

NOW LEASING

CEDAR HILL

AN OPPORTUNITY TO
SCORE
STADIUM-ADJACENT
OFFICE SPACE

800 West Hill Street
Charlotte, NC 28208



BEACON
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A RICH LOCAL HISTORY

CEDAR HILL

A HISTORICAL OVERVIEW

1920:

The **Piedmont and Northern Railway** built the **800 W. Hill Street** facility presumably for freight storage. The Piedmont and Northern Railway was owned by **James B. Duke**, who was a driving force in the development of the U.S. tobacco industry as well as the electric power and textile industries.

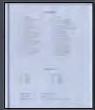


Piedmont and Northern Railway: On March 20, 1909, the Greenville, Spartanburg and Anderson Railway of South Carolina was chartered and presided over by Duke. An extension from Greenville to Spartanburg was completed in April 1914. The North Carolina division started with the Piedmont Traction Company, also owned by Duke, and completed its route between Charlotte and Gastonia, North Carolina on July 3, 1912. The two companies merged into the Piedmont Northern Railway connecting Charlotte, NC and Greenville, SC.



James Buchanan Duke (1856-1925)

As a successful businessman Duke shared his good fortune through generous philanthropy, most visibly in his endowment to Duke University in North Carolina.



A&P 1930s:

In the 1930s, 800 W. Hill Street was leased to the legendary **Great Atlantic & Pacific Tea Company**, better known as **A&P**, an American and Canadian chain of grocery stores for bakery and food storage. A&P paid \$850 per month to lease the entire building.

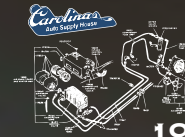


A&P was considered an American icon that according to The Wall Street Journal "was as well known as McDonald's or Google is today" and that A&P was "Walmart before Walmart." Known for innovation, A&P and the supermarkets that followed its lead significantly improved nutritional habits by making available a vast assortment of food products at much lower costs. From 1915 through 1975, A&P was the largest food/grocery retailer in the United States. After 156 years in business, A&P ceased supermarket operations in November 2015.



1970s:

By the late 1970s the building sat vacant for an extended period of time. Mr. Everette Curlee, who founded the Charlotte-based, EVCO Construction Company, along with a group of investors purchased 800 W. Hill Street for \$25,000. The new owners were able to lease the building to various warehouse users for several years.



1982:

In 1982 the building was sold to **Carolinac Auto Supply House**, a wholesale distributor of automotive parts. The building served as a warehouse until the late 1990s.

Carolinac Auto Supply House Established in 1915, Carolinac Auto Supply House, is a family owned business established by the White Family. The company services car dealerships, body shops, garages, businesses and municipalities with large fleet and has since relocated to the I-85 and I-77 interchange in Charlotte.

2000:

After 80 years of serving as a distribution and warehouse facility, the White family converted 800 W. Hill Street into an office building in 2000, now known as Cedar Hill.



Carolinac Auto Supply House Owners (1985)

From left to right: Alan White, Earl C. White, Jr. and Brent White

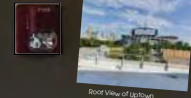
TODAY:



Carolinac Auto Supply House Warehouse Employees



Carolinac Auto Supply Counter Crew



Road View of E. 17th



Street View of Cedar Hill

CEDAR HILL THROUGH THE YEARS

From freight storage to modern office building, 800 W. Hill Street has seen many changes. The building is in a prime location next to Bank of America Stadium, making it more desirable than ever for local businesses.



BANK OF AMERICA STADIUM

A HISTORICAL OVERVIEW

THE RAILROAD CONNECTION

Records indicate that 800 W. Hill Street was originally built in 1926 to house freight storage for Piedmont and Northern Railway, one of tobacco and textile industry magnate James B. Duke's other enterprises.



THE CINNAMON BUN YEARS

In addition to ties to Charlotte's first railway, the former warehouse was leased in the 1930s to The Atlantic and Pacific Tea Company, aka A&P. It was filled with bakery and food products for stores that would become part of the largest grocery store chain in the U.S.



THE AUTOMOBILE AGE

In the 1970s, the building drove the success of Carolinas Auto Supply, a thriving wholesale parts and accessories business owned by the White Family. In 2000, they renovated and renamed it Cedar Hill so other businesses could build on their own success.



ADVANTAGES FOR EACH TENANT



Located off Morehead Street next to Bank of America Stadium, with immediate access to I-77, I-277 and Charlotte's Central Business District.



Free surface parking (3/1000), and free bike share program.



Large covered, outdoor terrace offers views of Uptown Charlotte and Bank of America Stadium.



Managed by Beacon Partners, which manages and leases 1 million+ square feet in Midtown and South End.



ADJACENT TO THE STADIUM & UPTOWN

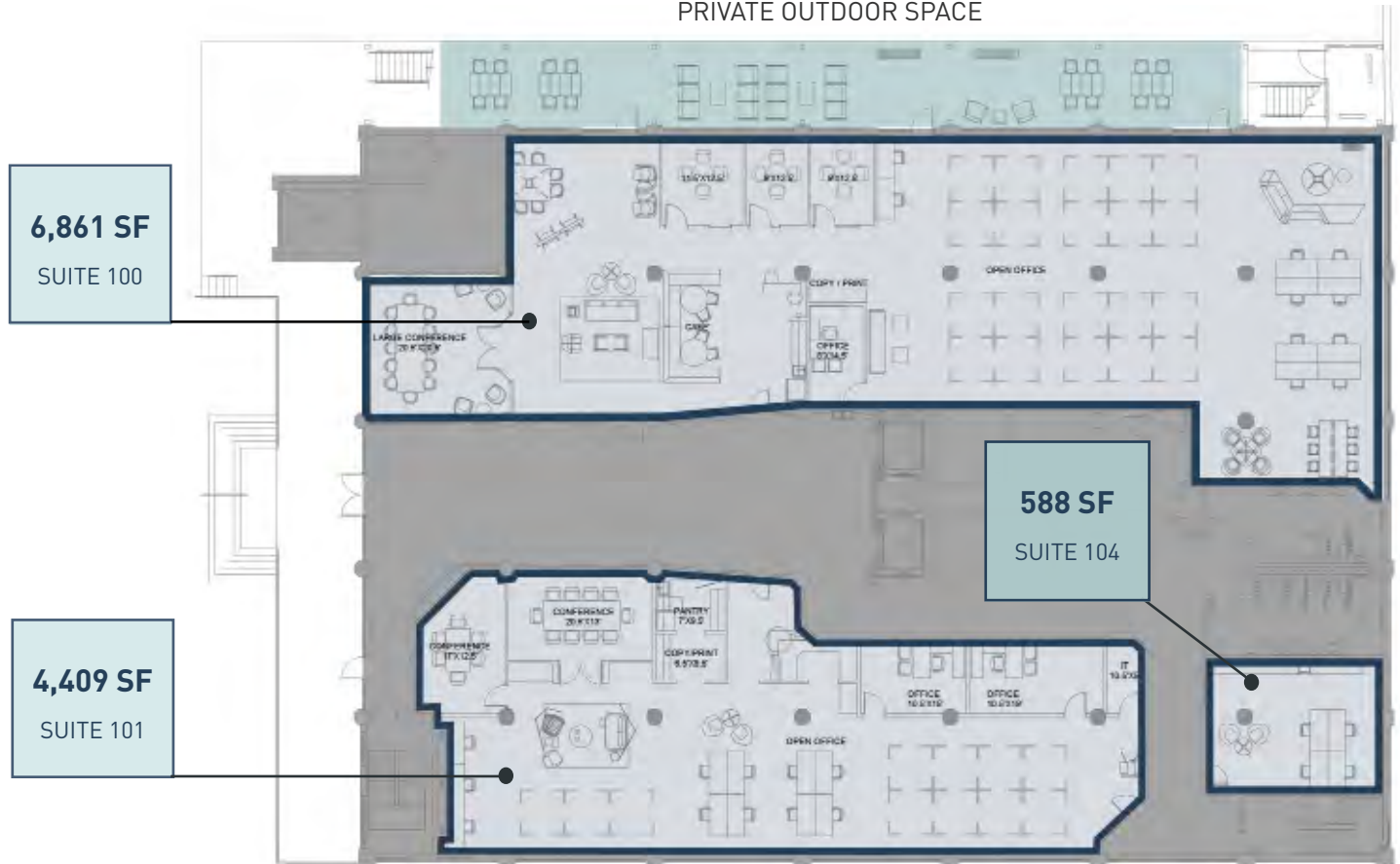


SUITES 100, 101, 104

Main areas of these first-floor suites have an industrial-chic vibe with exposed ductwork, distressed concrete floors, power posts and black grid windows creating light-filled work areas. Kitchen area with bar brings teams together for breaks and brainstorming.



PRIVATE OUTDOOR SPACE

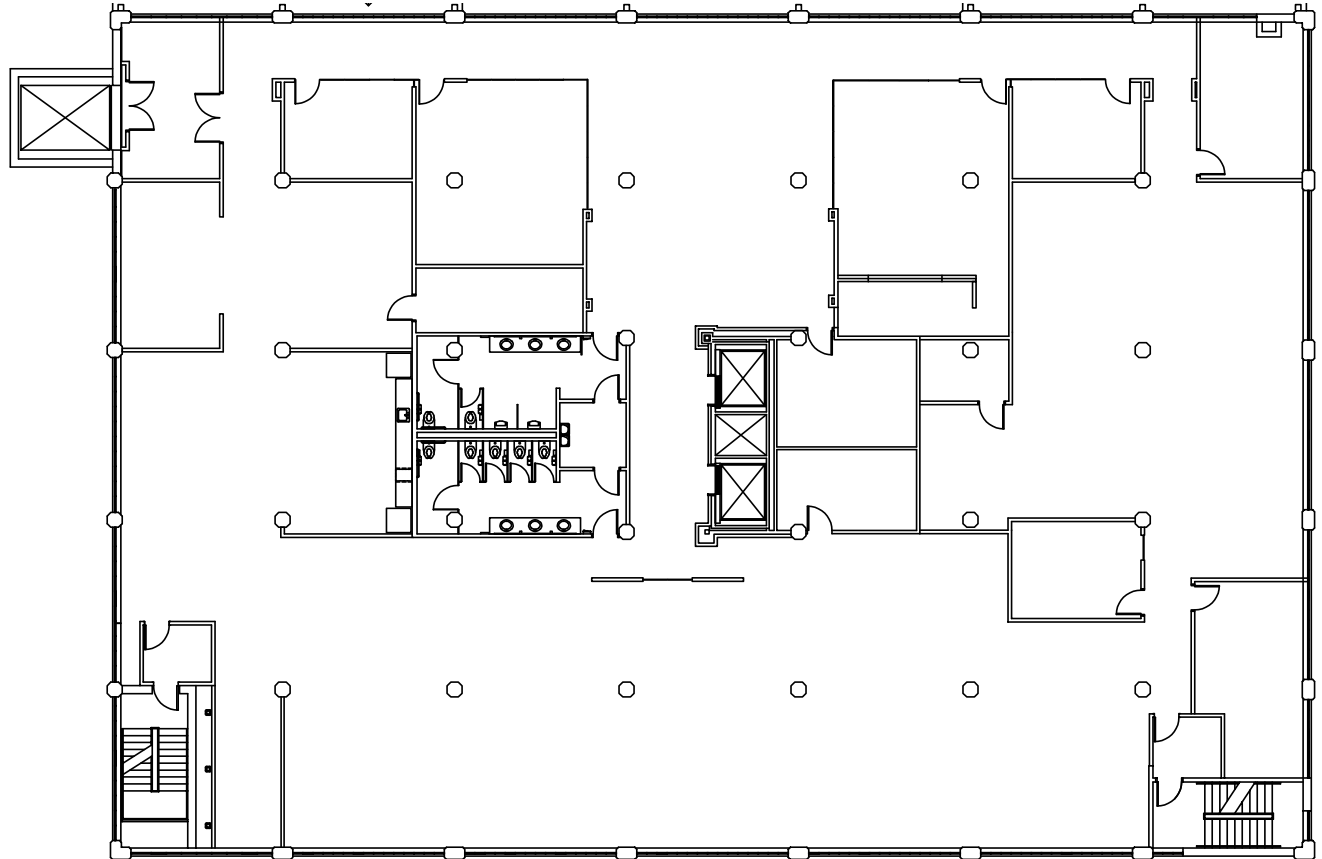


SUITE 300

This flexible, idea-inspiring suite on the 3rd floor combines open creative space with dual conference rooms, one featuring ceiling-to-floor curtains for closed-door sessions. With exposed brick, black grid windows, and waveform ceiling accents, it strikes a visual balance between yesterday and tomorrow.



TAKE A TOUR OF THE SUITE



OFFICE SUITES: 4,521 – 10,747 SF

SUITES 400, 408

Exposed brick abounds, starting at the very welcoming front reception desk and complementing hardwood and carpeted floors throughout. This open creative space creates an interesting light-filled work environment with expansive dropped-cage ceilings and floor-to-ceiling glass windows.

