



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?

MOVE-IN SUMMER 2021!



For office leasing opportunities, contact:
Erin Shaw 704.926.1414 | erin@beacondevelopment.com





THE SQUARE AT SOUTH END

DESIGNED FOR WORK

- ✓ 153,000 SF, ten-story boutique building
- ✓ ±143,000 SF of creative office available
- ✓ ±8,000 SF of ground-level retail space
- ✓ 17,000 - 18,000 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 two-acre park into the landscape
- Walk to the best restaurants and retail in Charlotte
- One block from East/West Boulevard light rail stop
- 440 spaces, eight-level, secured parking deck
- Easy access to I-77, Uptown Charlotte and Charlotte Douglas International Airport
- A four-story 110 unit multi-family and ground level retail project will wrap the parking deck



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SITE PLAN



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IDEAL LOCATION



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CLT RAIL TRAIL



LIGHT RAIL
STOP

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WALKABLE AMENITIES



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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. Volofit



DRINKS

1. Bocado
2. Bulldog Beer and Wine
3. The Brickyard
4. Gin Mill
5. Hoppin'
6. Pop the Top
7. QC Pour House
8. Sycamore Brewing
9. Trolley Barn Fermentory
10. Tyber Creek Pub
11. The Union
12. 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 Eat | 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. Einstein's Bros Bagels
6. Not Just Coffee
7. Rhino Market & Deli
8. The Square Cafe

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BUILDING AMENITIES

- 1,600 SF, two-story glass fitness center with mezzanine, overlooking the park
- Men's and women's locker rooms and showers
- Ground floor bike room
- Electric vehicle charging stations
- 2 acres of outdoor space
- 2,500 SF Lobby and Lounge Area
- Dedicated parking deck for tenants at no additional cost



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FITNESS CENTER | 1,600 SF



First Floor Equipment Plan



Two-story Open Mezzanine



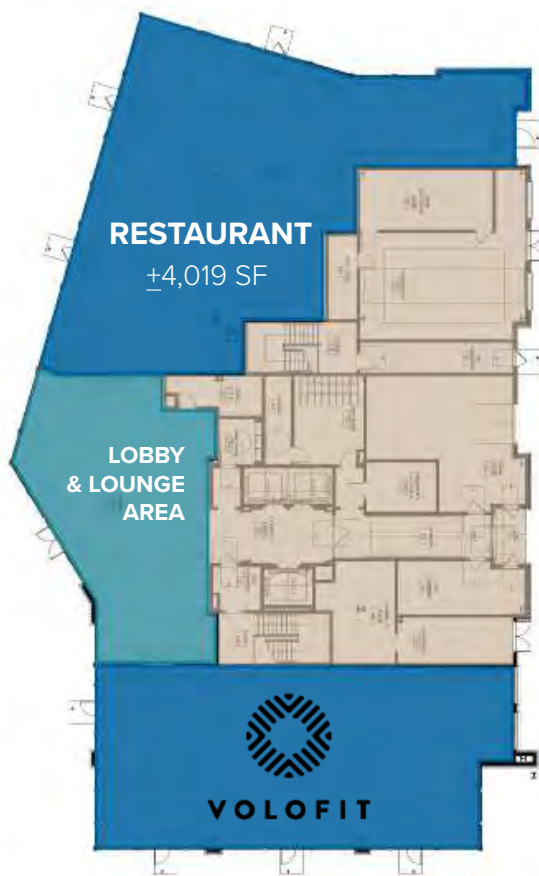
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COFFEE BAR | LOUNGE AREA



GROUND FLOOR



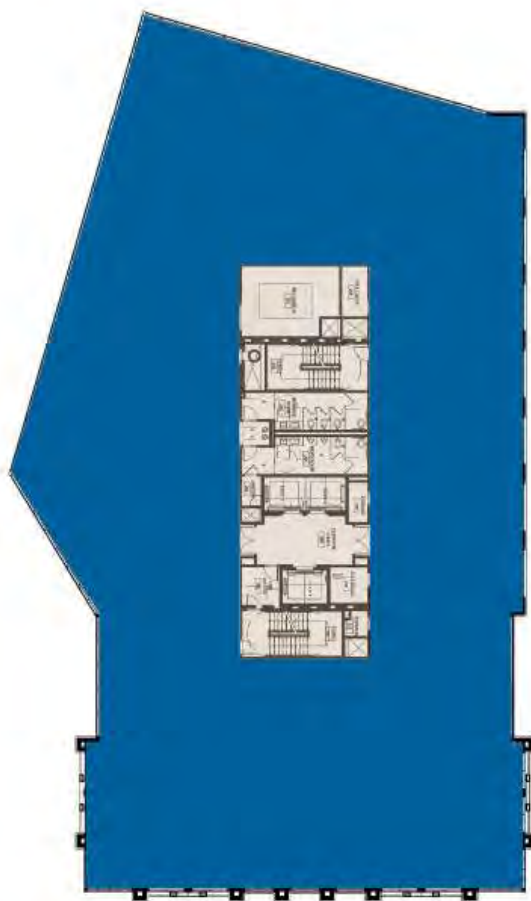
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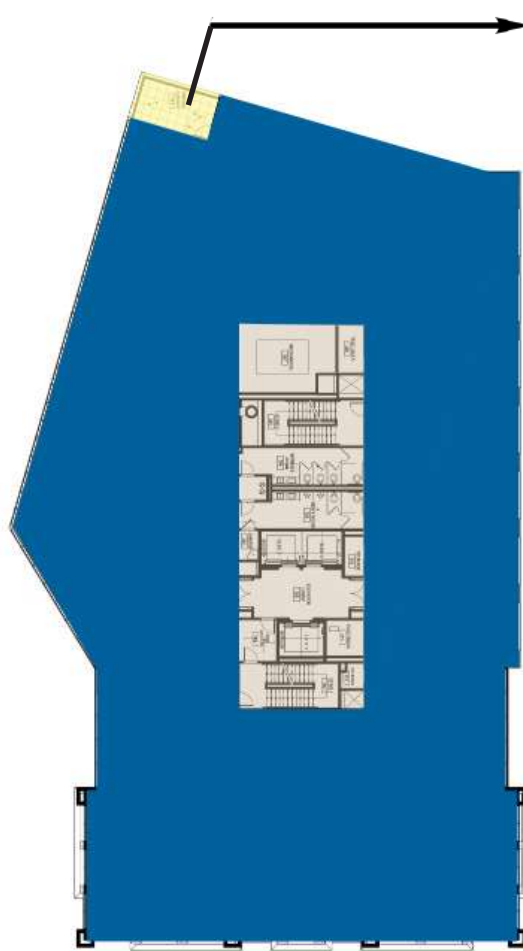


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FLOOR 2 | 17,677 SF
FLOORS 3-4 | 17,463 SF



FLOOR 2



FLOOR 3-6

+/-200 SF Outdoor Balcony



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THE SQUARE AT SOUTH END

A HEALTHY WORK ENVIRONMENT



AIR QUALITY

New self-contained HVAC equipment with increased MERV-13 and bipolar ionization filtration capabilities and added outdoor air capacity.



TOUCHLESS OFFICE BUILDING

- Automatic main entrance doors
- Touch-free restrooms
- Destination dispatch elevator system with touch-free controls
- Motion-activated lighting



ANTI-MICROBIAL MATERIALS

Anti-viral materials will be used on door hardware and in restroom lavatories and countertops.



INDOOR/OUTDOOR SPACE

Nine outdoor patios, including the first floor retail space and rooftop, that can be connected to outdoor space via a NanaWall, an operable glass wall system, creating a seamless extension to the outdoors.



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LIVING WALL

The lobby will feature a large panel of vegetation also known as a “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.



WILMORE CENTENNIAL PARK

The Square will be incorporated into the development of Wilmore Centennial Park, an 1.5-acre park, that will allow employees plenty of additional room to work, eat and relax outdoors.



FITNESS CENTER

The fitness center is ideal for cardio, yoga, pilates weights, or stretching.



EXPERIENCED OWNER/OPERATER

The Square is owned and managed by Beacon Partners, who manages and leases 1 million+ square feet in South End & Midtown. A full-time day porter will be on site to provide exceptional cleaning services to the building.

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