

1520 SOUTH

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BOUTIQUE OFFICE BUILDING IN  
THE HEART OF SOUTH END



BEACON  
PARTNERS

**CLAIRE SHEALY LOVETTE**

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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 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!**



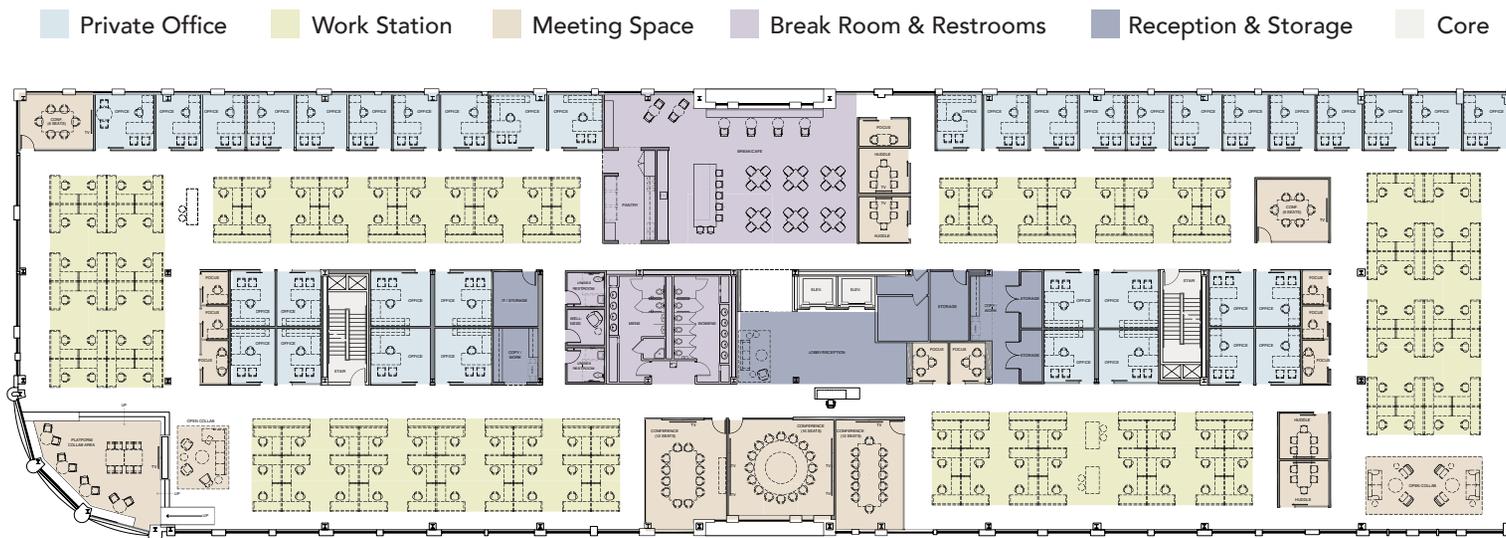
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## SAMPLE TEST FIT



### WORKSPACES

Private Offices	38
Workstations	142
<b>TOTAL</b>	<b>180</b>

### 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

# WALKABLE AMENITIES (WITHIN A 3-BLOCK RADIUS)

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