

THE STATION — AT LOSO —

3700 SOUTH BLVD
CHARLOTTE, NC 28217

A CREATIVE MIXED-USE EXPERIENCE AT THE SCALEYBARK LIGHT RAIL STOP

+20,000 - 95,000 SF OFFICE & RETAIL

MOVE-IN 2022

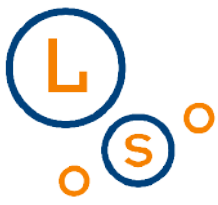


CONTACT

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





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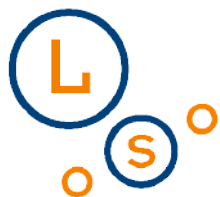
3700 SOUTH BLVD
+90,000 SF

3700 SOUTH BLVD | MOVE-IN 2022

STEPS FROM SCALEYBARK STATION

- Located directly on South Blvd steps from LYNX Light Rail Station
- First level retail + restaurant with rooftop seating
- Range of floor plate sizes for tenants
- Private outdoor patios
- Free Tenant Conference Room + Peloton Studio
- Free 3: 1,000 parking





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TRANSFORMATION

ON TRACK WITH WORK + LIFE

LOCATED STEPS FROM SCALEYBARK STATION

- ThE Station is located directly across from the LYNX light rail station
- 5 stops to Uptown Charlotte
- Connects from I-485 to the University Area





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WALKABLE AMENITIES



- Retail Amenities
- Future Developments
- LYNX Blue Line Light Rail
- Light Rail Stations
- Charlotte Rail Trail

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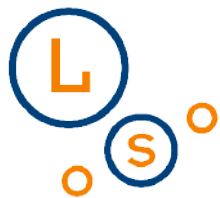
LOSO MULTI-FAMILY AND TOWNHOMES



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THE STATION — AT LOSO —

THE STATION AT LOSO OVERVIEW



OUTDOOR SPACE

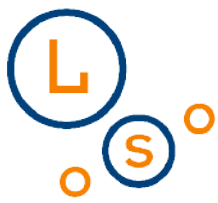
A retail court and
plazas throughout
as well as the Rail
Trail

+/- 350 MULTI- FAMILY UNITS

Residential units that
wrap around a park
deck facing Dewitt
Lane and Tryclan
Avenue

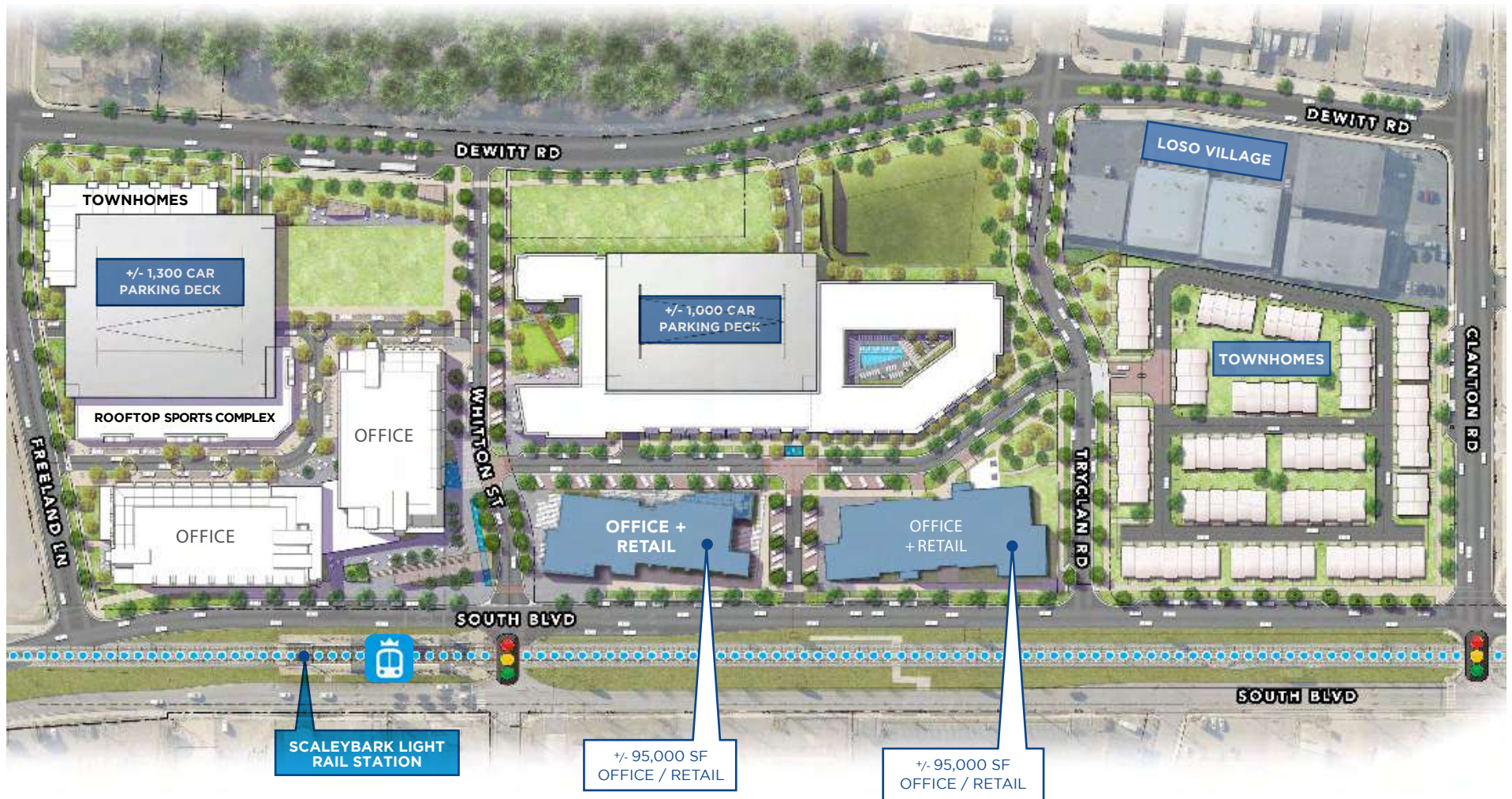
25,000 SF

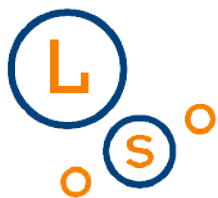
Restaurant and
retail space
throughout the
project



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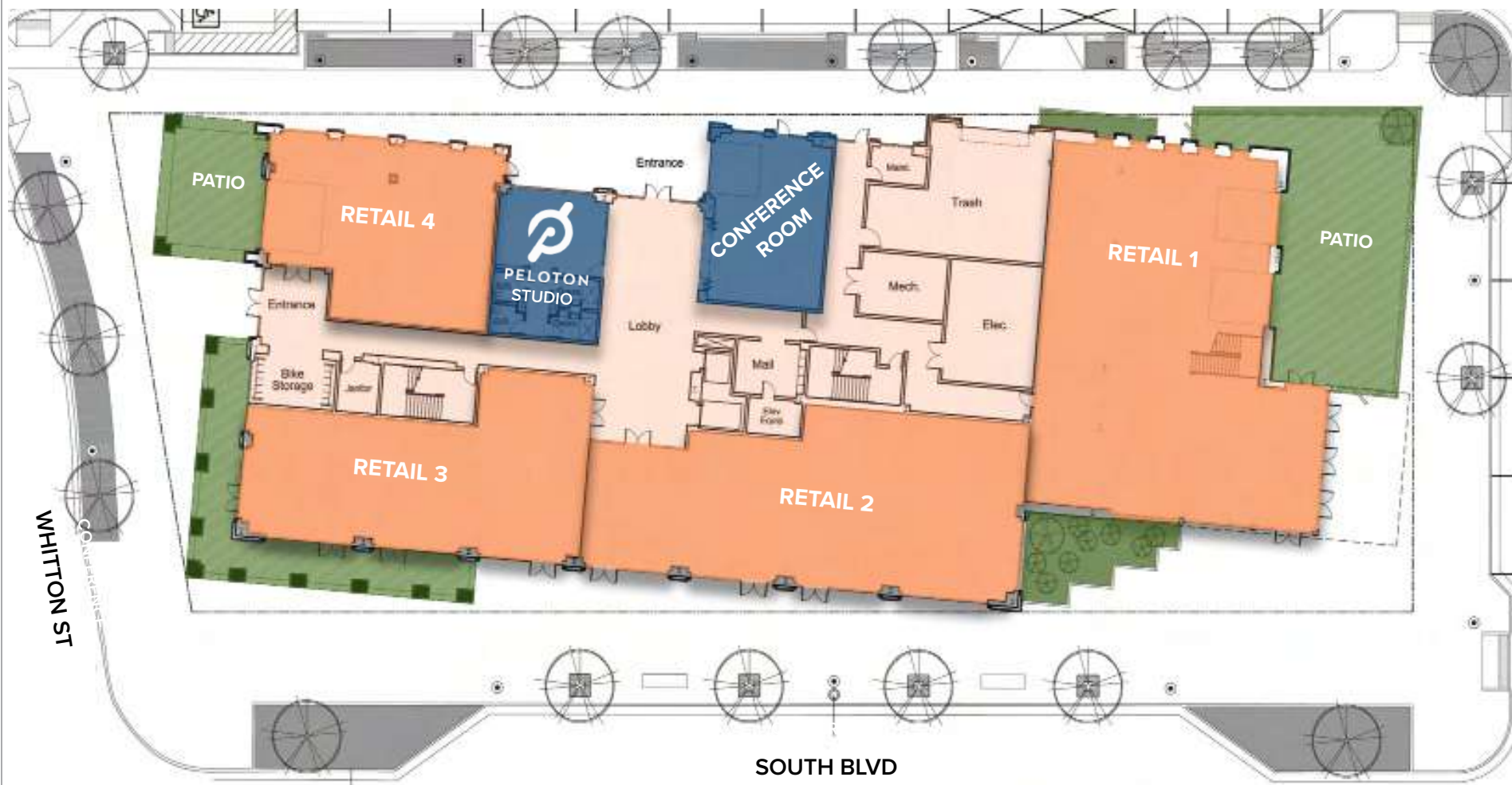
MASTER SITE PLAN





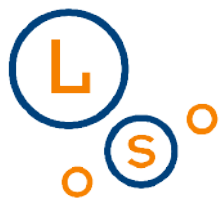
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GROUND FLOOR
RETAIL: 22,778 SF



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THE STATION — AT LOSO —

SECOND FLOOR
OFFICE: 18,038 SF

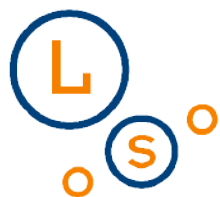


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THE STATION — AT LOSO —

THIRD & FOURTH
FLOORS
OFFICE: 18,038 SF

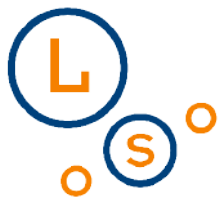


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THE STATION — AT LOSO —

FIFTH FLOOR
OFFICE: 17,012 SF

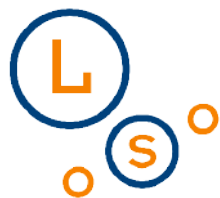


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ERIN SHAW
704.926.1414
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500 E. Morehead Street, Suite 200
Charlotte, NC 28202
704.597.7757 | beacondevelopment.com

