Parking Ratio:** 4 spaces per 1,000 SF
- Management:** On-site property management
- Access:** 24/7 building access
- Signage:** Exterior facade signage available

AMENITIES

- Fitness Center:** 6,500 SF state-of-the-art fitness center on site
- Food Trucks:** Twice weekly food truck events held on main plaza
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One of the seven wonders of Charlotte.

The Charlotte Observer



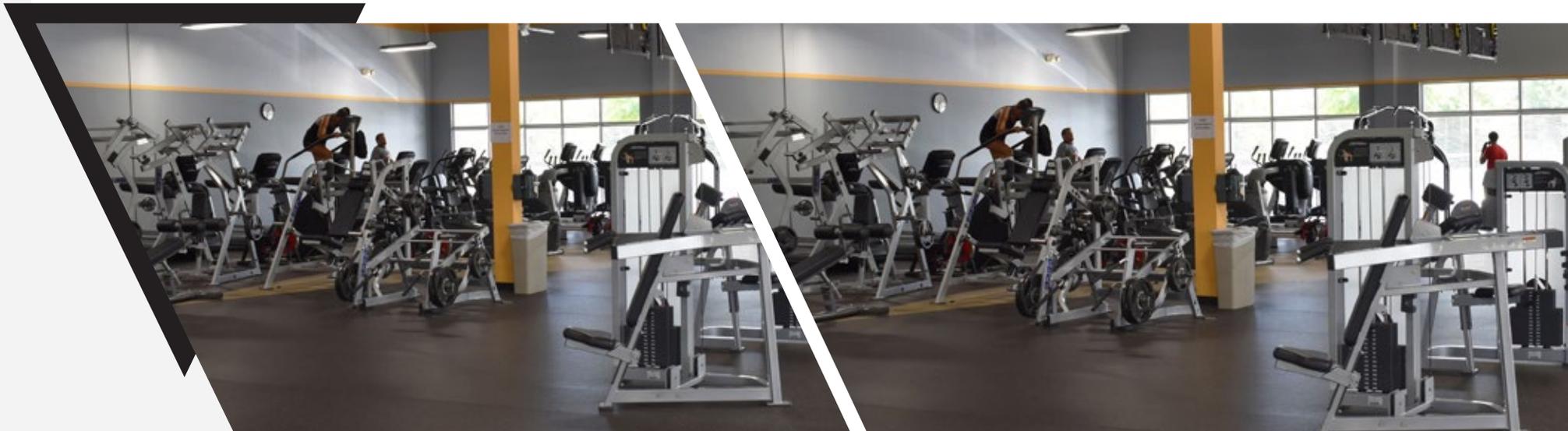
Metal Morphosis was conceived by Count Riprand Arco, Founder and Chairman of American Asset Corporation, when the Count set out to design a visually stunning focal point for AAC's 200-acre office park development - Whitehall Corporate Center.

With its grand plaza, Whitehall Corporate Center presented an opportunity to create something monumental - a sculpture that would inspire both native Charlotteans and visitors alike.

Count Arco approached internationally renowned Czech Sculptor, David Cerny. Cerny's idea for a one-of-a-kind sculpture was conceived, crafted and executed from its original concept, a testament to his technical savvy and his talent as an artist. Cerny says, "I was thinking about doing something as a centerpiece. I knew I wanted to employ water from the beginning." In addition to the water element, Cerny's design also incorporates a complex infrastructure and choreographed movement on a magnificent scale, creating a beautiful synergy of form and function.

FITNESS CENTER

Whitehall Fitness Center is a 6,500 SF state-of-the-art facility exclusive to Whitehall Corporate Center tenants. Whitehall Fitness Center is staffed with a personal trainer and offers cardio and strength training equipment, a variety of group classes as well as locker rooms with showers and towels.





WHITEHALL

The Whitehall area of Charlotte, NC is conveniently located on I-485, minutes away from Charlotte Douglas International Airport and Uptown. This area contains several newly-developed neighborhoods and boasts hundreds of restaurants and retailers including the Charlotte Premium Outlets. Whitehall is also home to Charlotte's first Topgolf facility – the perfect spot for corporate or family outings.

CENTRE GREEN SQUARE

On-site service retail, home to Whitehall Fitness Center, multiple restaurants, dry cleaners and more.

ACCOMMODATIONS & SERVICES

Property Management — On-site Property Management

Parking — Surface Parking throughout the entire office park

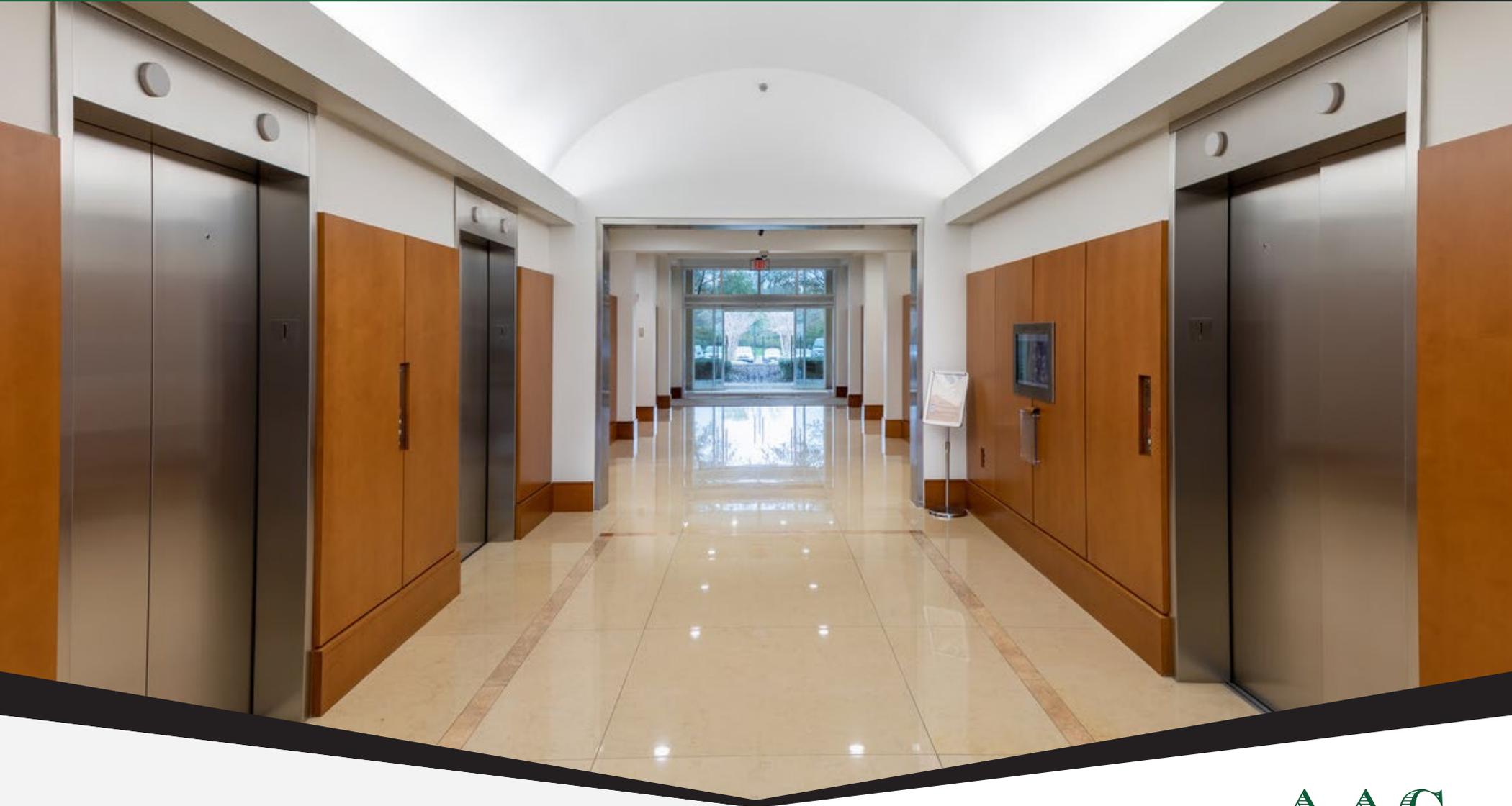
Car Wash — Spiffy Mobile Hand Car Wash and Detail provided on-site

Hotel — Newly built Springhill Suites by Marriot with 120+ rooms on-site.

Food Trucks — Whitehall Eats Alternative, a unique weekly food truck event held on the main plaza surrounding Metalmorphosis.







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American Asset Corporation ("AAC") is a fully integrated real estate company that provides development, construction management, leasing, and property and asset management services. AAC specializes in acquiring, master planning, developing and operating institutional quality real estate assets in strategic locations in the Southeast. AAC has been involved in the development of over 8.0 million sq. ft. of commercial property and retains management and ownership of nearly 6 million sq. ft.