

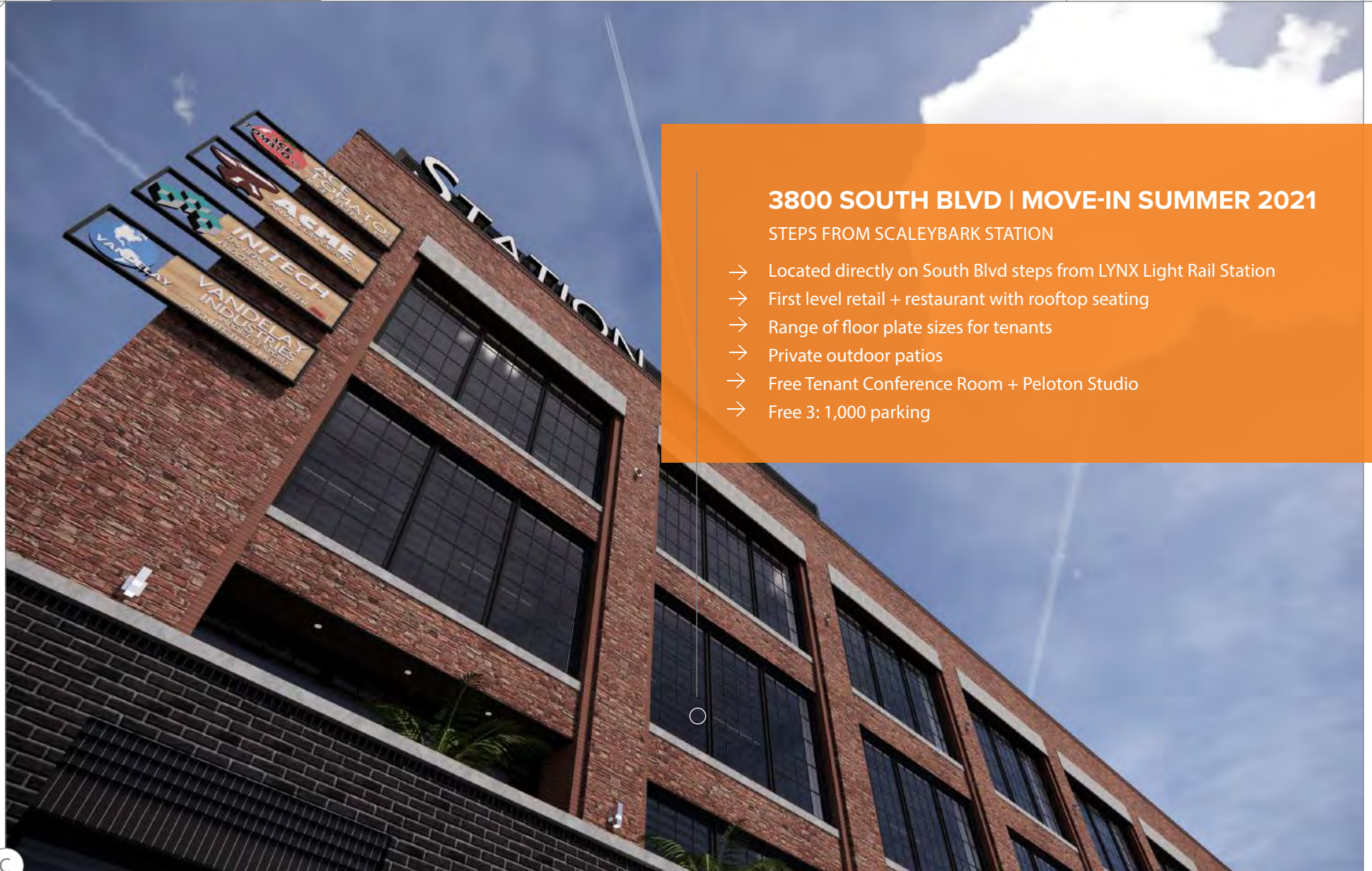


**A CREATIVE MIXED-USE EXPERIENCE AT  
THE SCALEYBARK LIGHT RAIL STOP**

→ ±80,000 SF OFFICE & RETAIL

→ MOVE-IN SUMMER 2021





## 3800 SOUTH BLVD | MOVE-IN SUMMER 2021

STEPS FROM SCALEYBARK STATION

- Located directly on South Blvd steps from LYNX Light Rail Station
- First level retail + restaurant with rooftop seating
- Range of floor plate sizes for tenants
- Private outdoor patios
- Free Tenant Conference Room + Peloton Studio
- Free 3: 1,000 parking

For leasing opportunities, contact:

Kristy Venning 704.926.1409 [kristy@beacondevelopment.com](mailto:kristy@beacondevelopment.com)  
Erin Shaw 704.926.1414 [erin@beacondevelopment.com](mailto:erin@beacondevelopment.com)



## ON TRACK WITH WORK + LIFE

LOCATED STEPS FROM SCALEYBARK STATION

- LoSo Station is located directly across from the LYNX light rail station
- 5 stops to Uptown Charlotte
- Connects from I-485 to the University Area

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### Restaurants

1. Brewers at 4001 Yancey
2. Bedder Bedder and Moore
3. Link & Pin
4. The Olde Mecklenburg Brewery
5. Sauceman's / Sugar Creek Brewing
6. Seoul Poke Bowl
7. Suffolk Punch
8. Tony's Pizza
9. The Waterman Fish Bar
10. Zack's Hamburgers

### Coffee/Breakfast

1. Eight + Sand Kitchen
2. Harris Teeter – Starbucks
3. Holler & Dash
4. Mugshots – Coffee & Tea
5. Nekter Juice Bar

### Fitness

1. Crossfit Mecklenburg
2. HIVE Fitness
3. Infinity Ballroom Charlotte
4. Ride or Die Spin Studio
5. Urban Mvmnt

### Breweries/Drinks

1. The Broken Spoke
2. Doc Porter's Distillery
3. GoodRoad CiderWorks
4. Lenny Boy Brewing Co.
5. Lower Left Brewing Company
6. RedClay Ciderworks
7. Triple C Brewing Co.

### Entertainment

1. Axe Club of America
2. Chef Alyssa's Kitchen
3. Escape Tactic / Escape Room
4. Queen Park Social



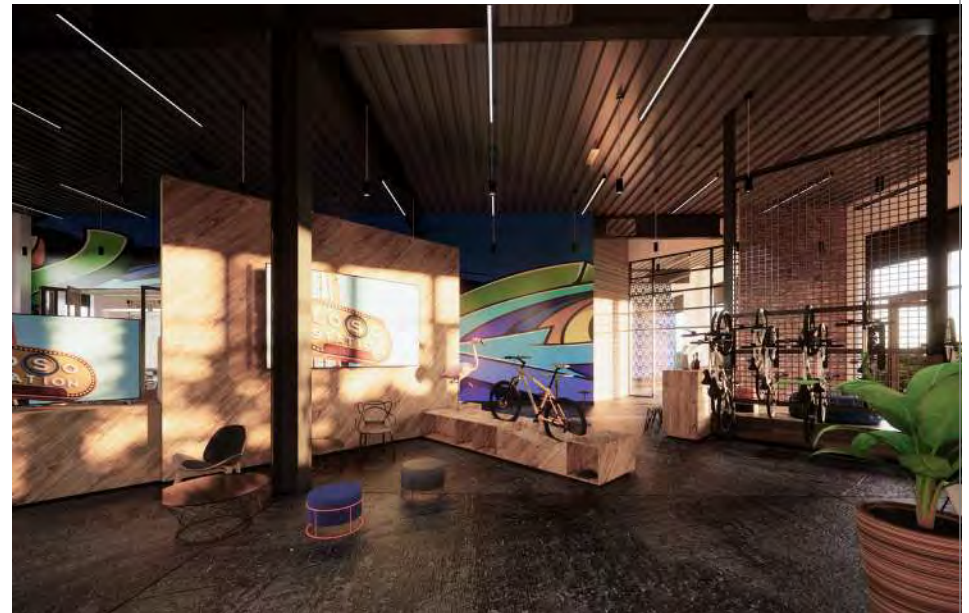


\*Future developments in planning or currently underconstruction.\*

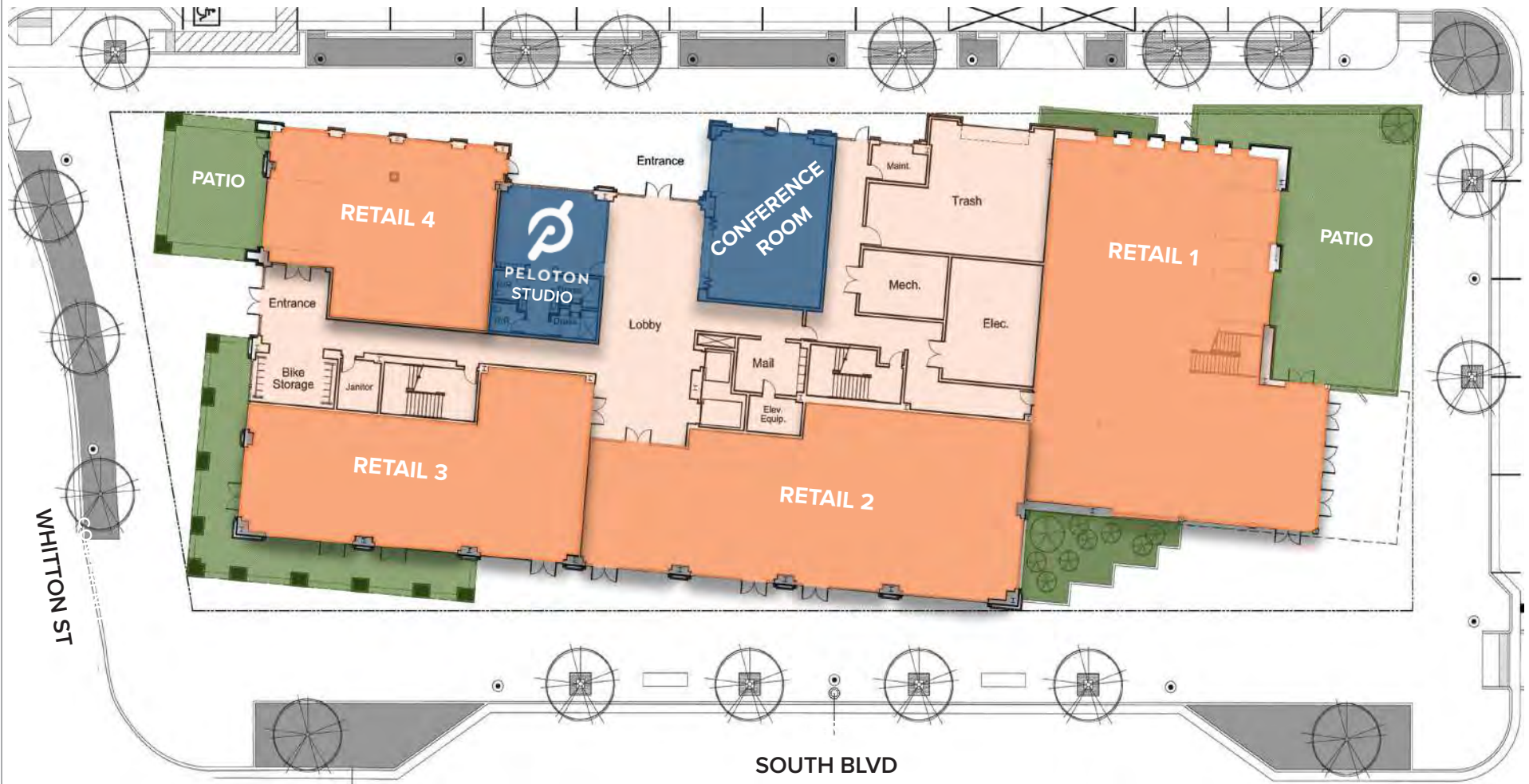




























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