



OFFICE
+ RETAIL
WITH RAILROAD TIES



THE
RAILYARD
S O U T H E N D

RAILYARDATSOUTHEND.COM



THE
RAILYARD
SOUTH END



BEACON
PARTNERS

Rich in texture and tactile elements, The RailYard's design creates a **WARM, INVITING STREETScape** along each façade, providing numerous possibilities for company branding. **CLEAN, OPEN FLOOR PLATES** allow for **UNOBSTRUCTED VIEWS** and flexible floor plans. The RailYard offers a **PREMIUM ADDRESS**, convenient to **NUMEROUS AMENITIES AND FREE PARKING** - all within close proximity to public transit.



INSPIRATIONAL POSSIBILITIES

When Charlotte's first-ever train came through South End in 1852, the adventure of rail travel **INSPIRED UNIMAGINED POSSIBILITIES**. In 2007, South End was reinvigorated by a train once again when the LYNX BLUE LINE debuted as the first link in the city's light rail system. Now The RailYard is poised to celebrate both old and new rail adventures with these new **CLASS A OFFICES AND GROUND LEVEL RETAIL** space in the **HEART OF SOUTH END**.

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- + State-of-the-art fitness center
- + Bike-Share Program
- + Four restaurant spaces with 18' ceiling heights
- + 20,000 SF floor plates with 14' clear ceiling heights
- + Floor-to-ceiling glass
- + Incredible views of Uptown, South End, and Dilworth
- + Outdoor plaza and sky terrace

EXCITING TRENDS

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These two eight-story, 163,000 square foot, buildings are designed to resemble warehouse buildings that capture the **HISTORIC VIBE** of South End, but with all the **MODERN DESIGN TRENDS AND AMENITIES**. Tenants will enjoy *The Yard* - an outdoor plaza, a bike-share program, 100+ covered bike lockers, a 2,500 square foot fitness center with locker rooms, two rooftop *Sky Terraces*, and a designated Uber/Lyft drop-off area.



MODERN OUTDOOR SPACES

THE
RAILYARD
SOUTHEND

LITOFF Corporate

Robert & Sons

Byars and Sellars

Top House

PATIO

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The *North Tower* and *South Tower* are separated by **THE YARD**, a 15,000-square foot **URBAN COURTYARD** that provides the **PERFECT SPACE TO RELAX**, eat lunch or listen to music after hours. The Yard is served by restaurants and retail and acts as a pre-function forecourt as well as connectivity to the parking deck. In addition, each building has a rooftop **SKY TERRACE**, exclusively for tenants to enjoy the **INCREDIBLE VIEWS** of South End, Uptown and Dilworth.



GATHER IN GRAND CENTRAL

THE
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SOUTH END



A **LARGE INDOOR LOBBY AREA**, referred to as **GRAND CENTRAL**, will **CONNECT TO THE YARD** via a 40' wide roll-up door, creating almost a half-acre of furnished, open-air gathering space. A coffee shop and café will be located inside Grand Central.

THE ULTIMATE LOCATION



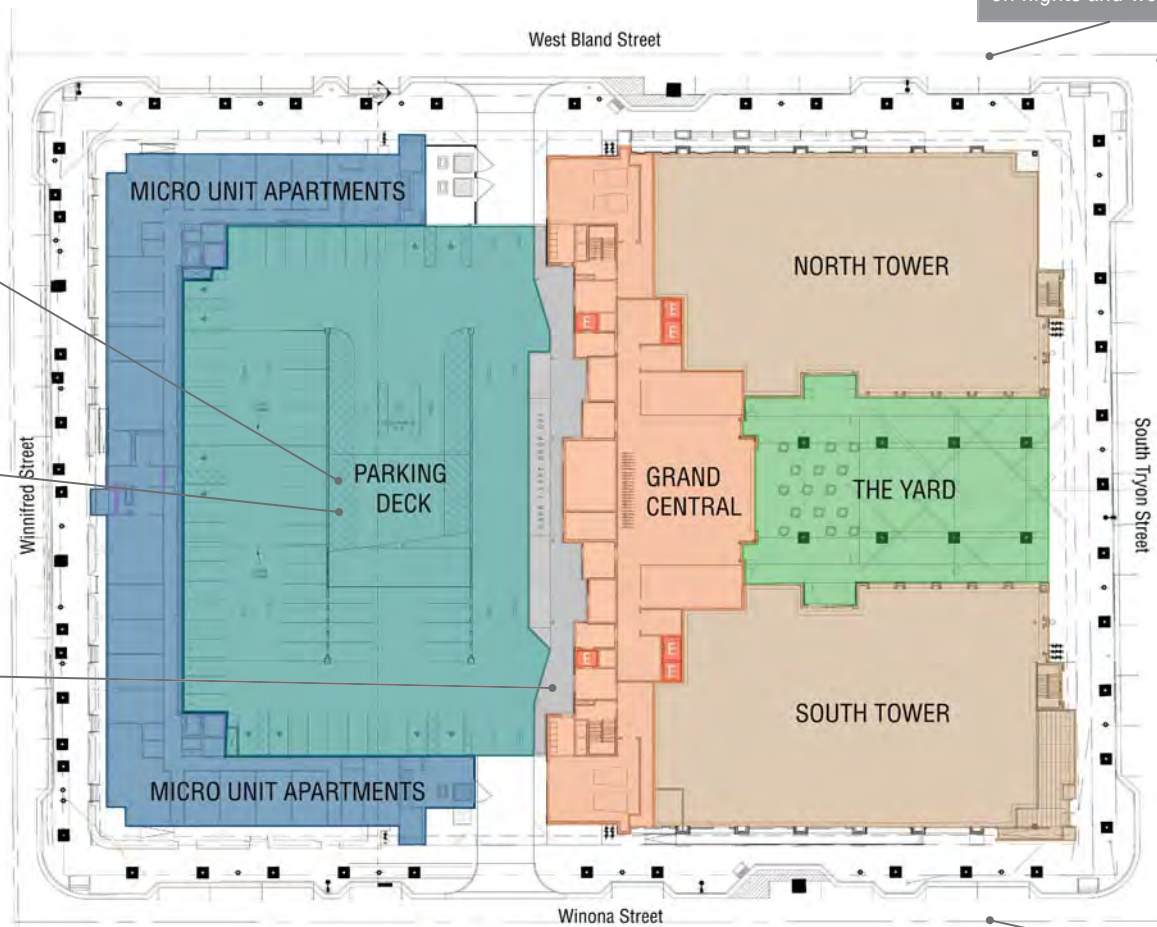
THE
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The RailYard is located in the heart of South End at 1414 S Tryon St (*North Tower*) and 1422 S Tryon St (*South Tower*), Charlotte, NC 28203. The RailYard is just **ONE BLOCK FROM THE LYNX'S BLAND STREET STATION** and an **EASY TO WALK TO THE CENTER CITY** and **THE LIGHT RAIL**.



950 SPACES AVAILABLE in the attached & gated eight-story parking deck
FREE PARKING for office users on weekdays

Paid parking is available on nights and weekends

24/7 DESIGNATED UBER & LYFT LANE for easy drop off and pick up

VALET PARKING for retail on nights and weekends.

Tenants will have up to **3.0 PARKING SPACES PER 1,000 SF**

More than **40 ON-STREET PARKING** spaces on W Bland, Winona & S Tryon Streets

VALET PARKING for retail on nights and weekends.

THE
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PLENTY OF
PARKING



RAIL YARD

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FACTS PROVIDED BY CHARLOTTE CENTER CITY PARTNERS

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