

1520 SOUTH

1520 SOUTH

BOUTIQUE OFFICE BUILDING IN
THE HEART OF SOUTH END



BEACON
PARTNERS

CLAIRE SHEALY LOVETTE

704.607.1984 (c) | 704.926.1409 (d)
claire@beacondevelopment.com

WILLIAM MANN

901.210.3908 (c) | 919.261.7566 (d)
william@beacondevelopment.com

1520 South is conveniently located at a highly visible corner of South Boulevard and East Park Avenue in the South End submarket. This desirable location is less than a mile from downtown Charlotte and minutes from several of Charlotte's most walkable neighborhoods.

1520
SOUTH



1520
SOUTH BOULEVARD
NEAR DILWORTH,
MYERS PARK AND
EASTOVER



FREE
PARKING
ON-SITE
3.0/1,000



EASY
ACCESS TO
1-77, I-277 +
CHARLOTTE CBD



THREE-STORY
90,000 SF
OFFICE BUILDING



STEPS FROM
THE LIGHT RAIL AT
BLAND ST.
STATION



WALKING
DISTANCE
TO RESTAURANTS,
BREWRIES +
LOCAL HOT SPOTS

**BUILDING EXTERIOR AND ENTRYWAY
RENOVATIONS COMING IN 2026!**



CLAIRE SHEALY LOVETTE
704.607.1984 (c) | 704.926.1409 (d)
claire@beacondevelopment.com

WILLIAM MANN
901.210.3908 (c) | 919.261.7566 (d)
william@beacondevelopment.com



1520
SOUTH

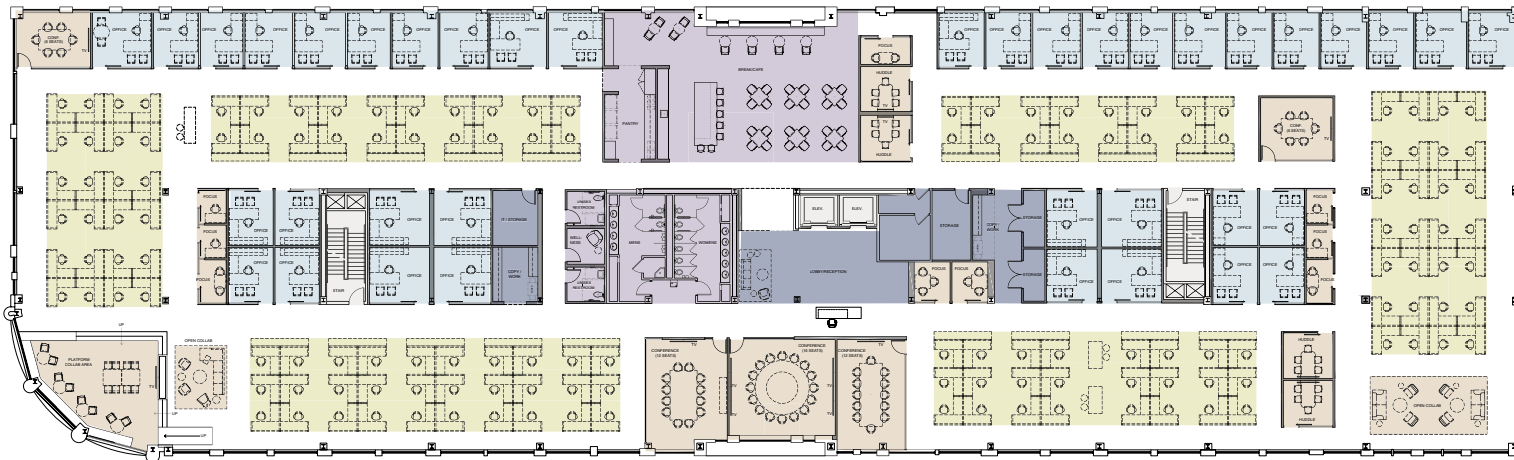


SUITE 300 | ± 33,515 SF

SAMPLE TEST FIT



■ Private Office
 ■ Work Station
 ■ Meeting Space
 ■ Break Room & Restrooms
 ■ Reception & Storage
 ■ Core



WORKSPACES

Private Offices	38
Workstations	142
TOTAL	180

MEETING SPACES

Focus Rooms 1-3 seats	9
Huddle Rooms 5 seats	4
Small Conference 6 seats	2
Large Conference 12 seats	2
X-Large Conference 16 seats	1
Open Collaboration	2

SHARED SPACE & SUPPORT

Reception	1
Break Cafe	1
Storage	3
Copy/Work	2
IT Room	1
Wellness	1



CLAIRE SHEALY LOVETTE
 704.607.1984 (c) | 704.926.1409 (d)
 claire@beacondevelopment.com

WILLIAM MANN
 901.210.3908 (c) | 919.261.7566 (d)
 william@beacondevelopment.com

WALKABLE AMENITIES (WITHIN A 3-BLOCK RADIUS)

1520
SOUTH



CLAIRE SHEALY LOVETTE
704.607.1984 (c) | 704.926.1409 (d)
claire@beacondevelopment.com

WILLIAM MANN
901.210.3908 (c) | 919.261.7566 (d)
william@beacondevelopment.com

1520 SOUTH



BEACON
PARTNERS

CLAIRE SHEALY LOVETTE

704.607.1984 (c) | 704.926.1409 (d)
claire@beacondevelopment.com

WILLIAM MANN

901.210.3908 (c) | 919.261.7566 (d)
william@beacondevelopment.com