



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.

Hot spots 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 JANUARY 2021



For office 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)







# THE SQUARE AT SOUTH END

## Designed for Work

- ✓ 150,000 SF, ten-story boutique building
- ✓ ±143,000 SF of creative office available
- ✓ ±8,000 SF of ground-level retail space
- ✓ 15,000 - 17,000+ SF floor plates
- ✓ Office floors with private outdoor patios
- ✓ Floor to ceiling glass throughout
- ✓ Views of SouthEnd, Uptown and Wilmore Park



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## Situated for Life

- Abundant outdoor space featuring an outdoor plaza and incorporating a 2 acre park into the landscape
- Walk to the best restaurants and retail in Charlotte
- One block from East/West Boulevard light rail stop
- 440 space, eight-level, secured parking deck
- Easy access to 1-77, Uptown Charlotte and Charlotte Douglas International Airport
- A 4-story 120 multi-family unit, and ground level retail project will wrap the parking deck



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## SITE PLAN



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## WILMORE CENTENNIAL PARK



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## IDEAL LOCATION



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## 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. Trolley Barn Fermentory
11. Tyber Creek Pub
12. The Union
13. Wooden Robot Brewery



### RESTAURANTS

- |                                |                               |                           |
|--------------------------------|-------------------------------|---------------------------|
| 1. All American Pub            | 14. Hot Taco                  | 27. Shake Shack           |
| 2. Bang Bang Burgers           | 15. Hawkers Asian Street Fare | 28. STIR                  |
| 3. Barcelona Wine Bar          | 16. Leroy Fox                 | 29. Sullivan's Steakhouse |
| 4. Blacow Burger               | 17. Living Kitchen            | 30. Superica              |
| 5. Blaze Pizza                 | 18. Luciano's Ristorante      | 31. Tavern on the Tracks  |
| 6. Bulgogi Box                 | 19. The Manchester            | 32. Tupelo Honey Cafe     |
| 7. CAVA                        | 20. North Italia              | 33. Vana                  |
| 8. Clean EatZ                  | 21. O-Ku                      | 34. Zeppelin              |
| 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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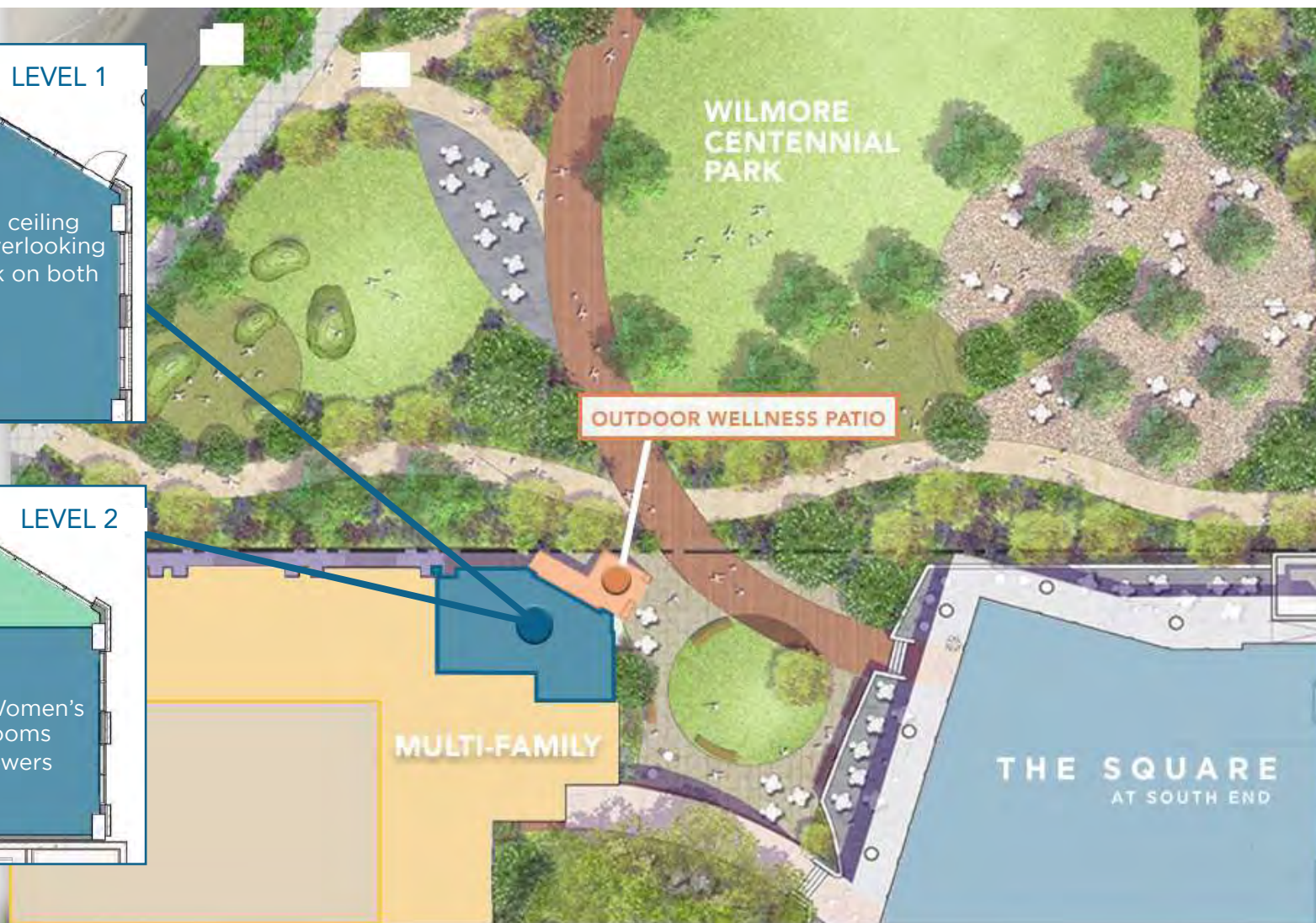
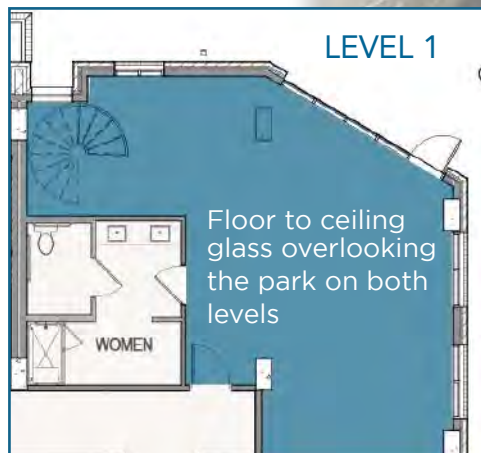




# THE SQUARE AT SOUTH END

## FITNESS CENTER

±1,500 SF FITNESS CENTER WITH  
2ND STORY MEZZANINE



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## COFFEE BAR | LOUNGE AREA



GROUND FLOOR



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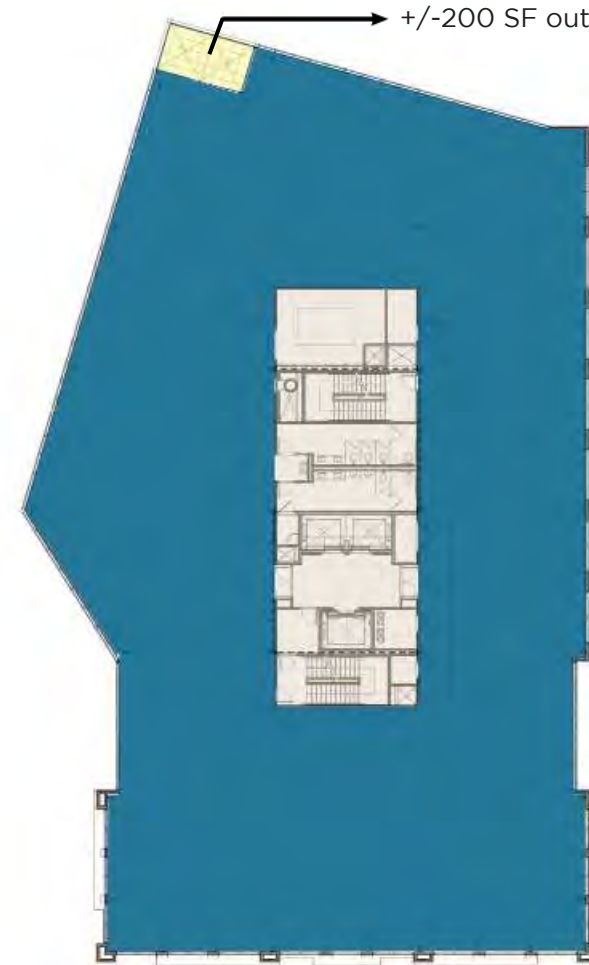


# THE SQUARE AT SOUTH END

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



FLOOR 2



FLOOR 3-6

\*SEE TEST FIT\*

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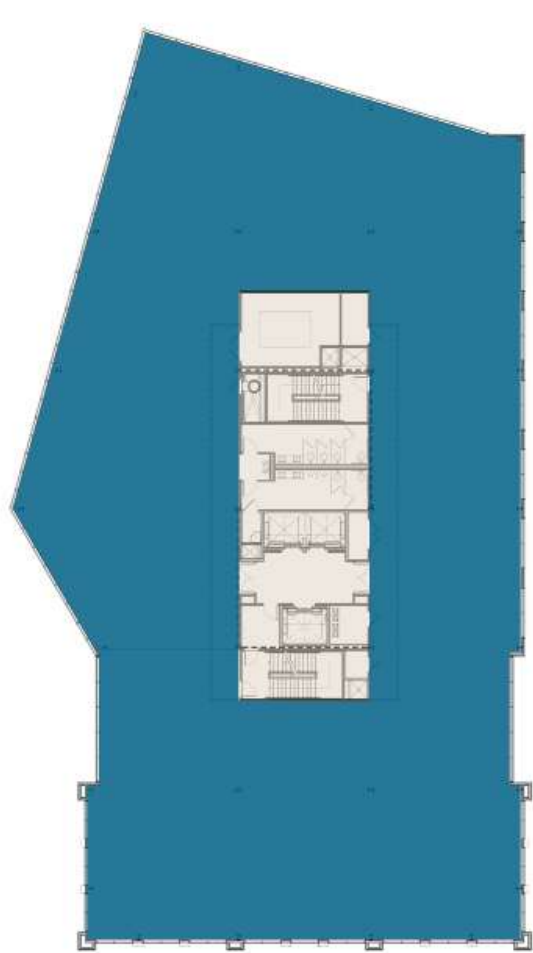




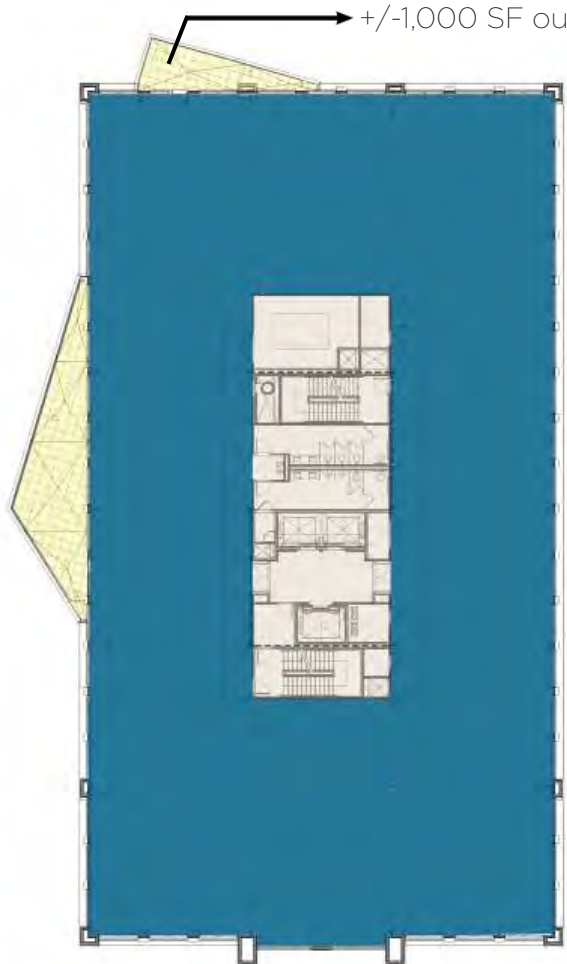


# THE SQUARE AT SOUTH END

FLOORS 7 | 17,369 SF  
FLOORS 8 | 16,890 SF  
FLOORS 9 | 17,057 SF



FLOOR 7



FLOOR 8



FLOOR 9

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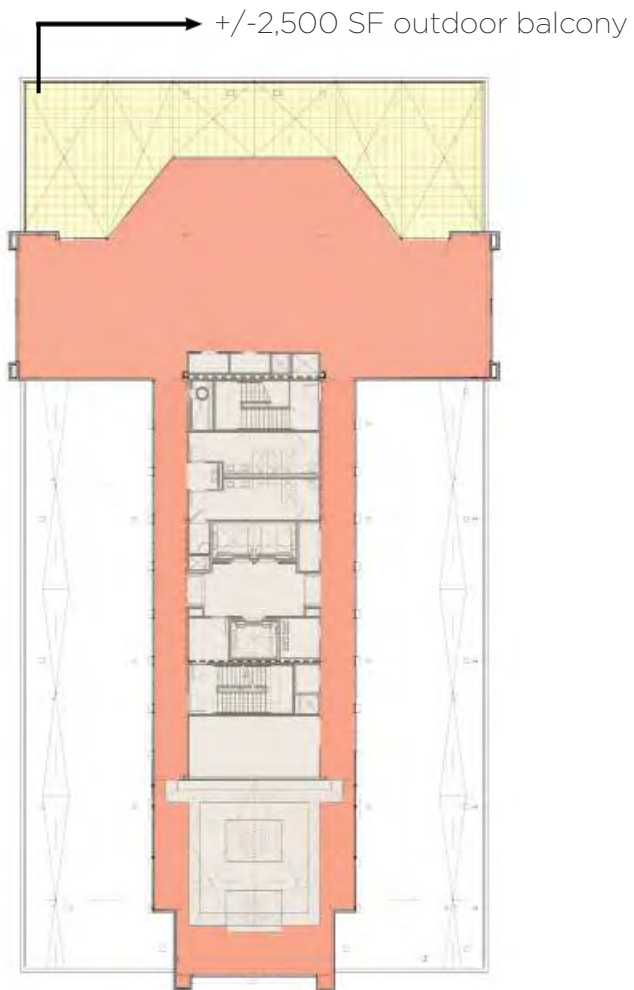






# THE SQUARE AT SOUTH END

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



## ROOFTOP/TERRACE

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## TYPICAL FLOOR PLAN



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## HEALTHY BUILDING FEATURES



### AIR QUALITY

New self-contained HVAC equipment with increased filtration capabilities and added outdoor air capacity.



### TOUCHLESS OFFICE BUILDING

- Automatic entrance doors
- Touch-free restrooms
- Destination dispatch elevator system with touch-free interior elevators
- Sensor motion lighting



### ANTI-MICROBIAL MATERIALS

Anti-microbial materials will be used on door hardware and in restroom laboratories and countertops.



### INDOOR/OUTDOOR SPACE

Several floors throughout the building will feature access to outdoor space via a NanoWall, an operable glass wall system, creating an almost seamless extension of indoor/outdoor space.



### LIVING WALL

The lobby will feature a large panel of vegetation also known as "green or living wall," that will not only help to naturally improve the air quality, but will also bring the outdoors in for tenants to enjoy year round.



### OUTDOOR SPACE

The Square is adjacent to Wilmore Centennial Park, a two-acre park, that will allow employees plenty of additional room to work, eat and relax outdoors.



### EXPERIENCED OWNER/OPERATER

The Square is owned and managed by Beacon Partners, who manages and leases 1 million + square feet in South End and Midtown.

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**THE SQUARE**  
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## PARTNERS



### DEVELOPER/OFFICE LEASING

[beacondevelopment.com](http://beacondevelopment.com) | 704.597.7757



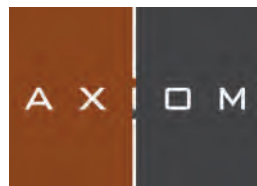
### DEVELOPER/RESIDENTIAL

[centrocityworks.com](http://centrocityworks.com)



### PARTNER

704.575.3351



### ARCHITECT

[axiomarchitecture.com](http://axiomarchitecture.com)



### CIVIL ENGINEER

[landdesign.com](http://landdesign.com)

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