

## A Leading Headquarters City

### Charlotte welcomes new companies with a wealth of amenities

Charlotte's most surprising characteristic is that this little Southern city is home to some of the largest corporations in North America.

Our eight Fortune 500 headquarters tied us for sixth in a recent national ranking. That list didn't include corporate giant Lowe's, which operates just outside our county boundaries. Nor did it count privately held Compass Group North America or Belk Inc., each with annual sales in excess of \$2.2 billion. In fact, Charlotte is home to 22 companies with more than \$1 billion in annual sales.

With so many companies based or doing business here, some might say that Charlotte's business is business. We have such a pro-business environment that more than 328 of Fortune's top 500 companies have placed one or more facilities within Mecklenburg County. The Queen City is one of the most business-focused cities in the country.

Yet don't let the big numbers fool you. Charlotte offers a nurturing climate for regional, national and international companies of all sizes. Our high quality of life, reasonable cost of living, world-class arts and major league sports, as well as educational and advancement opportunities attract talented individuals from around the globe. Often, workers enjoy life here so much, they pass up following a promotion to another city.

Charlotte is best known for our banking powerhouses Bank of America and Wachovia Corp., which helped grow this once-sleepy town into a sit-up-and-take-notice metro area. Yet our largest industry segment is wholesale trade, followed by services, manufacturing and construction. Businesses here support anything a company needs to relocate to or operate in Charlotte.

### *Pro-business Environment*

A steady influx of new residents moving to Charlotte each year keeps the city's business and social structure fresh and vibrant. The Queen City welcomes — and even encourages

— new leaders to help shape and build its future. This is an easy city for making fresh starts and leaving a mark on a company or on the community.



Our business community is actively engaged in setting public policy. Many of Charlotte's top leaders, including our current mayor, come directly from the corporate sector.

Charlotte has a long-standing tradition of public-private cooperation. City leaders work closely with the private sector when planning development and carrying out large projects for the good of Charlotte. Working together, public and private leaders in recent years transformed the downtown streetscape from a business-centric center that appeared dead after dusk into a vibrant 24/7 metropolis bustling with residents, restaurants, retail and entertainment. It took public and private efforts to build our downtown basketball arena, under construction now, and bring back NBA basketball.

We take pride in our city. Our streets are clean, well paved and landscaped. Buildings, particularly office and new industrial parks, reflect high architectural standards. We plan for

Charlotte ranks  
sixth nationally  
in number of  
headquartered  
Fortune 500  
companies.



Caribbean. The airport is less than 25 minutes away from most Charlotte business parks.

Just as the airport draws regional offices of multinational corporations, our interstate system attracts manufacturing and distribution. Interstate 77 passes through Charlotte on its route north and south. Interstate 85 leaves Charlotte toward Atlanta to the south and Washington, DC to the north.

## Research and Development Center

Higher education is key to any city's — and company's — future growth and current strength. Within our region, 30 public and private institutions offer degrees. Thirteen schools offer graduate degrees, including master's and doctoral programs, in a variety of disciplines and with flexibility to meet the hectic schedules of today's employees. Charlotte is home to the state's largest community college, and the Charlotte campus of The University of North Carolina is the fourth largest in the 16-campus UNC system.

The University of North Carolina at

*With over 500 daily flights, few cities are better connected.* and incorporate public spaces that enhance quality of life and give harried workers places to pause.

North Carolina is a right-to-work and employment-at-will state. At 3.2 percent, North Carolina's rate of unionization continues to be the lowest among the 50 states.

## Great Air Access & Excellent Roads

Charlotte is a huge transportation and distribution center. At its heart, Charlotte/Douglas International Airport, home to US Airway's largest hub, offers non-stop service to 167 different cities, including Frankfurt, London, Munich, Toronto, Mexico City and the



## Charlotte's Fortune 500 Headquarters

Name	2006 Revenue (Billions)
Bank of America (banking)	\$117.0
Lowe's (retail)	\$46.9
Wachovia, Corp. (banking)	\$46.8
Duke Energy (utilities)	\$15.9
Nucor (metals)	\$14.8
Sonic Automotive (automotive retailing)	\$8.7
Family Dollar (retail)	\$6.4
Goodrich Corp. (aerospace and defense)	\$5.9
SPX (electronics)	\$4.7

Charlotte has grown to become one of the top players in developing optoelectronics and other advancing technologies. UNC Charlotte's College of Information Technology is one of only 50 universities recognized by the National Security Agency as a Center of Academic Excellence in Information Assurance Education, and the university has one of the few PhD programs in information technology in the country.

With an emphasis on finding interdisciplinary solutions to real-world problems, the university's Charlotte Research Institute partners with industry to help make them more competitive in the world marketplace. Engineers and physicists collaborate to put quality control into manufacturing processes, explore cheaper and faster ways to communicate information optically, and secure data and ensure privacy in cyberspace.

The institute currently occupies seven buildings totaling more than 1.1 million square feet. The expansion provides the Charlotte Research Institute with additional instructional and laboratory space in which to team with businesses seeking solutions to industry challenges. Developing space on the U.S. 29 side of the UNC Charlotte campus also will allow a number of new business associates to join Intel,



Boeing, Caterpillar, Intepoint and others who currently enjoy close proximity to UNC Charlotte researchers.

*A superior quality of life is a major attraction to Charlotte.*

## *Dynamic International Community*

Culturally diverse businesses and social organizations enrich Charlotte and in recent years have become integral threads in our community fabric. Growing Hispanic and Asian enterprises blend with Charlotte's long-time community of African-American businesses small and large.

More than 740 foreign-owned firms, representing 40 countries, operate in the metro area, which includes Charlotte-Mecklenburg and surrounding counties. A large number of major manufacturers and service providers here have overseas operations, joint ventures and/or export sales.

The Mayor's International Cabinet serves as a forum for international issues and interests. The cabinet offers citizens access to local government officials and works with local international organizations to promote public awareness of Charlotte's ethnic diversity and international connections.



Superior schools are attractive to relocating families.

Three public "immersion" schools instruct students exclusively in Japanese, French, German and Spanish. Collectively, area residents speak 600 languages.

## Quality of Life for Everyone

Whether large or small, home-grown or multinational, Charlotte is a city for every company. We live for business, and make business easy to do.

People like living in Charlotte, and relocating companies successfully recruit highly talented individuals from all regions of the U.S. and abroad to Charlotte. If you're considering a move, give Charlotte a look. Come join the other companies who moved to Charlotte, put down roots and thrived.

## Charlotte's Expanding Office Market

Charlotte's office market has blossomed in recent years to accommodate companies looking for a pro-business city on key transportation routes that has cultural amenities, high quality of life and an attractive climate and is also affordable for employees throughout the company.



## Charlotte Market Summary

Type:	Rentable Million Sq. Ft.
Multi-tenant	
Class A	23.8
Class B	14.1
Class C	4.6
Single-tenant	17.0
<b>Total:</b>	<b>59.5</b>

Source: Carolinas Real Data, 2007

## Trends in Office Space Charlotte-Mecklenburg

Date	Rentable Million Sq. Ft.
2007	42.5
2006	41.8
2005	40.1
2004	38.3
2003	37.9



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