

STOP HERE

LIVE HERE

THE STATION
— AT LOSO —

HANG HERE

WORK HERE



LET US INTRODUCE
OURSELVES

Charlotte's NEXT STOP

The Station at LoSo is a thoughtfully designed development located adjacent to the Scaleybark light rail station.

The first phase, Station 3 and Station 4, will anchor this development, and provide a hub for the growing and vibrant neighborhood.

OVERVIEW



Is Here

A 15-ACRE MIXED-USE
DEVELOPMENT IN THE HEART OF
CHARLOTTE'S LOWER SOUTH END.



SITE PLAN



GETTING HERE IS EASY

NOTABLE TRAVEL TIMES

10-MINUTE

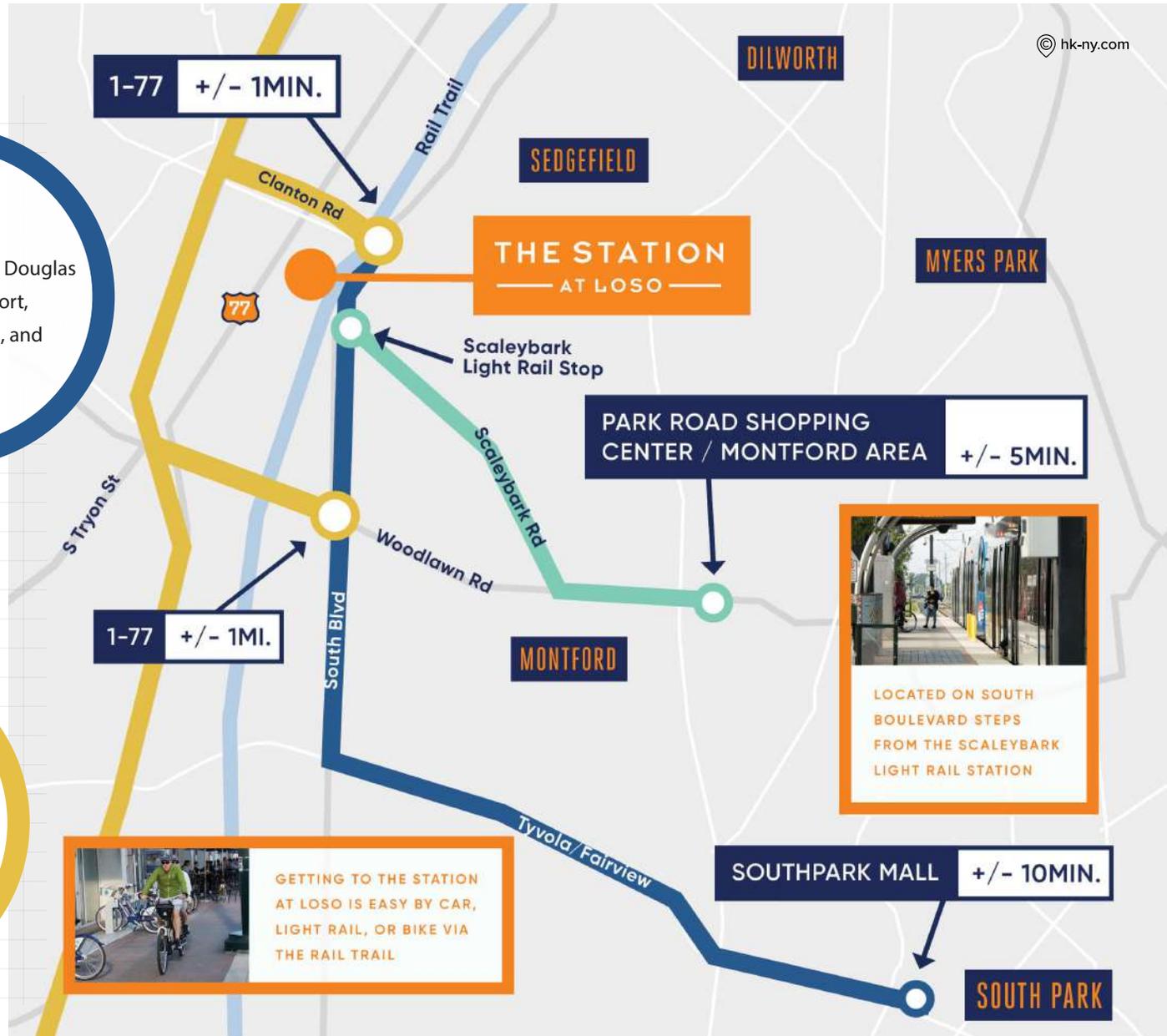
Drive to Charlotte Douglas International Airport, Uptown, Dilworth, and Myers Park

7-MINUTE

Light Rail ride to Uptown and 8 minutes to Pineville

1-77 NEARBY

Access connects drivers to the greater Charlotte region





WORK HERE



Stations 3 and 4 deliver a compelling mix of Indoor-outdoor retail and office space that let's you get business done your way. Everything from the smallest detail to the biggest feature was designed to create an inspiring, efficient, wellness-oriented workplace that helps attract and retain employees.

- Office suites from 5,000-105,000 SF
- Brick façades with oversized, operable windows
- Entry via open-air lobby with state-of-the-art elevators, or via exterior staircases
- Expansive private terraces on each floor
- Unparalleled views of South End and Uptown Charlotte
- Free, on site parking, lots and lots of it
- Direct access to The Rail Trail
- Adjacent to the Scaleybark Light Rail stop
- Outdoor park

ATRIUM-STYLE
OPEN-AIR LOBBIES

EXTERIOR
STAIRCASES

PRIVATE TERRACES



MORE THAN JUST A
PLACE TO
WORK

STATION 3

STATION 4

A WELLNESS, ORIENTED WORKPLACE

A WORK ENVIRONMENT THAT WORKS FOR YOU

50-PERSON TRAINING ROOM WITH INDOOR/OUTDOOR SPACE

2,000 SF

TENANT DEDICATED FITNESS AND LOCKER ROOMS, FEATURING PELOTON BIKES

TOUCHLESS PLUMBING AND ELECTRICAL FIXTURES

MECHANICAL UNITS WITH 100%

FULL ECONOMIZERS allow more outside air into the building during favorable conditions

FITWEL HEALTHY BUILDING DESIGN CERTIFIED



STATE OF ART

OPERABLE WINDOWS THROUGHOUT

TOUCHLESS BUILDING ACCESS

BEST-IN-CLASS 13 MERV AIR AIR FILTERS

ANTI-MICROBIAL SURFACES



SECURED ACCESS TO EACH FLOOR VIA TOUCHLESS ELEVATORS AND EXTERIOR

INDOOR-OUTDOOR WORKSPACE ON EVERY FLOOR

LEED SILVER CERTIFIED



WILL MEET OR EXCEED ASHRAE 62.1 STANDARDS FOR VENTILATION

L
S

HANG HERE

INDOOR-OUTDOOR DINING AND RETAIL **30,000 SF** ON THE GROUND FLOOR OF STATIONS 3 AND 4 SOON-TO-BE-LAUNCHED

OUTDOOR LIFESTYLE



PUBLIC TRANSPORTATION



A BUSTLING ENTERTAINMENT DISTRICT ON THE VERGE OF SOUTH END

LOSO VILLAGE 52,000 SF
FOOD AND BEVERAGE DESTINATION

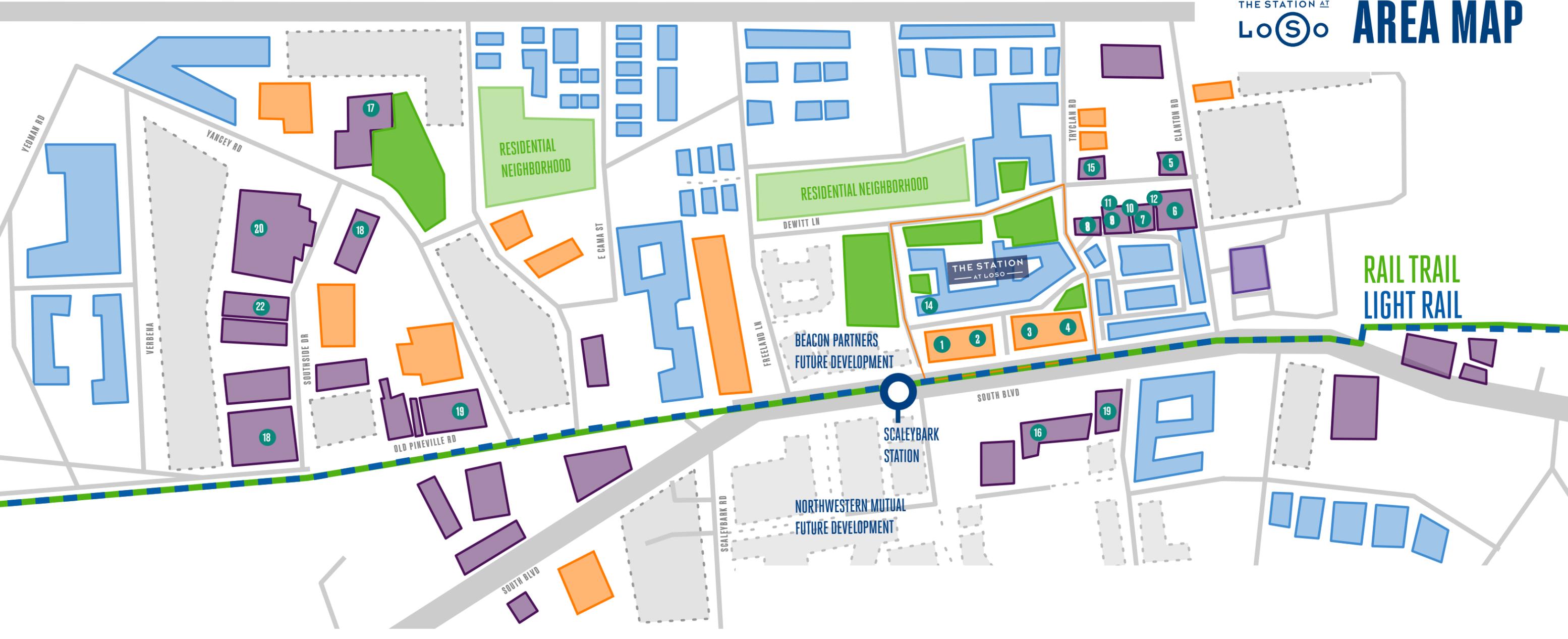


ACCESS
BIKABLE
WALKABLE
SCOOTABLE

THE PLATFORM
A NEW UNIQUE DINING DESTINATION **35,000 SF**
FEATURING BREWERIES AND MODERN RESTAURANT CONCEPTS

S TRYON ST.

THE STATION AT LoSo AREA MAP



PEDESTRIAN PROXIMITY

20+ NEARBY BREWERIES + ENTERTAINMENT VENUES

+1 MILLION SF OF PLANNED OFFICE

+4,400 NEW MULTIFAMILY UNITS DELIVERED BY Q4 2023

MAP KEY

- MULTI-FAMILY
- OFFICE
- RETAIL
- FUTURE DEVELOPMENT
- OPEN SPACE

RESTAURANT ADDITIONS

- 1 salata
- 2 TACO BOY
- 3 The People's Market
- 4 FARM TO TABLE RESTAURANT
- 5 STATE OF CONFUSION
- 6 WEATHERED SOULS
- 7 YAMA
- 8 PINK BURRITO
- 9 THE EVERYDAY Market
- 10 SUPPERCLUB SOUTHWEST
- 11 BODYROK STUDIOS
- 12 ZINICOLA
- 13 RALLY PICKLEBALL

EXISTING RESTAURANTS

- 14 THOUSAND HILLS COFFEE
- 15 Gilde
- 16 SEOUL BOWL
- 17 OME
- 18 Queen Park Social
- 19 Goldies
- 20 Sugar Creek BREWING COMPANY
- 21 4001 YANCEY
- 22 PROTAGONIST



20 NEARBY
BREWRIES
+ ENTERTAINMENT
VENUES

+10 NEW
RESTAURANTS

+1 MILLION SF
OF PLANNED OFFICE SPACE

5,000+
RESIDENTS

THE NEXT BEST THING
IS ALREADY HERE

4,400
NEW UNITS SCHEDULED
TO BE DELIVERED BY
Q4 2023

ULTIMATE WALK TO
WORK CONVENIENCE

HOUSING OPTIONS AVAILABLE AT
EVERY PRICE POINT



GROUND FLOOR



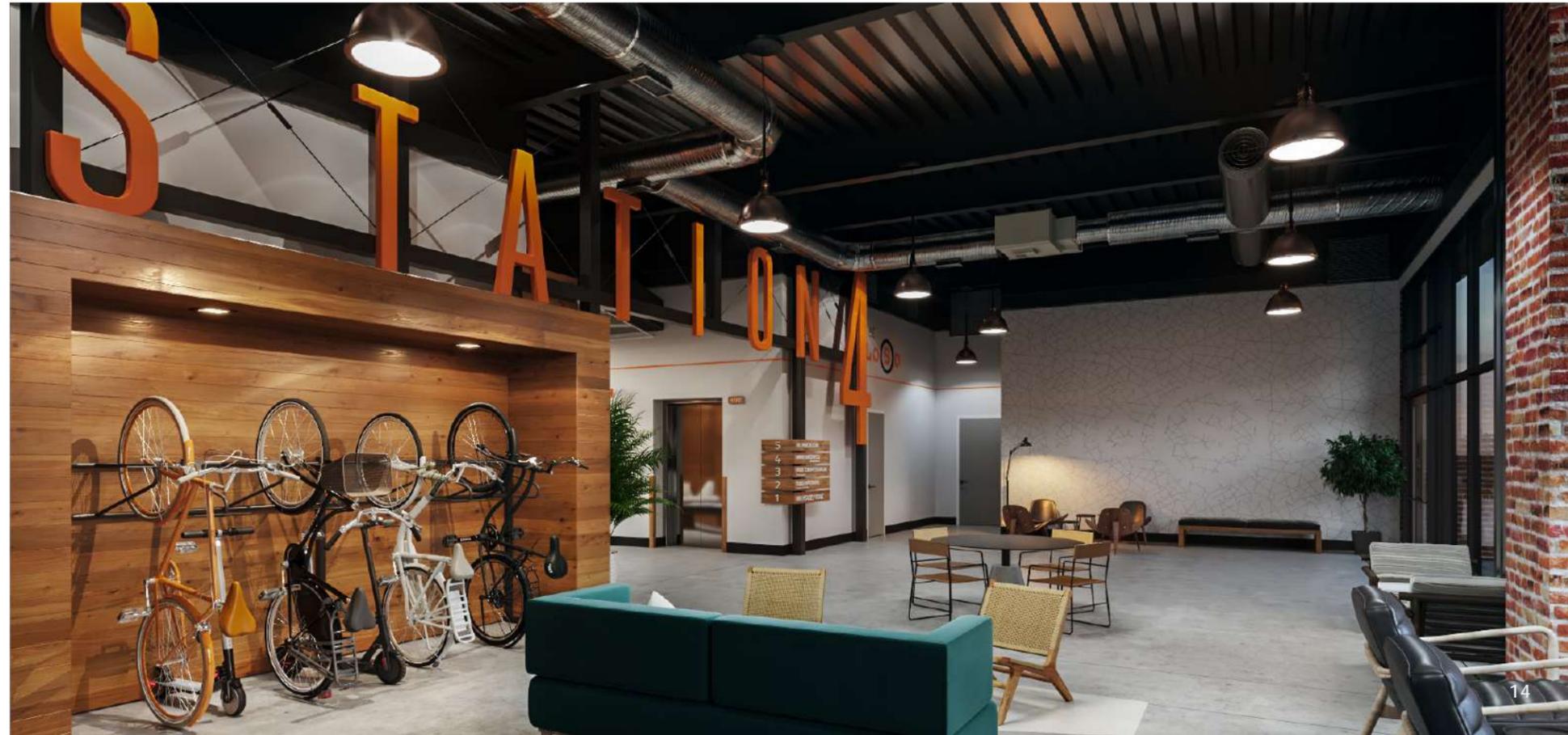
STATION 4



GROUND FLOOR



THE STATION LoSo



THE STATION AT

LOSO

OFFICE

Beacon Partners

Erin Shaw

Managing Director | Office Investments

704.926.1414

erin@beacondevelopment.com

Claire Shealy

Associate | Office

704.926.1409

claire@beacondevelopment.com

thestationatloso.com

RETAIL

**Thrift Commercial
Real Estate Services**

Charles Thrift

704.622.1795

charles@thriftcres.com

thriftcres.com

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