

1520 SOUTH

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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 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!



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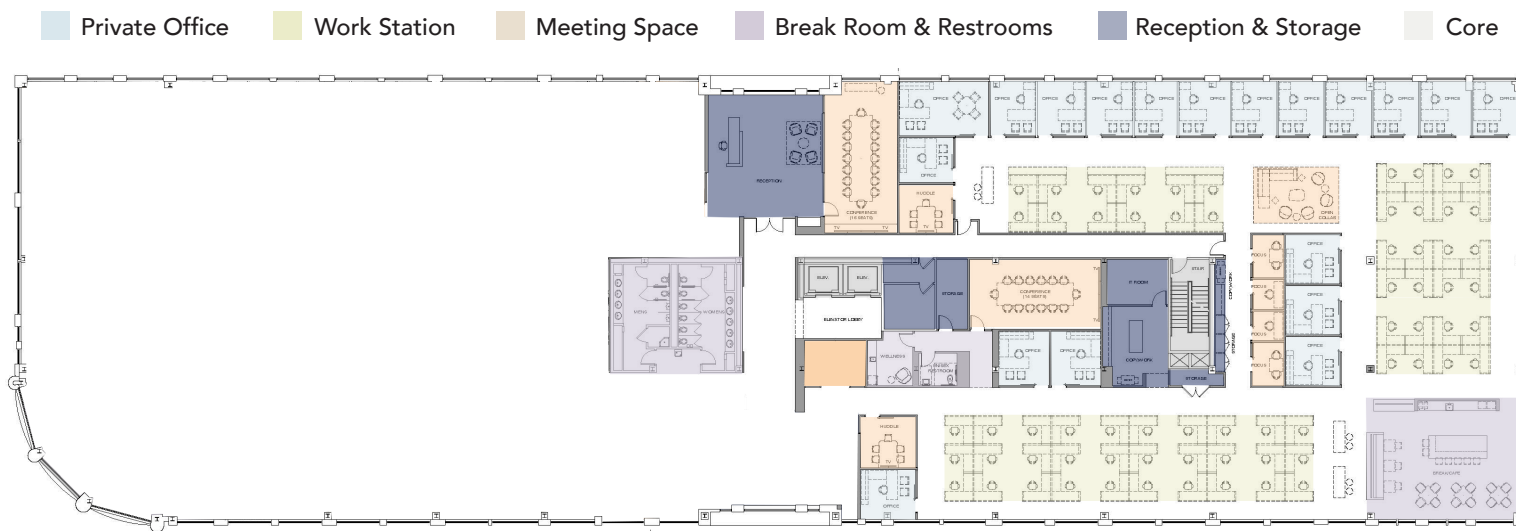
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SUITE 300-B | ± 16,500 SF



SAMPLE TEST FIT



WORKSPACES

Private Offices	19
Workstations (6'x6')	66
TOTAL	85

MEETING SPACES

Focus Rooms 1-3 seats	4
Huddle Rooms 4-5 seats	3
Large Conference 12 seats	1
X-Large Conference 14 seats	1
Open Collaboration	1

SHARED SPACE & SUPPORT

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



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WALKABLE AMENITIES (WITHIN A 3-BLOCK RADIUS)

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