

STOP HERE

LIVE HERE

THE STATION  
— AT LOSO —

HANG HERE

WORK HERE

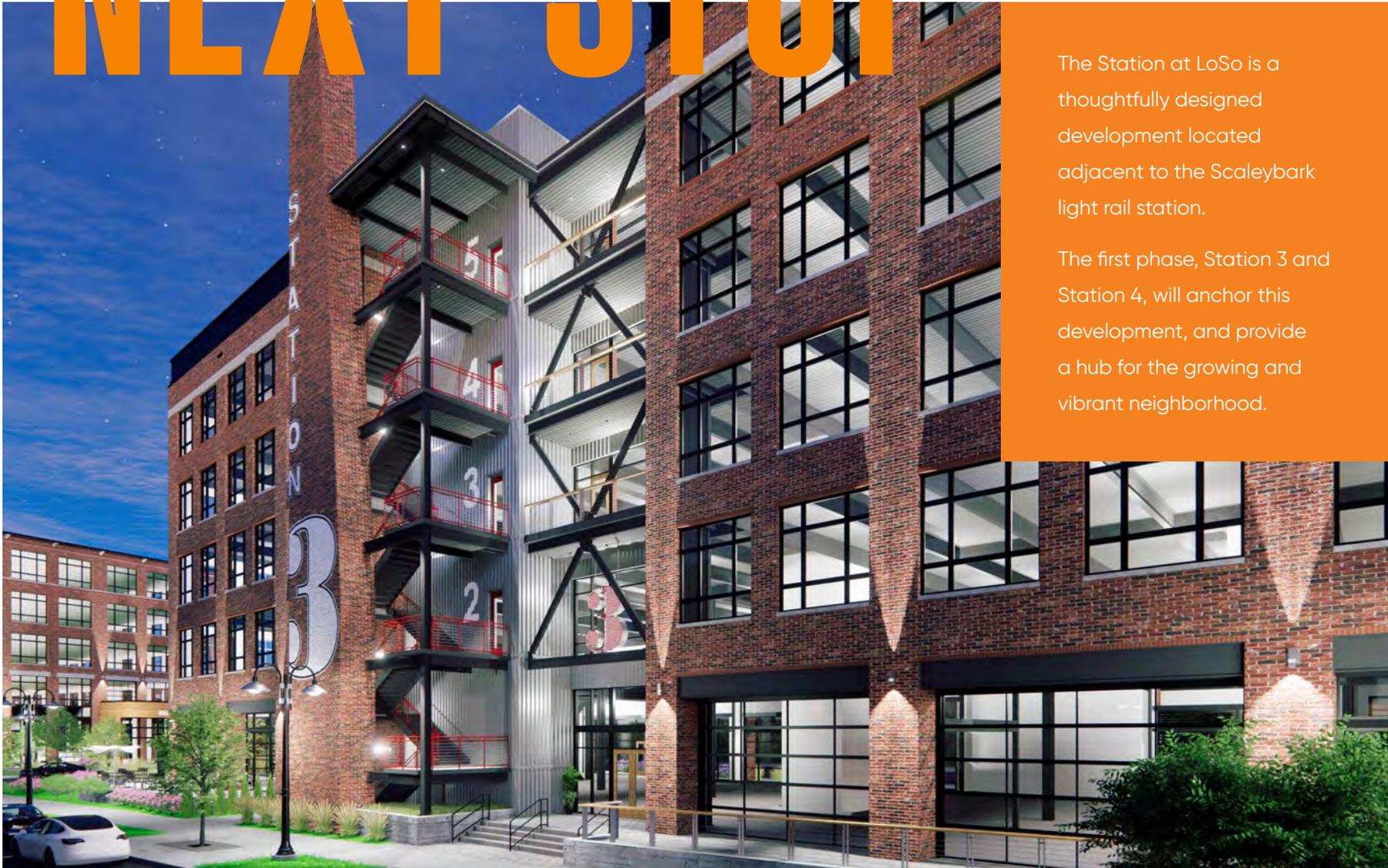
# Charlotte's

# NEXT STOP

The Station at LoSo is a thoughtfully designed development located adjacent to the Scaleybank 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



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



GETTING TO THE STATION AT LOSO IS EASY BY CAR, LIGHT RAIL, OR BIKE VIA THE RAIL TRAIL



# 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



Applying for LEED and FITWEL certifications

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

**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 STAIRCASES

INDOOR-OUTDOOR WORKSPACE ON EVERY FLOOR

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

**MECHANICAL UNITS WITH 100%**

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



WILL MEET OR EXCEED ASHRAE  
**62.1** STANDARDS FOR VENTILATION

L

S

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# HANG



OUTDOOR  
LIFESTYLE

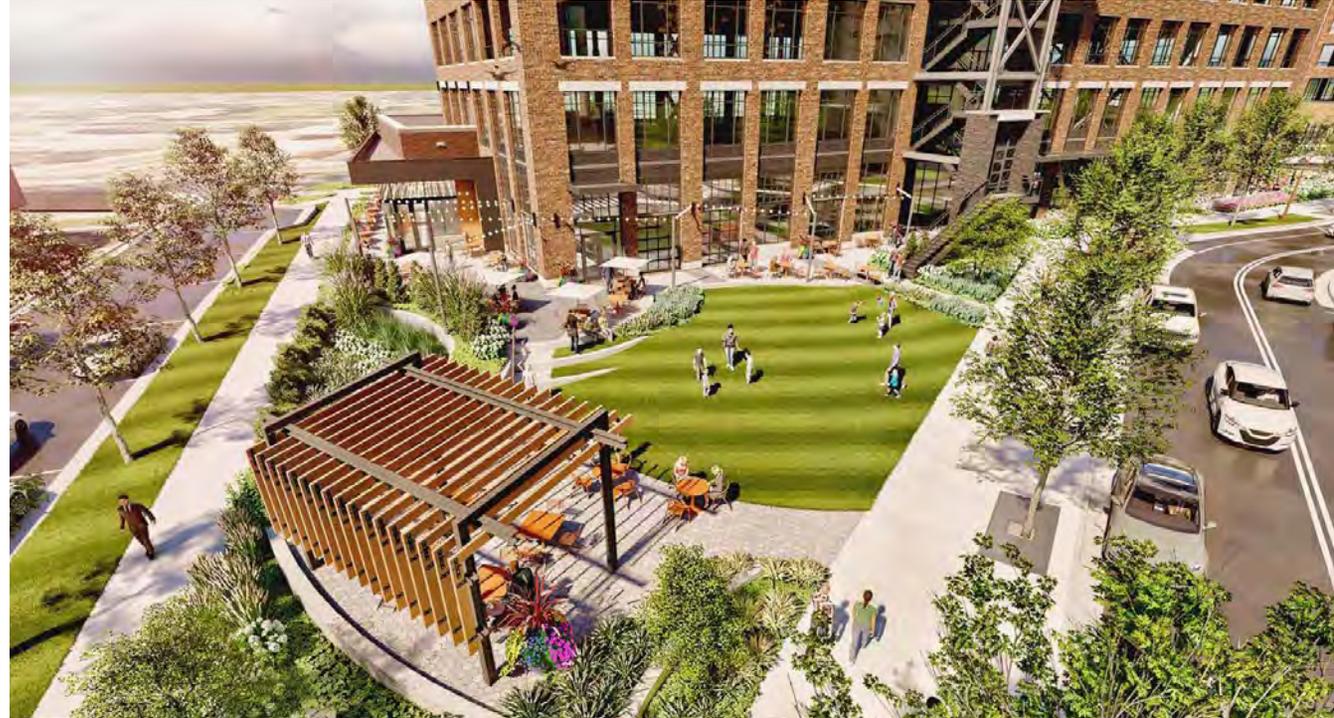


LOSO VILLAGE 52,000 SF  
FOOD AND BEVERAGE DESTINATION

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

# HERE

PUBLIC TRANSPORTATION



A BUSTLING ENTERTAINMENT DISTRICT ON THE VERGE OF SOUTH END



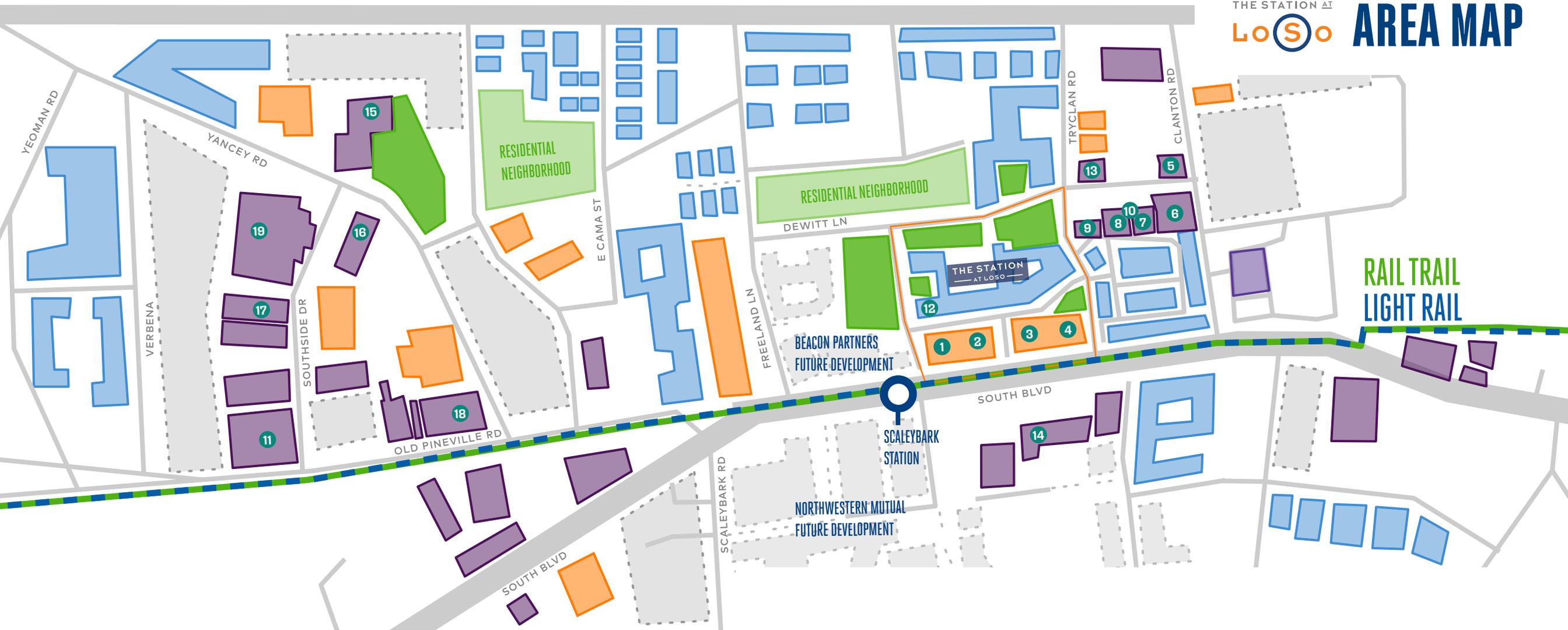
## ACCESS

- BIKABLE
- WALKABLE
- SCOOTABLE



The Platform  
A NEW UNIQUE DINING DESTINATION 35,000 SF

FEATURING BREWERIES AND MODERN RESTAURANT CONCEPTS



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 SALAD      | 4 FARM TO TABLE RESTAURANT | 7 YAMA              |
| 2 RESTAURANT | 5 STATE OF CONFUSION       | 10 SUPPERCLUB       |
| 3 RESTAURANT | 6 WESTERN SOULS            | 11 RALLY PICKLEBALL |
|              |                            | 12 THE PERIDAN      |

EXISTING RESTAURANTS

- |                          |                      |                                |
|--------------------------|----------------------|--------------------------------|
| 12 THOUSAND HILLS COFFEE | 15 OMBE              | 17 Sugar Creek BREWING COMPANY |
| 13 Gilde                 | 16 Queen Park SOCIAL | 18 4001 YANCEY BLVD            |
| 14 SEOUL BOWL            |                      | 19 PROTAGONIST                 |

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