

STOP HERE

LIVE HERE

THE STATION
— AT LOSO —

HANG HERE

WORK HERE

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.

LET US INTRODUCE OURSELVES



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

70-PERSON TRAINING
ROOM WITH INDOOR/
OUTDOOR SPACE

2,000 SF

TENANT DEDICATED
FITNESS AND
LOCKER ROOMS,
FEATURING PELOTON
BIKES

MECHANICAL
UNITS WITH 100%

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

TOUCHLESS PLUMBING
AND ELECTRICAL FIXTURES

STATE OF ART
OPERABLE WINDOWS
THROUGHOUT

TOUCHLESS
BUILDING ACCESS

BEST-IN-CLASS
13 MERV AIR
AIR FILTERS

ANTI-MICROBIAL SURFACES

DESIGNED WITH
THE GOAL OF
ACHIEVING LEED-
NC V4 CORE AND
SHELL SILVER
CERTIFICATION

SECURED ACCESS
TO EACH FLOOR VIA
TOUCHLESS ELEVATORS &
EXTERIOR STAIRCASES

INDOOR-OUTDOOR
WORKSPACE ON
EVERY FLOOR

WILL MEET OR EXCEED ASHRAE
62.1 STANDARDS FOR
VENTILATION

Applying for LEED
certification

fitwel ★★

THE STATION HAS ACHIEVED
FITWELL CERTIFICATION, REFLECTING
OUR DEEP COMMITMENT TO DEVELOP,
OPERATE, MAINTAIN, AND OPTIMIZE
OUR BUILDINGS FOR HUMAN HEALTH.



L
S



OUTDOOR
LIFESTYLE



LOSO VILLAGE 52,000 SF
FOOD AND BEVERAGE DESTINATION



PUBLIC TRANSPORTATION



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



A BUSTLING ENTERTAINMENT DISTRICT ON THE VERGE OF SOUTH END



ACCESS
BIKABLE
WALKABLE
SCOOTABLE

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



MAP KEY

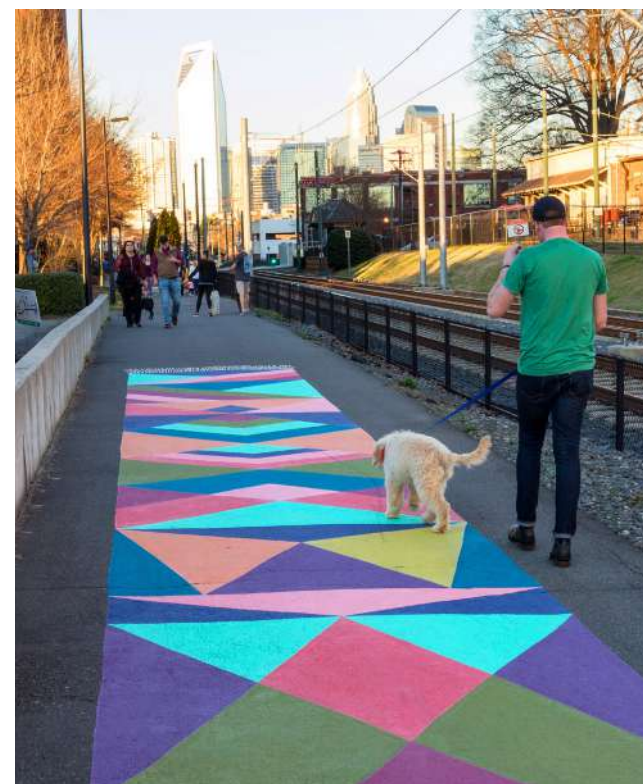
- MULTI-FAMILY
- OFFICE
- RETAIL
- FUTURE DEVELOPMENT
- OPEN SPACE

RESTAURANT ADDITIONS

- 1 SALAD
- 2 RESTAURANT
- 3 RESTAURANT
- 4 FARM TO TABLE RESTAURANT
- 5 STATE OF CONFUSION
- 6 WEST BIRD SOULS
- 7 YAMA
- 8 PHAT
- 9 THE EVERYDAY MARKET
- 10 SUPPERCLUB
- 11 RALLY PICKLEBALL

EXISTING RESTAURANTS

- 12 THOUSAND HILLS COFFEE
- 13 GILDE
- 14 BUCKLE UP RESTAURANT
- 15 OMB
- 16 JASON POKER
- 17 Sugar Creek CIGARETTE LOBBY
- 18 4001 YANCEY
- 19 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

THE STATION AT

LoS

OFFICE

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BEACON
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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