

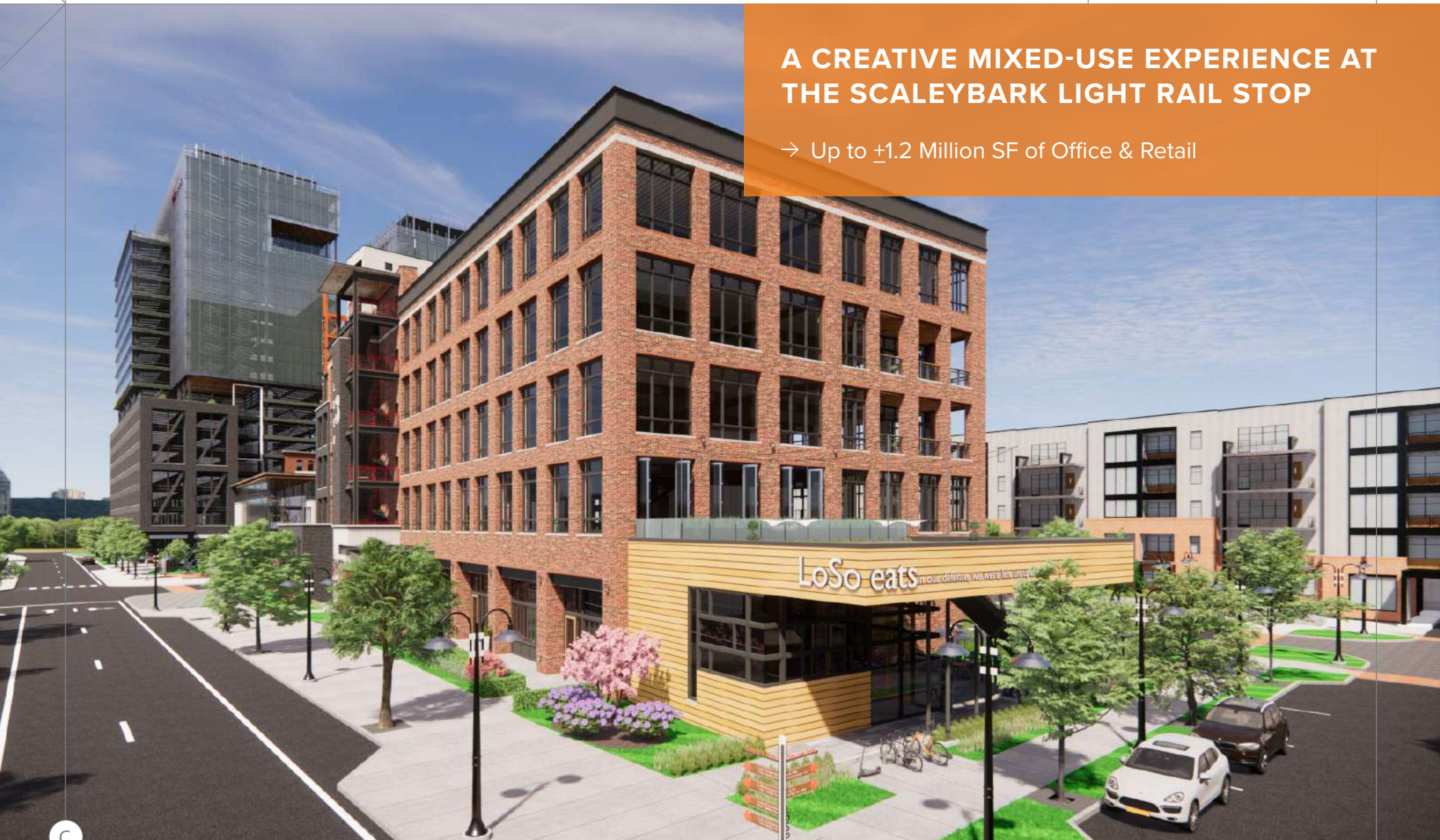


THE STATION — AT LOSO —

SOUTH BLVD
CHARLOTTE, NC 28217

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

→ Up to ±1.2 Million SF of Office & Retail





THE STATION — AT LOSO —

IN THE HEART OF
THE LOSO DISTRICT



THE STATION AT LOSO is a 15 acre mixed-use development situated directly across from the LYNX light rail Scaleybank Station. Located in LoSo (Lower South End), a bustling entertainment district on the edge of South End, the South Boulevard corridor from Uptown Charlotte south continues to be one of Charlotte's most desirable locations. LoSo's recent growth has flourished into a walkable, eclectic retail center that offers an astounding mix of breweries, restaurants, shops, and nightlife. The Station's unsurpassed connectivity to the Charlotte area includes a 10 minute drive to Charlotte Douglas International Airport and Uptown, almost immediate access to I-77, a seven minute light rail ride to Uptown Charlotte and an eight minute ride from South Park. The Station is also located directly on the Rail Trail providing easy walking, biking and scooter access to South End and Uptown.

OUTDOOR SPACE

A retail court and plazas throughout

ROOFTOPS

Access to multiple rooftops for entertainment and outdoor workout space

+/- 350 MULTI-FAMILY UNITS

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

1.2 MILLION SF

Creative office space within 4 buildings ranging from 20,000 - 900,000 SF

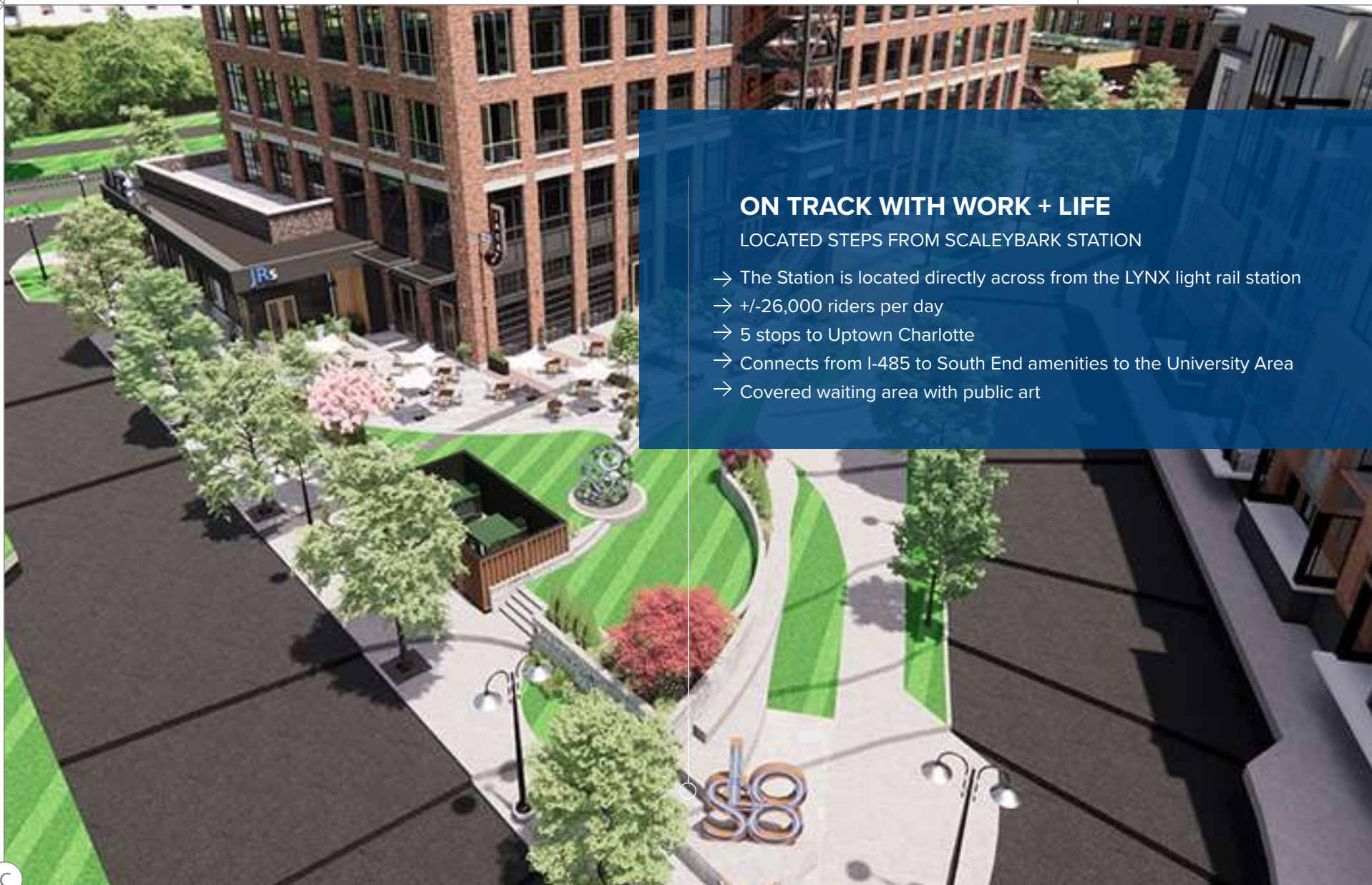
25,000 SF

Restaurant and retail space spread throughout the project



THE STATION — AT LOSO —

TRANSFORMATION



ON TRACK WITH WORK + LIFE

LOCATED STEPS FROM SCALEYBARK STATION

- The Station is located directly across from the LYNX light rail station
- +/-26,000 riders per day
- 5 stops to Uptown Charlotte
- Connects from I-485 to South End amenities to the University Area
- Covered waiting area with public art

CONTACT



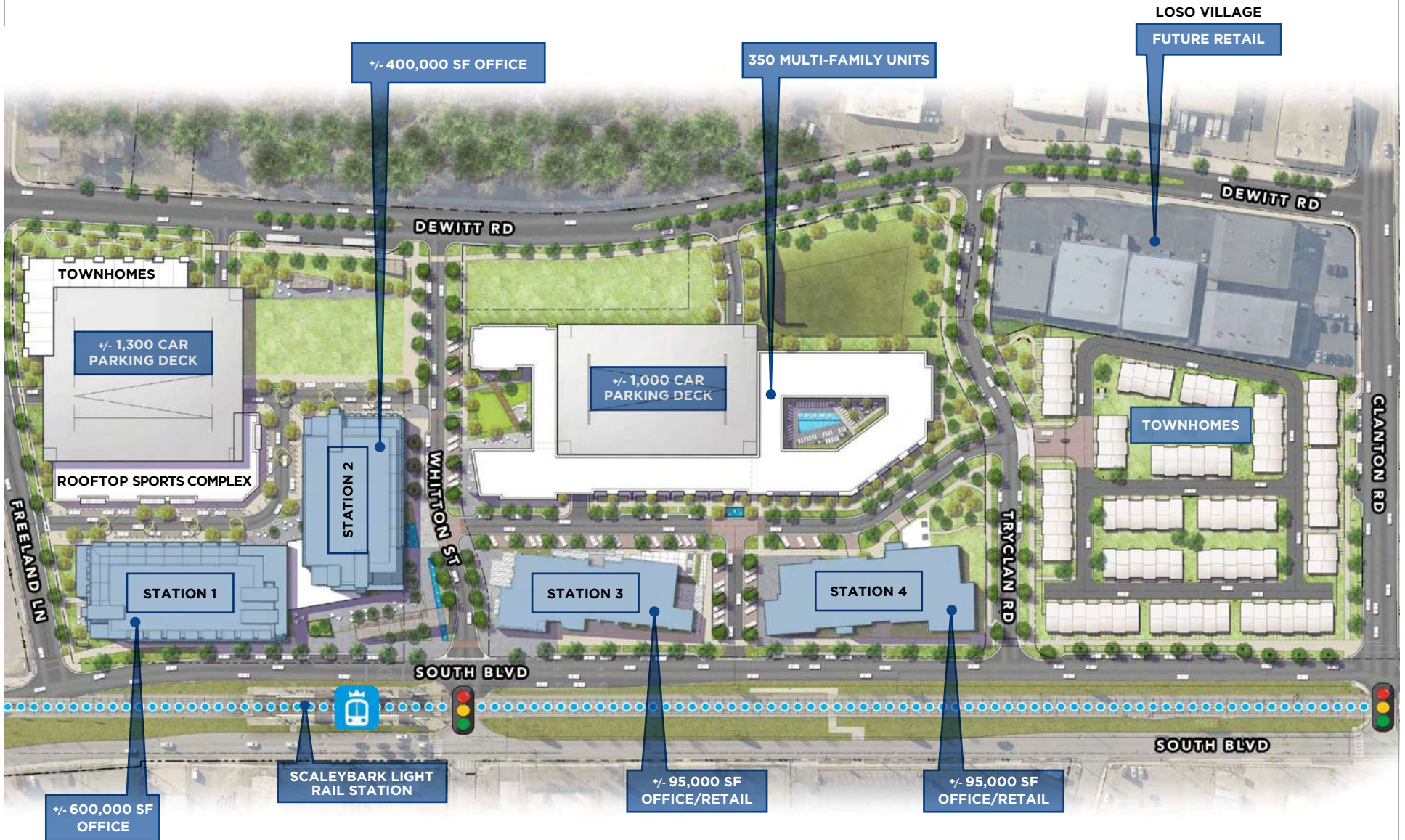
For leasing opportunities, contact:
Erin Shaw | 704.926.1414 | erin@beacondevelopment.com





THE STATION — AT LOSO —

MASTER PLAN



CONTACT

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THE STATION — AT LOSO —

A SHORT DRIVE
TO THE CENTER
OF IT ALL



I-77 +/- 1 MI.

DILWORTH

MYERS PARK

THE STATION
— AT LOSO —

PARK ROAD SHOPPING
CENTER / MONTFORD +/- 3 MI.

SOUTHPARK +/- 3 MI.



I-77 +/- 1 MI.

MONTFORD

SOUTHPARK

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*CONCEPTUAL MASTERPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.





THE STATION — AT LOSO —

WALKABLE AMENITIES



● Retail Amenities

■ Future Developments

● ● ● LYNX Blue Line Light Rail

🚊 Light Rail Stations

— Charlotte Rail Trail

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THE STATION — AT LOSO —

LOSO MULTI-FAMILY AND TOWNHOMES



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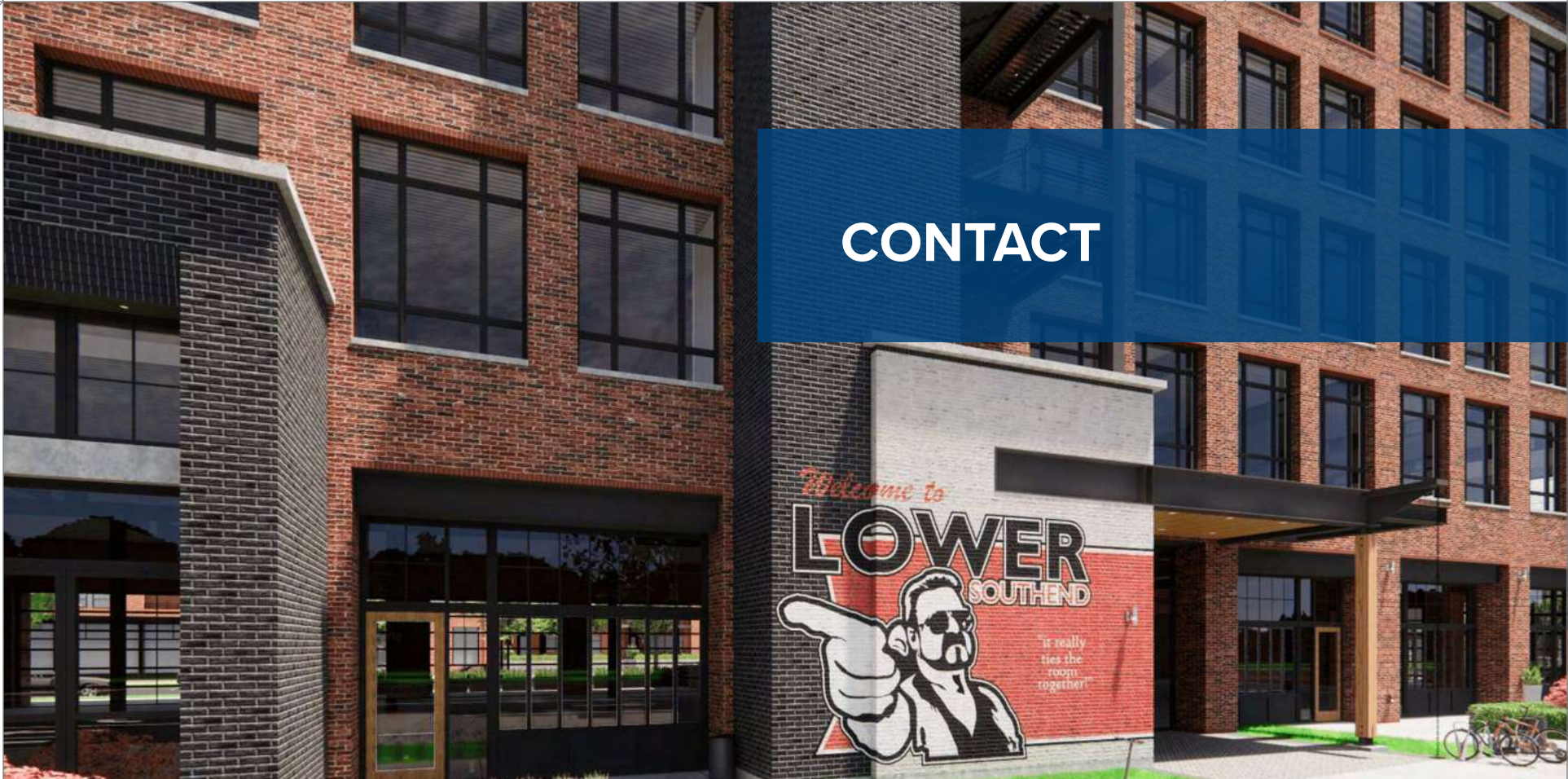


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THE STATION — AT LOSO —



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