

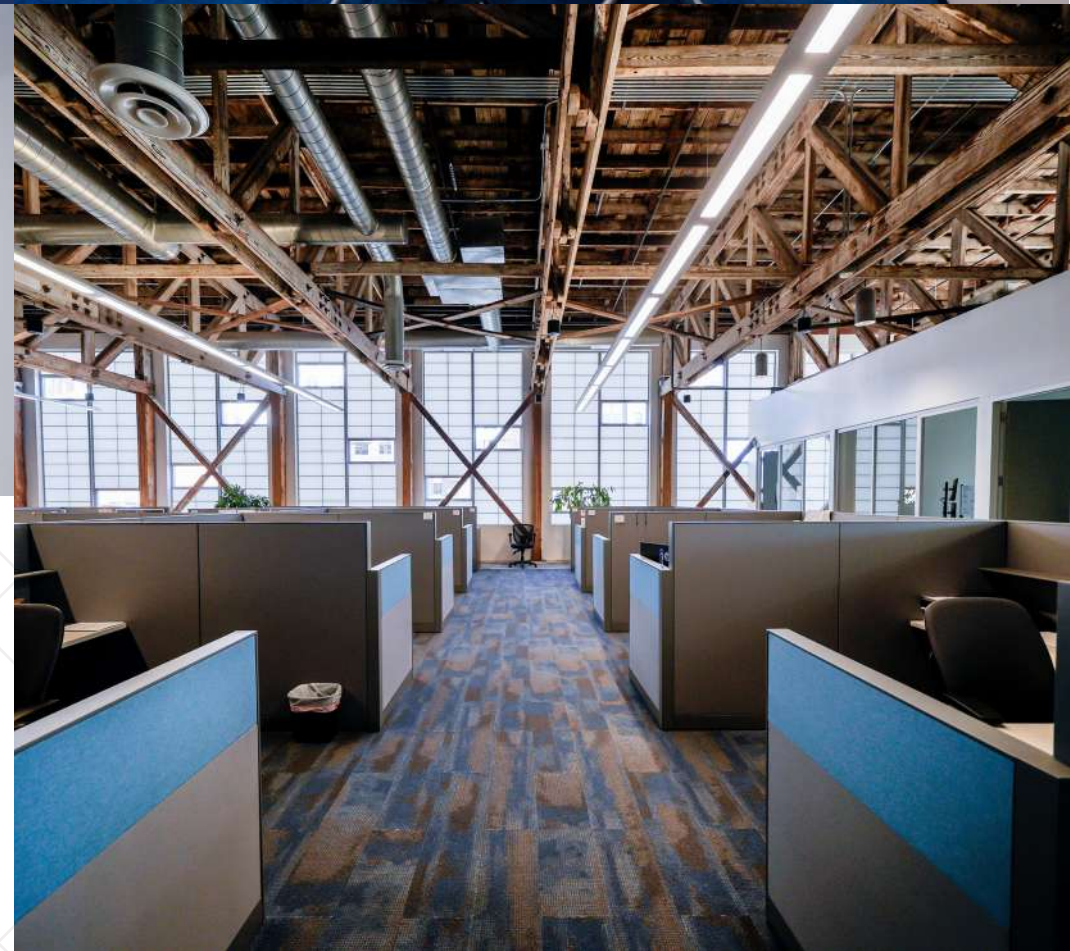
# 411 SOUTH BLVD



**+/- 21,179 SF** ADAPTIVE REUSE  
OFFICE BUILDING

# 4111 SOUTH BLVD

The building consists of a 21,179 sf renovation of two relocated aircraft hangers along a major corridor in Charlotte's Lower South End. The layout of the property includes large open work areas that utilize natural light through curtain wall and Kal-Wal systems. The exposed trusses and roof decking are illuminated and finishes include high-end glass, ceramic tile, reclaimed wood, exposed concrete floors and specialty carpets to create a clean "New Age" office space.



**+/- 21,179 SF**

ADAPTIVE REUSE BUILDING

**Availability**

1/1/2026

**Parking**






4.1 / 1,000 (82 SPACES) IN SURROUNDING SURFACE PARKING LOT

# FLOOR PLAN

VIRTUAL TOUR 



## LEGEND

-  RECEPTION/STORAGE
-  BREAK ROOM & RESTROOMS
-  PRIVATE OFFICE
-  MEETING SPACES
-  WORKSTATION

## WORKSPACES

PRIVATE OFFICES	21
WORK STATIONS	65
TOTAL	86

## MEETING SPACES

SMALL CONFERENCE   6 - 8 SEATS	2
LARGE CONFERENCE   10 SEATS	1
X-LARGE CONFERENCE   14 SEATS	1

## SHARED SPACE & LAYOUT

RECEPTION	1
BREAK CAFÉ	3
COPY/WORK	2
STORAGE	3
WELLNESS	1

# AMENITIES



**SINGLE-TENANT BUILDING ON SOUTH BOULEVARD WITH ABUNDANT PARKING**

**BUILT AS 2 AIRPLANE HANGARS IN THE 1930S, THE BUILDING WAS DISMANTLED AND MOVED TO SOUTH BLVD IN 1955**

**SPACE RENOVATED IN 2022 WITH HIGH-END FEATURES**

**LARGE OPEN WORKSPACE WITH CENTRAL PRIVATE OFFICES**

**PRIVATE OUTDOOR PATIO**

**ON-BUILDING SIGNAGE AVAILABLE**



# 411 SOUTH BLVD

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Beacon Partners is a commercial real estate firm specializing in the development, acquisition, and operation of industrial, office and mixed-use properties. Beacon leases, owns or manages more than 175+ million square feet of space throughout the Carolinas.