

STOP HERE

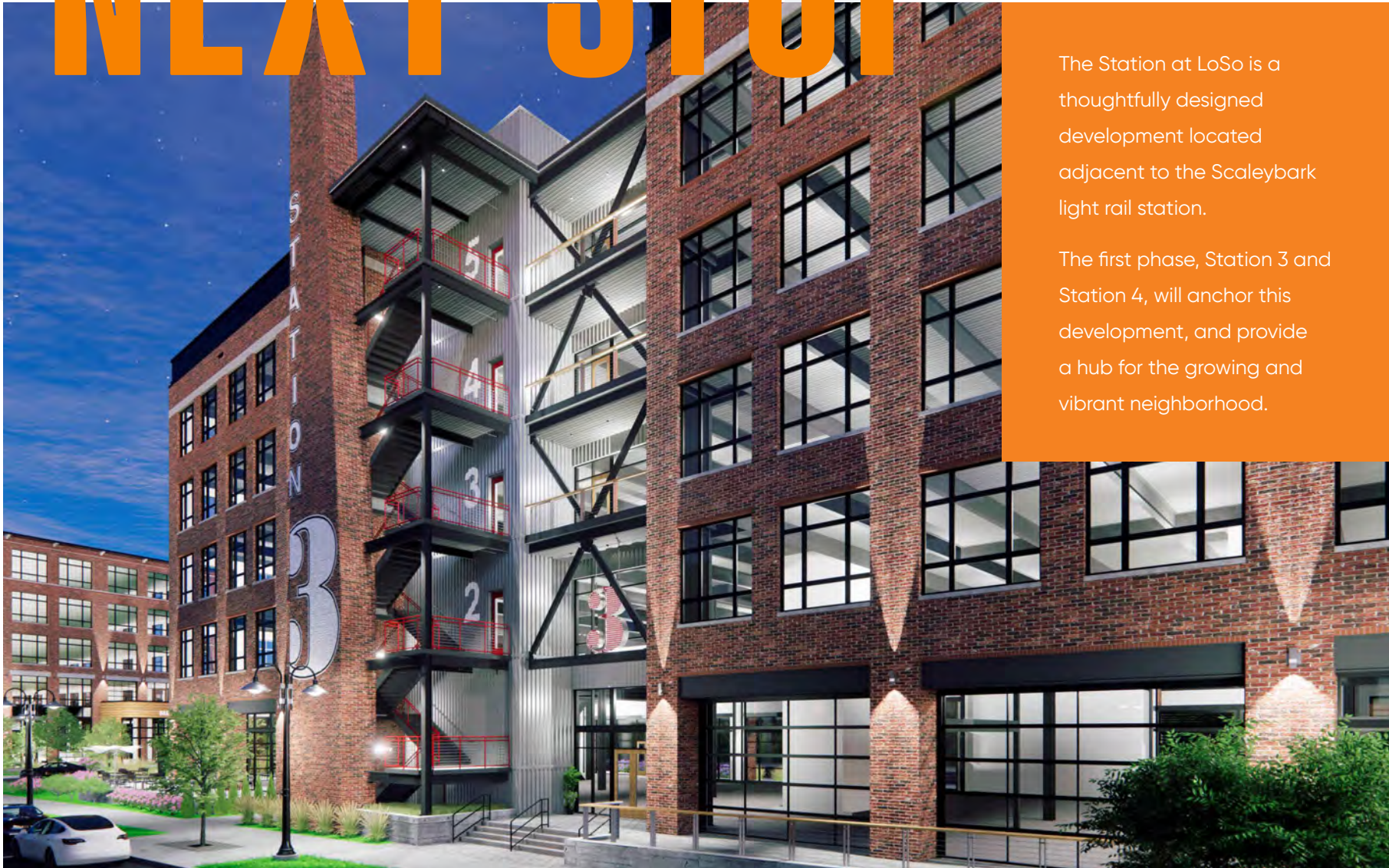
LIVE HERE

THE STATION
— AT LOSO —

HANG HERE

WORK HERE

Charlotte's **NEXT STOP**



The Station at LoSo is a thoughtfully designed development located adjacent to the Scaleybark light rail station.

The first phase, Station 3 and Station 4, will anchor this development, and provide a hub for the growing and vibrant neighborhood.

OVERVIEW

LET US INTRODUCE
OURSELVES



Is Here

A 15-ACRE MIXED-USE
DEVELOPMENT IN THE
HEART OF CHARLOTTE'S
LOWER SOUTH END.



SITE PLAN



GETTING HERE IS EASY

NOTABLE TRAVEL TIMES

10-MINUTE

Drive to Charlotte Douglas International Airport, Uptown, Dilworth, and Myers Park

7-MINUTE

Light Rail ride to Uptown and 8 minutes to Pineville

1-77 NEARBY

Access connects drivers to the greater Charlotte region





WORK HERE



ATRIUM-STYLE
OPEN-AIR LOBBIES

EXTERIOR
STAIRCASES

PRIVATE TERRACES

Stations 3 and 4 deliver a compelling mix of indoor-outdoor retail and office space that let's you get business done your way. Everything from the smallest detail to the biggest feature was designed to create an inspiring, efficient, wellness-oriented workplace that helps attract and retain employees.

- Office suites from 5,000-105,000 SF
- Brick façades with oversized, operable windows
- Entry via open-air lobby with state-of-the-art elevators, or via exterior staircases
- Expansive private terraces on each floor
- Unparalleled views of South End and Uptown Charlotte
- Free, on site parking, lots and lots of it
- Direct access to The Rail Trail
- Adjacent to the Scaleybark Light Rail stop
- Outdoor park



MORE THAN JUST
a Place to
WORK

STATION 3 / STATION 4



A WELLNESS, ORIENTED WORKPLACE

A WORK ENVIRONMENT THAT WORKS FOR YOU

50-PERSON TRAINING ROOM WITH INDOOR/OUTDOOR SPACE

2,000 SF

TENANT DEDICATED FITNESS AND LOCKER ROOMS, FEATURING PELOTON BIKES

TOUCHLESS PLUMBING AND ELECTRICAL FIXTURES

MECHANICAL UNITS WITH 100%

FULL ECONOMIZERS allow more outside air into the building during favorable conditions



Applying for LEED and FITWEL certifications

STATE OF ART

OPERABLE WINDOWS THROUGHOUT

TOUCHLESS BUILDING ACCESS

BEST-IN-CLASS
13 MERV AIR
AIR FILTERS

ANTI-MICROBIAL SURFACES



SECURED ACCESS TO EACH FLOOR VIA TOUCHLESS ELEVATORS AND EXTERIOR STAIRCASES

INDOOR-OUTDOOR WORKSPACE ON EVERY FLOOR

DESIGNED WITH THE GOAL OF ACHIEVING LEED-NC V4 CORE AND SHELL SILVER CERTIFICATION



WILL MEET OR EXCEED ASHRAE
62.1 STANDARDS FOR VENTILATION

L

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OUTDOOR
LIFESTYLE



HANG

O



LOSO VILLAGE 52,000 SF
FOOD AND BEVERAGE DESTINATION

INDOOR-OUTDOOR DINING AND RETAIL 30,000 SF ON THE GROUND FLOOR OF STATIONS 3 AND 4 SOON-TO-BE-LAUNCHED

HERE

PUBLIC TRANSPORTATION



A BUSTLING ENTERTAINMENT DISTRICT ON THE VERGE OF SOUTH END



ACCESS

BIKABLE

WALKABLE

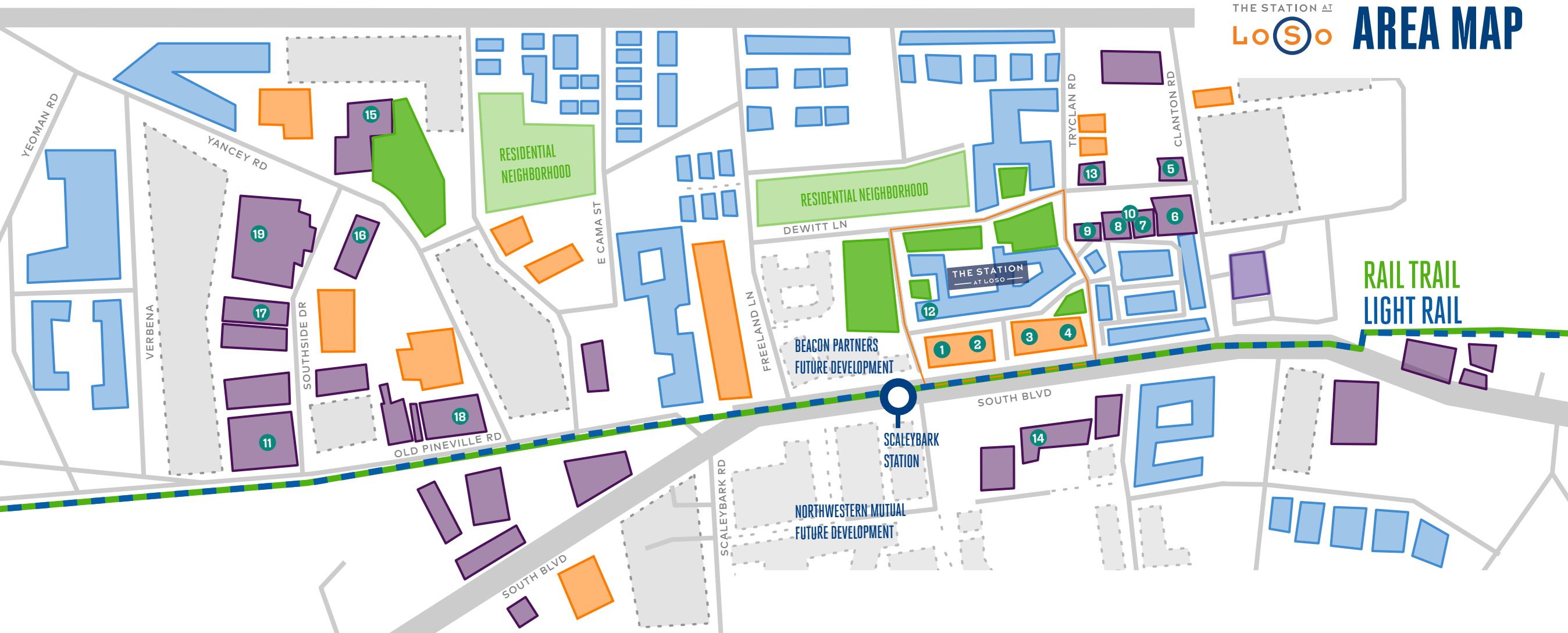
SCOOTABLE



The Platform

A NEW UNIQUE DINING DESTINATION 35,000 SF

FEATURING BREWERIES AND MODERN RESTAURANT CONCEPTS



PEDESTRIAN PROXIMITY

20+ NEARBY BREWERIES + ENTERTAINMENT VENUES

+1 MILLION SF OF PLANNED OFFICE

+4,400 NEW MULTIFAMILY UNITS DELIVERED BY Q4 2023

MAP KEY



RESTAURANT ADDITIONS



EXISTING RESTAURANTS



THE STATION AT

LoSo

OFFICE

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Beacon Partners is a Carolina-based real estate firm specializing in the development, acquisition, and operation of industrial, office and mixed-use properties



beacondevelopment.com