

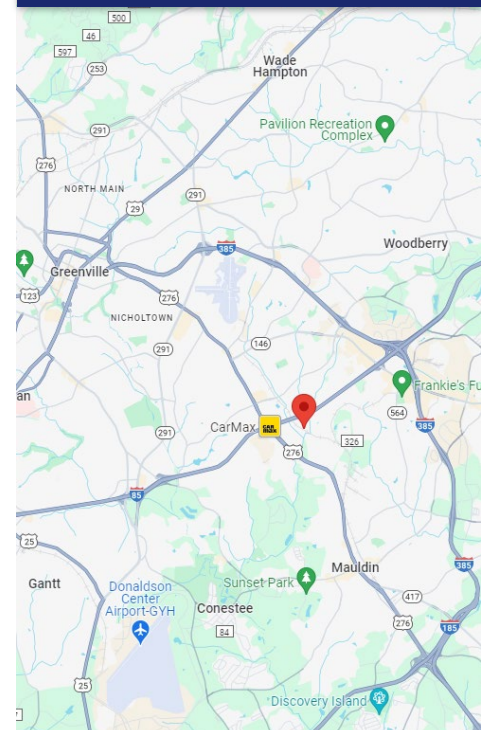


CLASS A OFFICE SPACE AT CU-ICAR | FULLY FURNISHED

**FOR SUBLEASE:
\$18.00/SF + NNN**

One Research Drive

- Suite 110: ±12,894 SF Class A office space available for sublease
- Located on the first floor of One Research Drive at Clemson University International Center for Automotive Research (CU-ICAR)
- One Research Drive is the sixth and final building in Technology Neighborhood I and located adjacent to the BMW Information Technology Resource Center
- Fully furnished - beautiful modern lobby area, exterior patio, 15+ private offices/meeting rooms, conference spaces and lounge seating areas throughout
- Parking garage on campus for employees and visitors
- Secured keycard access, LED overhead accent lighting, expansive windows with multiple shade options, electric stand-up desks and modern furniture
- Initial Term expires: September 2030
- NNN Estimated \$7.00/SF



CU-ICAR CAMPUS



The 250-acre campus is midway between Charlotte and Atlanta on the I85 corridor. The development represents a strategically focused automotive and motorsports research campus. CU-ICAR is composed of 5 technology neighborhoods, each designed uniquely for optimizing an innovative and collaborative environment.

ONE RESEARCH DRIVE

One Research Drive is the 6TH and final building in Technology Neighborhood I and located adjacent to the BMW Information Technology Resource Center

The four-story multi-tenant facility houses office, classroom and laboratory spaces for several tenants, including JTEKT Koyo, the Clemson University Center for Advanced Manufacturing and the College of Engineering, Computing and Applied Sciences.



INFORMATION

SUBLEASE RATE	LOCATION	SIZE	MISC.
\$18/SF + NNN	Suite 110	±12,894 SF	LEED Certification: Silver
Term expires: September 2030	Tax Map: M010060100220	First Floor	Parking: 6:1,000 RSF
Available Immediately	City Limits	Building: ±82,000 SF	Building Built: 2015

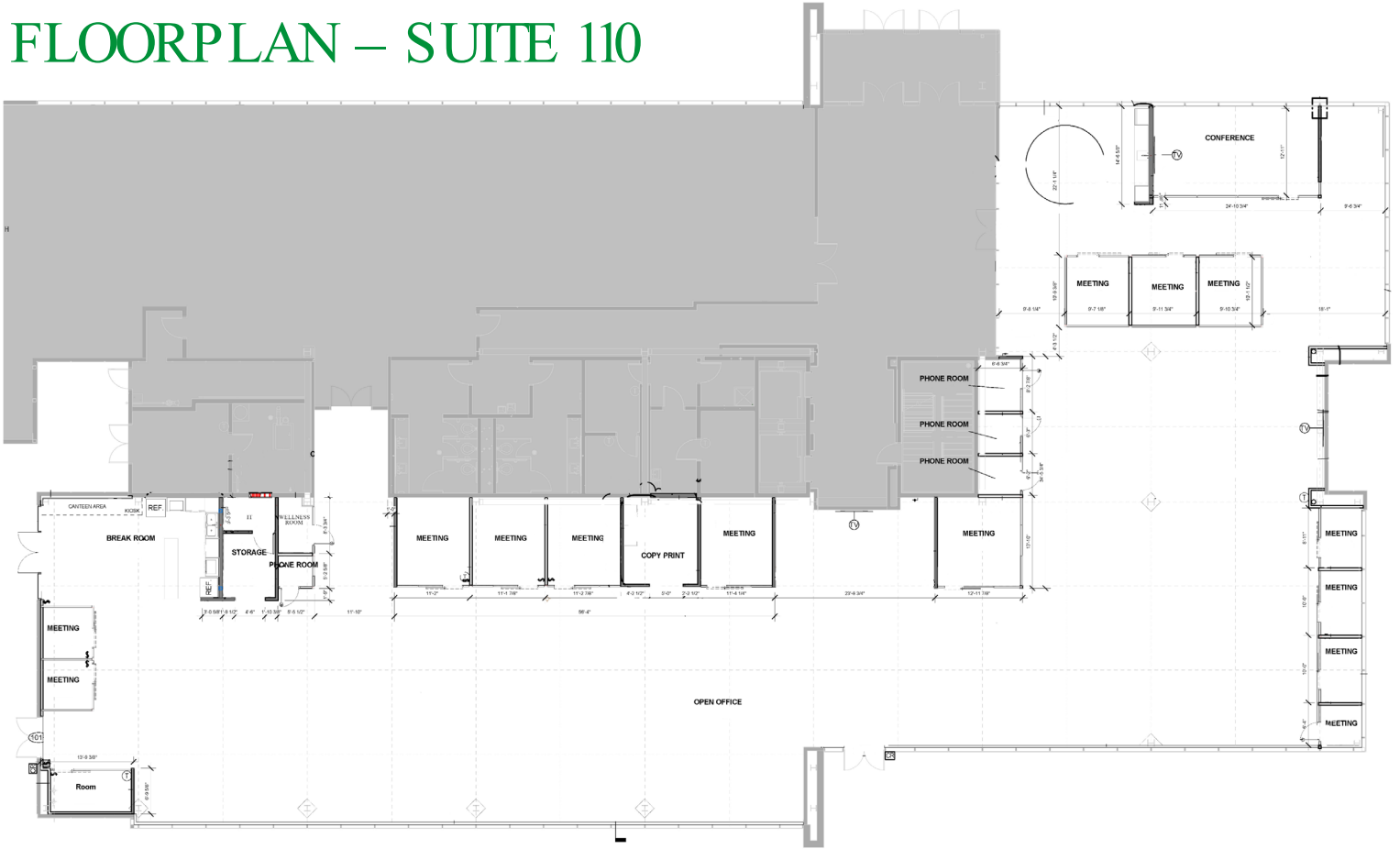
CU-ICAR CAMPUS - AMENITIES

CU-ICAR offers many on-site amenities available for Tenants. Additional details and information can be found [here](#).



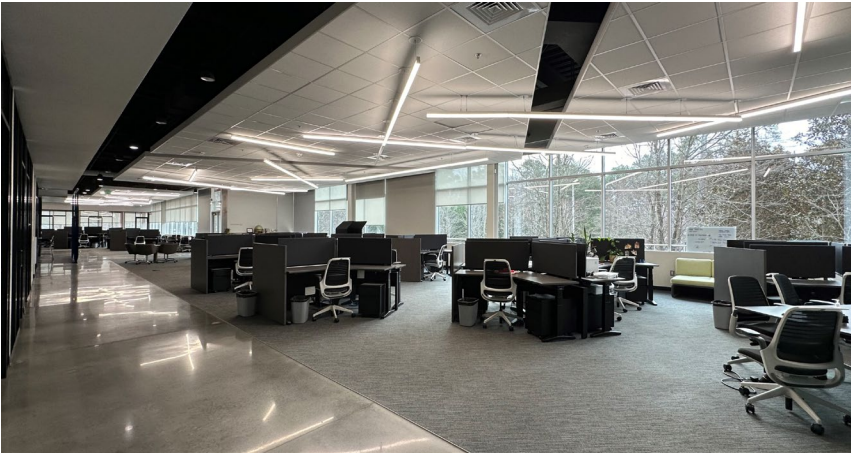
- Fitness Center (Located on the 2nd floor of Innovation Place)
- Parking Garage (1,200 spaces)
- Tenant Lounge & Cafe
- Outdoor Landscaped Park
- Courtyard/Patio
- Rooftop Terrace
- On-Site Public Transit

FLOORPLAN – SUITE 110



FEATURES - SUITE 110

This first-floor fully furnished class A office space is now available for sublease. This top-of-the-line space features:



- Stunning lobby with modern seating and wet bar area
- Large open space with multiple cubicles
- 4 Phone Rooms
- 15 Meeting Rooms/Offices
- Break Room and Wellness Room

- Conference Room (meeting rooms could also be conference space)
- Storage, IT Room, and Copy Print Room
- Multiple lounge TV seating areas
- Restrooms located in the common lobby
- Ample exterior patio space with multiple access areas



GALLERY – SUITE 110

Contact Agent for additional photos and videos.

