



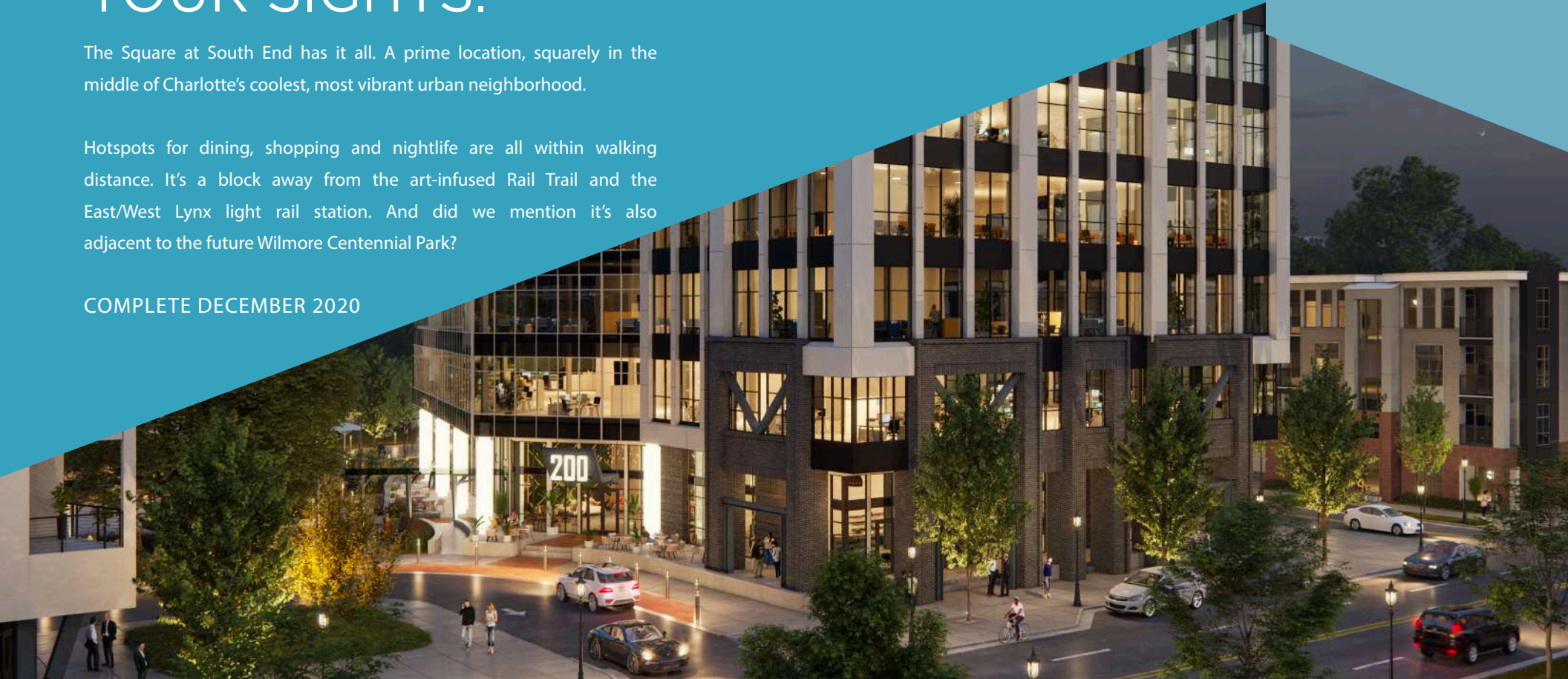
THE SQUARE
AT SOUTH END

PUT AN **INSPIRING** WORKSTYLE AND LIFESTYLE **SQUARELY** IN YOUR SIGHTS.

The Square at South End has it all. A prime location, squarely in the middle of Charlotte's coolest, most vibrant urban neighborhood.

Hotspots for dining, shopping and nightlife are all within walking distance. It's a block away from the art-infused Rail Trail and the East/West Lynx light rail station. And did we mention it's also adjacent to the future Wilmore Centennial Park?

COMPLETE DECEMBER 2020



For office leasing opportunities, contact:

Kristy Venning 704.926.1409 | kristy@beacondevelopment.com

Erin Shaw 704.926.1414 | erin@beacondevelopment.com





THE SQUARE AT SOUTH END

Designed for Work

- ✓ 150,000 SF of available office space
- ✓ 8,500 SF of ground-floor retail and restaurant space
- ✓ Modern day ten-story building design
- ✓ 15,000 - 17,000 SF floor plates
- ✓ Floor-to-ceiling glass throughout
- ✓ Outdoor decks on multiple floors for working or relaxing
- ✓ Unobstructed views of South End and Uptown Charlotte



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THE SQUARE AT SOUTH END

Situated for Life

- Central pedestrian plaza with outdoor gathering spaces
- The project is designed to incorporate Wilmore Centennial Park into its landscape
- Walk to some of the best restaurants and retail in Charlotte
- One block from East/West Boulevard light rail stop
- Easy access to I-77, Charlotte Business District and Charlotte Douglas International Airport
- Six-story, multi-family and townhome units planned



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SITE PLAN



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WILMORE CENTENNIAL PARK



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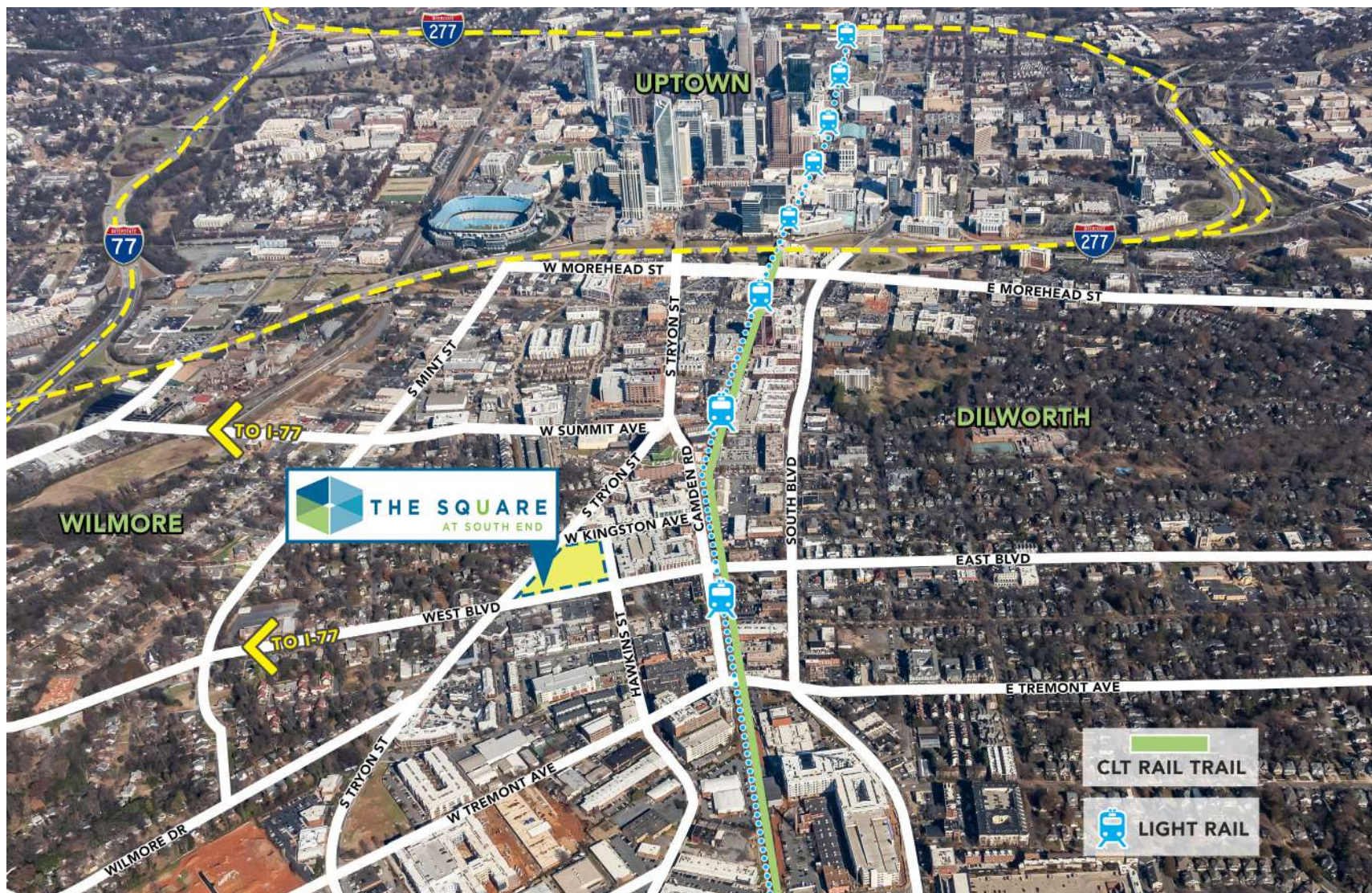
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THE SQUARE AT SOUTH END

IDEAL LOCATION



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THE SQUARE AT SOUTH END

WALKABLE AMENITIES



BLUE LINE

RAIL TRAIL



LIGHT RAIL
STATION



FITNESS

1. Arrichion Hot Yoga
2. Charlotte Yoga South End
3. Fitness Together
4. First Wind Cycling
5. Iron Tribe Fitness
6. Jamie Scott Fitness
7. Orangetheory Fitness
8. tread HAPPY



DRINKS

1. Big Ben's British Restaurant
2. Bulldog Beer & Wine
3. The Brass Tap
4. The Brickyard
5. Gin Mill
6. Hoppin'
7. Pop the Top
8. QC Pour House
9. Sycamore Brewing
10. Tyber Creek Pub
11. Wooden Robot Brewery



RESTAURANTS

- | | | |
|--------------------------------|-------------------------------|---------------------------|
| 1. All American Pub | 14. Hot Taco | 27. Shake Shack |
| 2. Bang Bang Burgers | 15. Hawkers Asian Street Fare | 28. Sullivan's Steakhouse |
| 3. Barcelona Wine Bar | 16. Leroy Fox | 29. Superica |
| 4. Blacow Burger | 17. Living Kitchen | 30. Tavern on the Tracks |
| 5. Blaze Pizza | 18. Luciano's Ristorante | 31. Tupelo Honey Cafe |
| 6. Bulgogi Box | 19. The Manchester | 32. Vana |
| 7. CAVA | 20. North Italia | 33. Zeppelin |
| 8. Clean EatZ | 21. O-Ku | |
| 9. Cookie Dough Bliss | 22. Pepperbox Doughnuts | |
| 10. The Eagle Food & Beer Hall | 23. Price's Chicken Coop | |
| 11. Flower Child | 24. Rai Lay | |
| 12. Fuel Pizza | 25. Rosemont | |
| 13. Futo Buta | 26. Sabor Latin Street Grill | |



MORNING STOPS

1. Callie's Hot Little Biscuits
2. Central Coffee
3. Clean Juice
4. Common Market
5. Crispy Crepe
6. Einstein's Bros Bagels
7. Not Just Coffee
8. Nova's Bakery
9. Rhino Market & Deli
10. The Square Cafe

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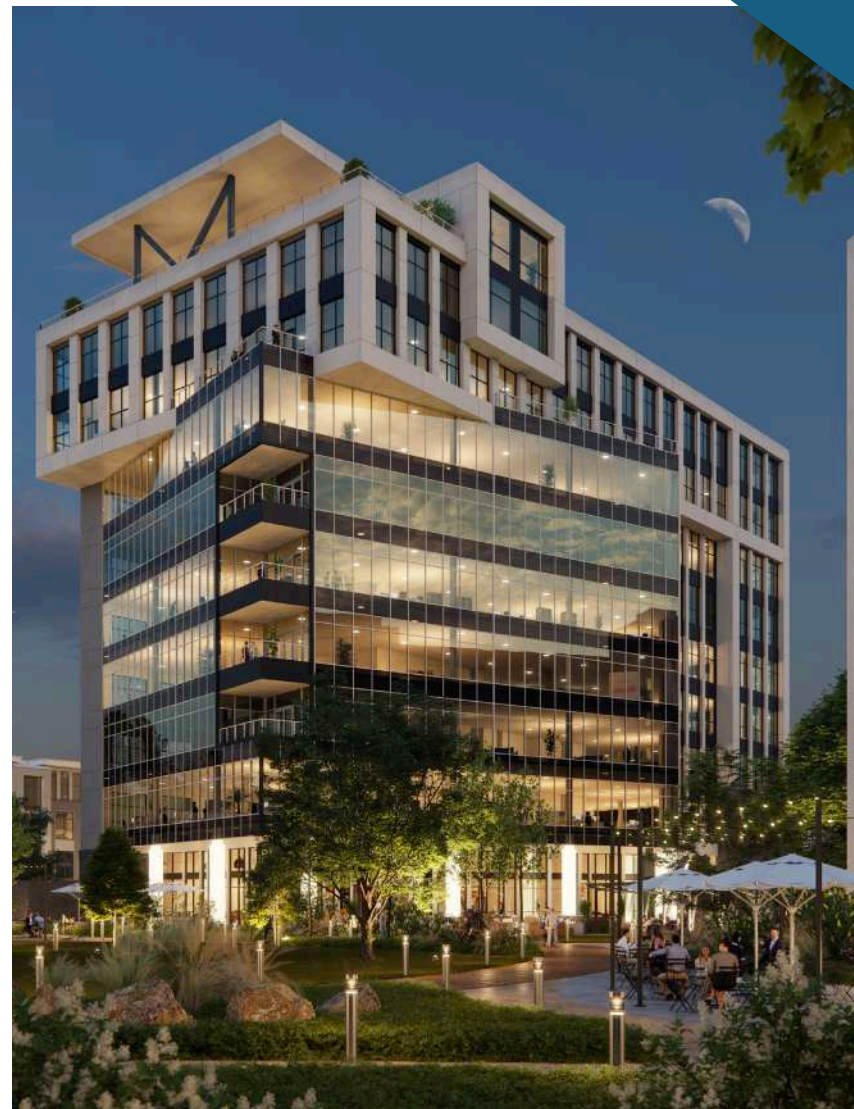




THE SQUARE AT SOUTH END

BUILDING AMENITIES

- 1,000 SF, two-story glass fitness center with mezzanine, overlooking the park
- Outdoor wellness area for group classes or yoga
- Men's and women's locker rooms and showers
- 8,500 SF indoor/outdoor rooftop restaurant / patio
- Building bike share program
- Electric vehicle charging stations
- 1.5 acres of outdoor space
- 2,500 SF Coffee Bar and Lounge Area
- Free and private parking deck for tenants



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THE SQUARE AT SOUTH END

COFFEE BAR | LOUNGE AREA



GROUND FLOOR



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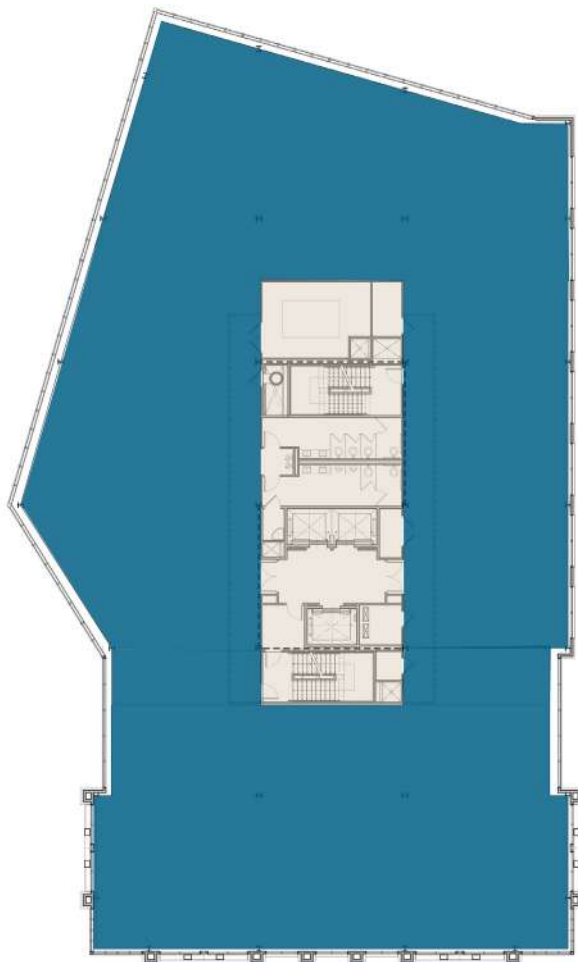
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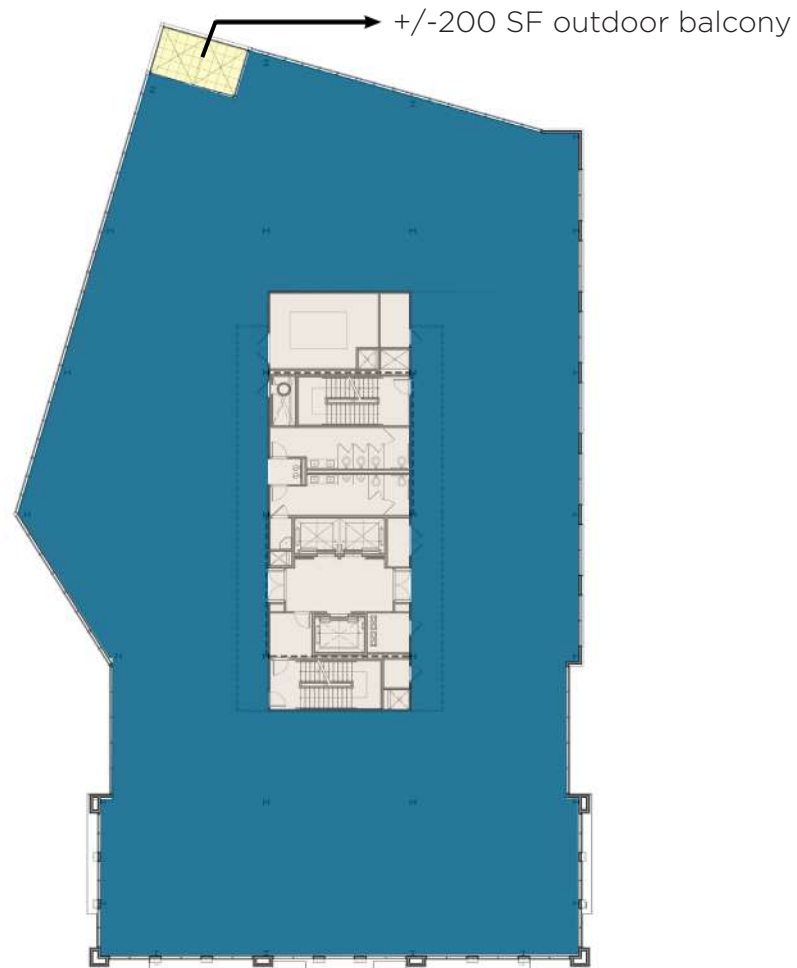


THE SQUARE AT SOUTH END

FLOOR PLANS
FLOORS 2 | 17,366 SF
FLOORS 3-6 | 17,158 SF



FLOOR 2



FLOOR 3-6

SEE TEST FIT

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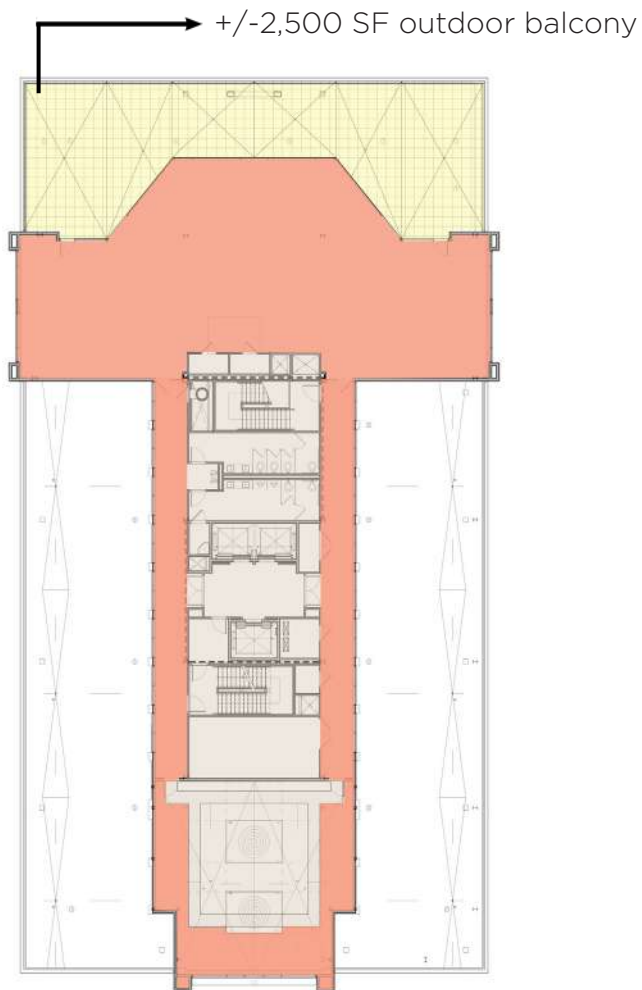
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THE SQUARE AT SOUTH END

ROOFTOP | TERRACE
6,327 SF | 2,500 SF



ROOFTOP/TERRACE



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TYPICAL FLOOR PLAN



PARK VIEW

INDOOR/ OUTDOOR SPACE

-  BREAK/GATHERING
-  INFORMAL/WORK AREAS
-  ENCLOSED CONF RM
-  OFFICES
-  PHONE ROOMS
-  WELLNESS ROOM
-  SUPPORT SPACES
-  OPEN OFFICE
-  BUILDING CORE

44 BENCHING SEATS SHOWN
(24"X60" EACH)

6 OFFICES

9 ENCLOSED CONFERENCE ROOMS

4 PHONE ROOMS

52 6X6 STATIONS SHOWN

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THE SQUARE
AT SOUTH END

PARTNERS



**BEACON
PARTNERS**

DEVELOPER/OFFICE LEASING

beacondevelopment.com | 704.597.7757



DEVELOPER/RESIDENTIAL

centrocityworks.com



**common
SQUARE**

PARTNER

704.575.3351



ARCHITECT

axiomarchitecture.com



CIVIL ENGINEER

landdesign.com

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**BEACON
PARTNERS**