

3700 SOUTH BLVD | CHARLOTTE, NC 28209

THE STATION AT  
LoS

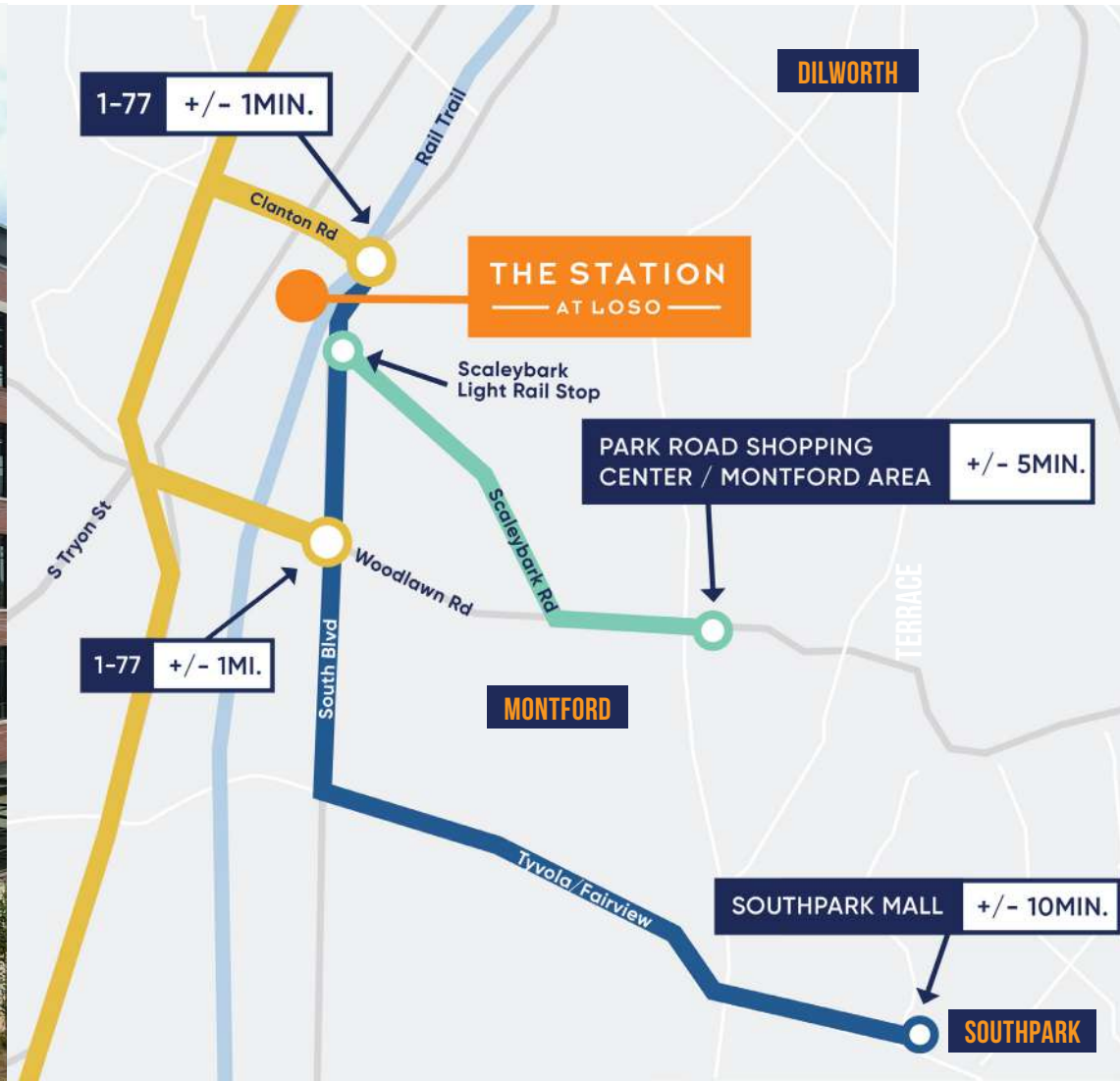
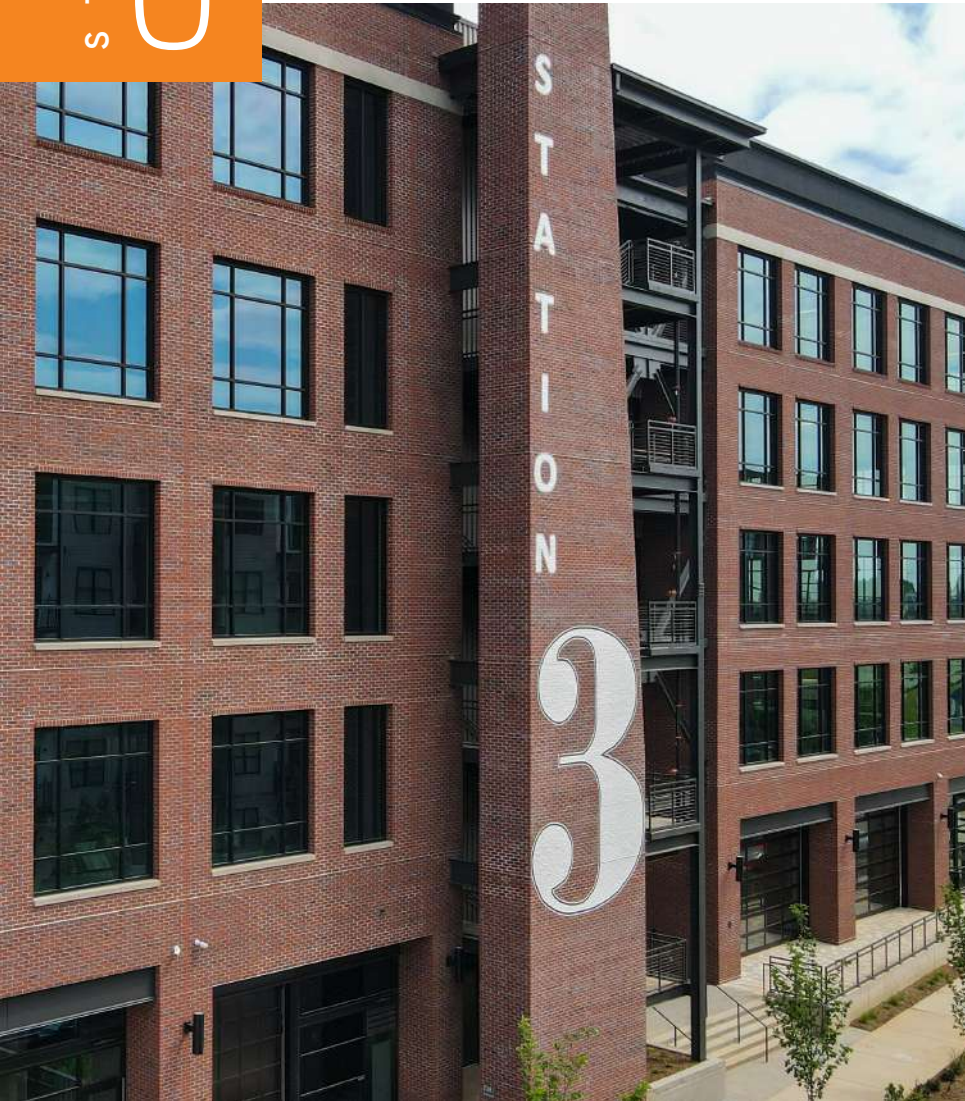
## PROJECT DETAILS:

- Office suites range from 5,000 to 105,000 square feet
- Secured access to each floor via touchless elevators and open-air staircases
- Tenant-dedicated fitness and locker rooms on site
- Free parking (3.0 per 1,000)
- 70-person training room with private terrace
- Located at the Scaleybark Light Rail Stop and Charlotte Rail Trail
- Designed to LEED Silver standard and Fitwell Healthy Building Design





## GETTING HERE IS EASY

THE STATION <sup>AT</sup>  
**LoSo****Erin Shaw**

Managing Director | Investments  
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704.926.1414

**Claire Shealy**

Associate | Office  
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704.926.1409

**BEACON  
PARTNERS**  
*Investing in the future of our community*



## SURROUNDING AMENITIES

### ON-SITE RETAIL:

**TACO BOY**

**SWEAT  
METHOD.**

**salvata**  
salad kitchen



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1,334 USF Balcony  
not included in  
floor measurement

**+8,487 RSF**

Suite 250

LEASED

TERRACE

BALCONY

south boulevard

← south charlotte/  
woodlawn road

uptown →









← south charlotte/  
woodlawn road

south boulevard

uptown ➡

# THE STATION AT LoSo

## OFFICE

### Beacon Partners

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## RETAIL

### Thrift Commercial Real Estate Services

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Beacon Partners is a Carolina-based real estate firm specializing in the development, acquisition, and operation of industrial, office and mixed-use properties.



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