

1520 SOUTH

# 1520 SOUTH

BOUTIQUE OFFICE BUILDING IN  
THE HEART OF SOUTH END



BEACON  
PARTNERS

**CLAIRE SHEALY**

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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



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## Area Amenities

### CLOSE NEIGHBORS

YUNTA NIKKEI  
YAMAZARU SUSHI & SAKE  
LINK & PIN SOUTH END  
THE WATERMAN FISH BAR  
SUFFOLK PUNCH  
CHIPOTLE  
VELVET TACO  
FIVE GUYS

# SUITE 300-A | ± 16,500 SF

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## SAMPLE TEST FIT



### WORKSPACES

Private Offices	17
Workstations (6'x6')	61
<b>TOTAL</b>	<b>78</b>

### MEETING SPACES

Focus Rooms   1-3 seats	3
Huddle Rooms   5 seats	3
Small Conference   6 seats	1
Large Conference   10 seats	1
X-Large Conference   16 seats	1
Open Collaboration	2

### SHARED SPACE & SUPPORT

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



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