

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

→ Up to ±1 Million SF of Office & Retail







**LOSO STATION** is a 15 acre mixed-use development situated directly across from the LYNX light rail Scaleybark 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. LoSo 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. LoSo 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 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

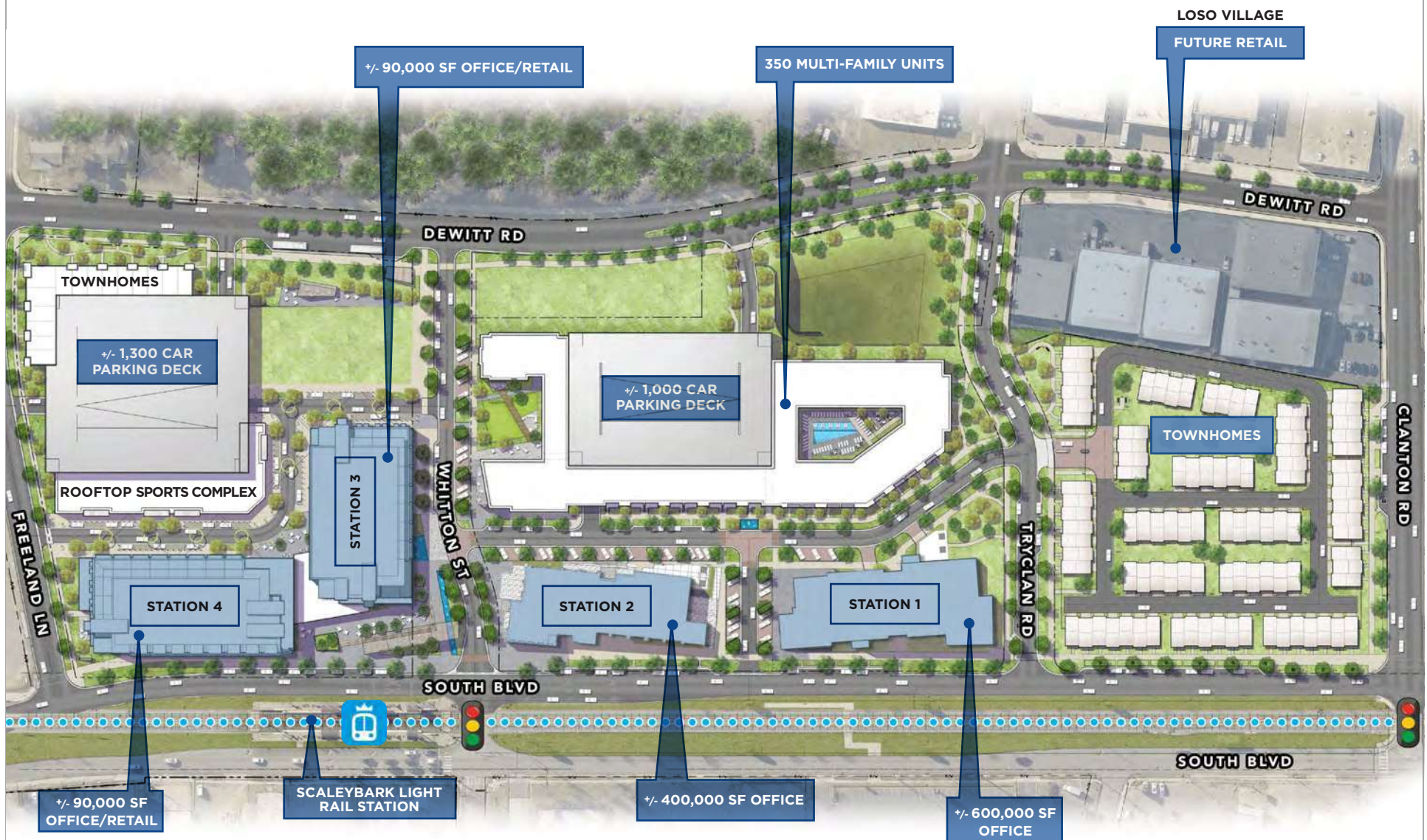


## ON TRACK WITH WORK + LIFE

LOCATED STEPS FROM SCALEYBARK STATION

- LoSo 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









10

Nearby Breweries



197+

Shops/Restaurants



16,500

Employees



9,000+

Residents



LYNX Blue Line has  
+26,000 riders per day



# LoSo STATION

TONY'S PIZZA

kebab2go  
AUTHENTIC MEDITERRANEAN DELI

KUNG  
FU TEA

ZACK'S  
HAMBURGERS  
SERVING CHARLOTTE SINCE 1973

MOCCO  
BISTRO

AXE CLUB  
OF AMERICA

GOOD ROAD  
CIDERWORKS

LOWER LEFT  
BREWING CO.

INTERSTATE  
77

PROTAGONIST  
BREWERY

Sugar Creek  
BREWING COMPANY

OMB  
METALWORKS

HIVE  
FITNESS

Chef Alyssa's  
KITCHEN

BREWERS ST  
4001  
YANCEY  
CLT

EST. 2014  
DOC PORTER'S  
CRAFT SPIRITS • CHARLOTTE, NC

Queen Park  
SOCIAL  
RESTAURANT & CLOTHING STORE

CHARLOTTE RAIL TRAIL  
SOUTH BLVD

TRYCLAN RD

S TRYON ST





### Restaurants

1. Bedder Bedder and Moore
2. Kabab 2 Go
3. Link & Pin
4. The Olde Mecklenburg Brewery
5. Seoul Poke Bowl
6. Sugar Creek Brewing
7. Suffolk Punch
8. Tony's Pizza
9. The Waterman Fish Bar
10. Yama
11. Zack's Hamburgers

### Coffee/Breakfast

1. Eight + Sand Kitchen
2. Harris Teeter – Starbucks
3. Maple Street Biscuit
4. Mocco Bistro Cafe
5. Mugshots – Coffee & Tea
6. Nekter Juice Bar
7. Thousand Hills Coffee

### Fitness

1. Crossfit Mecklenburg
2. HIVE Fitness
3. Infinity Ballroom Charlotte
4. Ride or Die Spin Studio
5. Urban Mvmnt

### Breweries/Drinks

1. Brewers at 4001 Yancey
2. Doc Porter's Distillery
3. Gilde Brewery
4. GoodRoad CiderWorks
5. Kung Fu Tea
6. Lenny Boy Brewing Co.
7. Lower Left Brewing Company
8. Protagonist Brewery
9. RedClay Ciderworks
10. Triple C Brewing Co.

### Entertainment

1. Axe Club of America
2. Chef Alyssa's Kitchen
3. Escape Tactic / Escape Room
4. Queen Park Social



# LoSo STATION



For leasing opportunities, contact:

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