

900 BAXTER STREET

CHARLOTTE, NC 28204

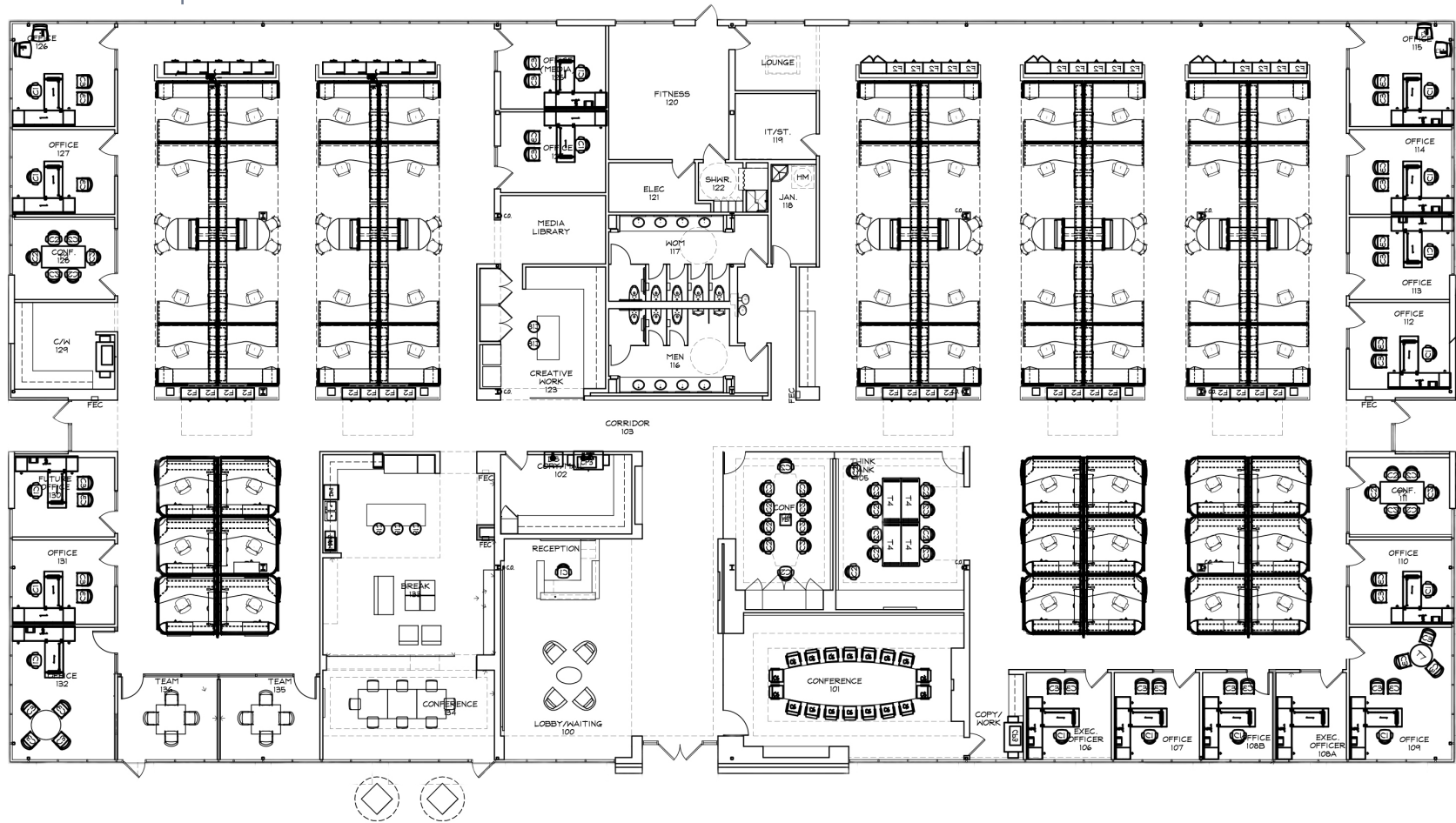
MIDTOWN CREATIVE OFFICE
FULL BUILDING AVAILABLE





- $\pm 19,430$ total SF, 1 story building for a single tenant user available September 2020
- Ideally located just outside of Uptown for superior access
- Proximate to I-77 and I-277 for efficient commute and airport access
- Situated on the corner of S McDowell and Baxter for prominent McDowell Street signage opportunity
- Numerous nearby amenities including the DOWD YMCA, Little Sugar Creek Greenway, Atrium Health's Main Campus, and the Metropolitan
- Parking ratio 3 per 1,000 surface parking
- Beacon Partners leases and manages over 1 million SF of office space in Midtown and South End

+/-19,430 SF

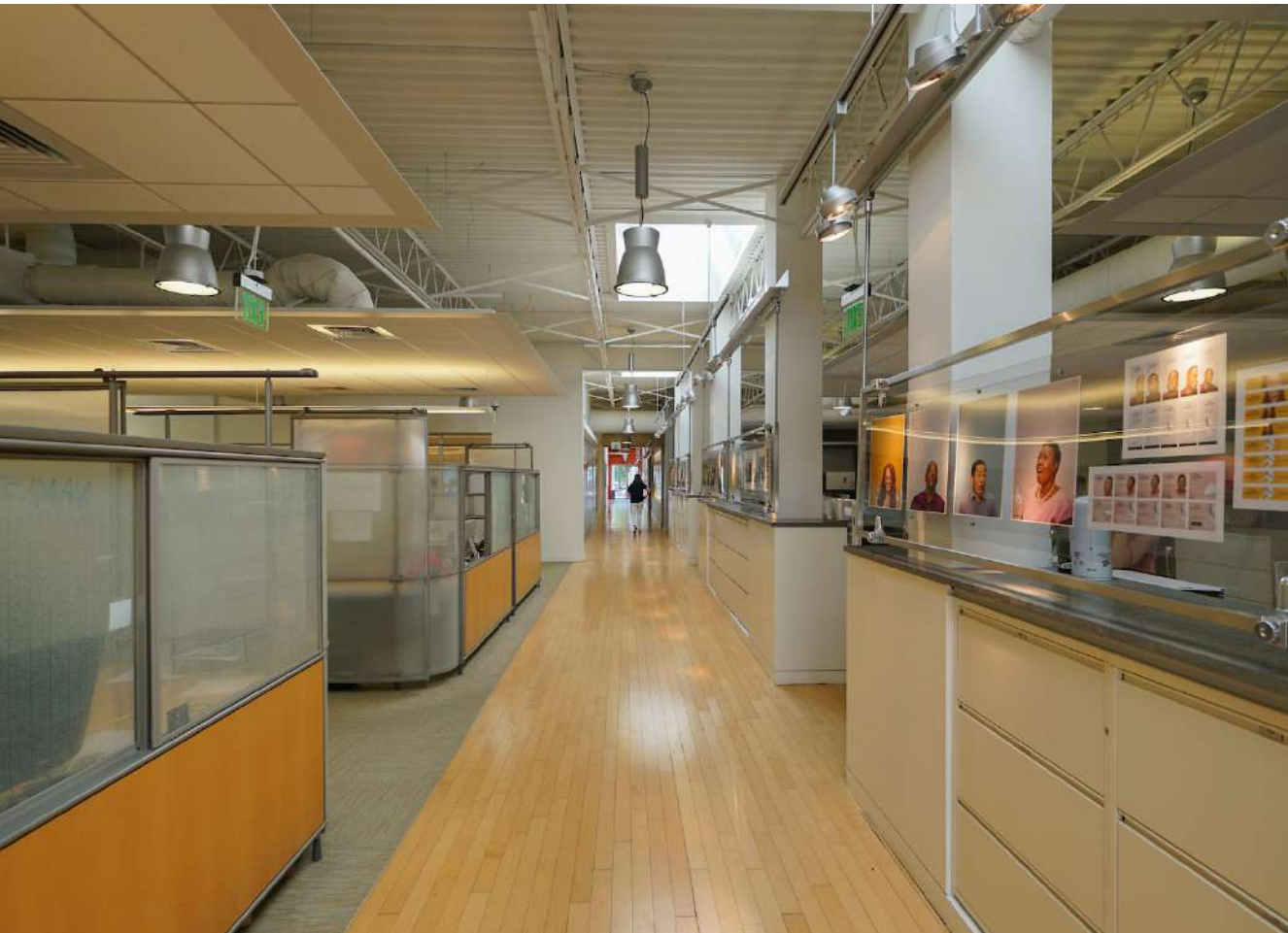


Mix of PRIVATE and OPEN offices with LOUNGE areas + FITNESS center

Immense NATURAL LIGHT with FLOOR-TO-CEILING WINDOWS on the perimeter of the building



Ideal work environment of PRIVATE and COLLABORATIVE SPACES

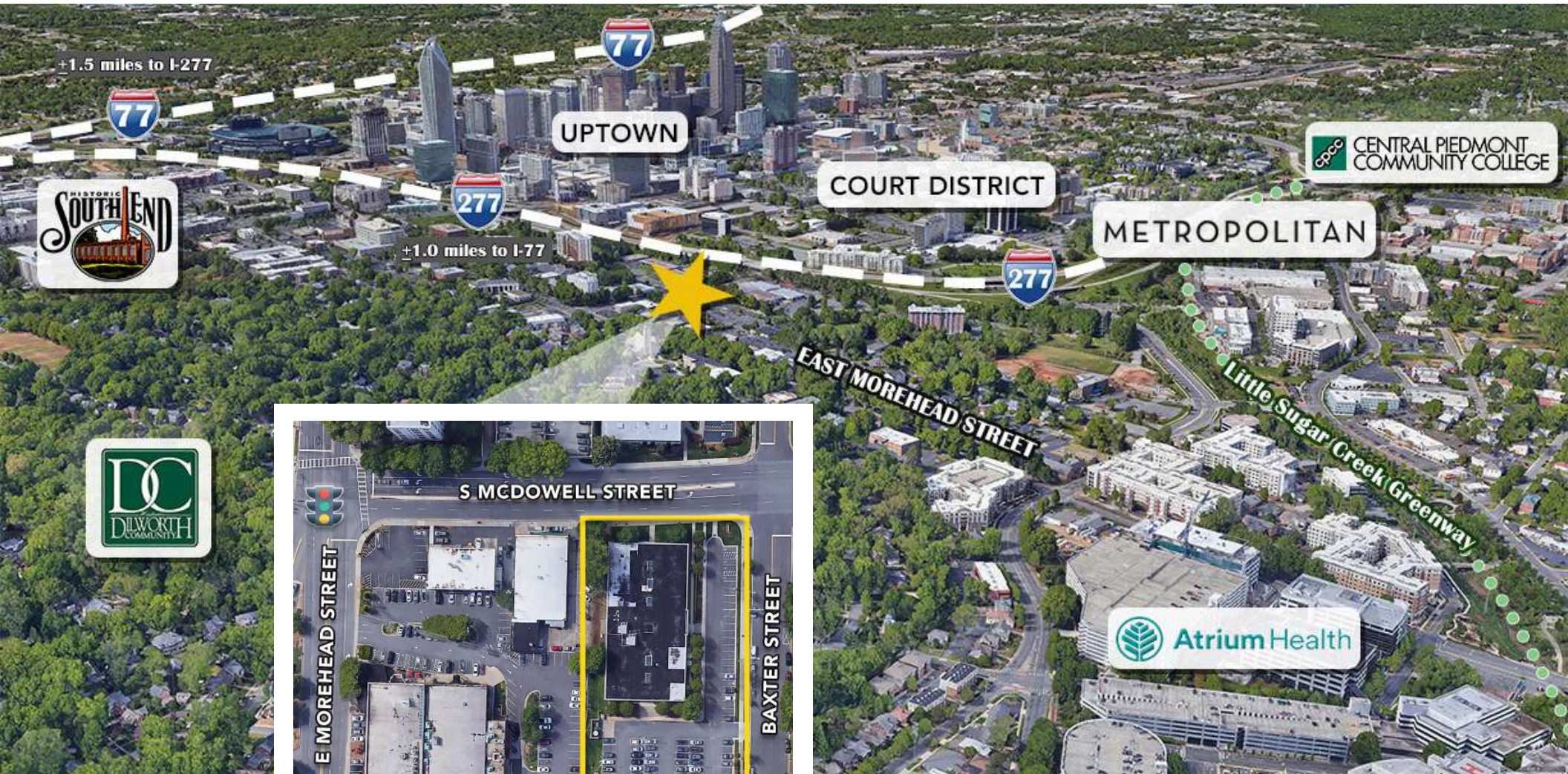




MIDTOWN SCENE



CONVENIENCE





Meaningful **BRANDING OPPORTUNITIES** visible from the vibrant **MCDOWELL STREET** corridor into Uptown

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FOR MORE INFORMATION, CONTACT:

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