

STOP HERE

LIVE HERE

HANG HERE

THE STATION
— AT LOSO —

WORK HERE

Charlotte's NEXT STOP

LET US INTRODUCE
OURSELVES



Beacon Partners has broken ground on The Station at LoSo, 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.

 SLATED FOR COMPLETION 1Q '23

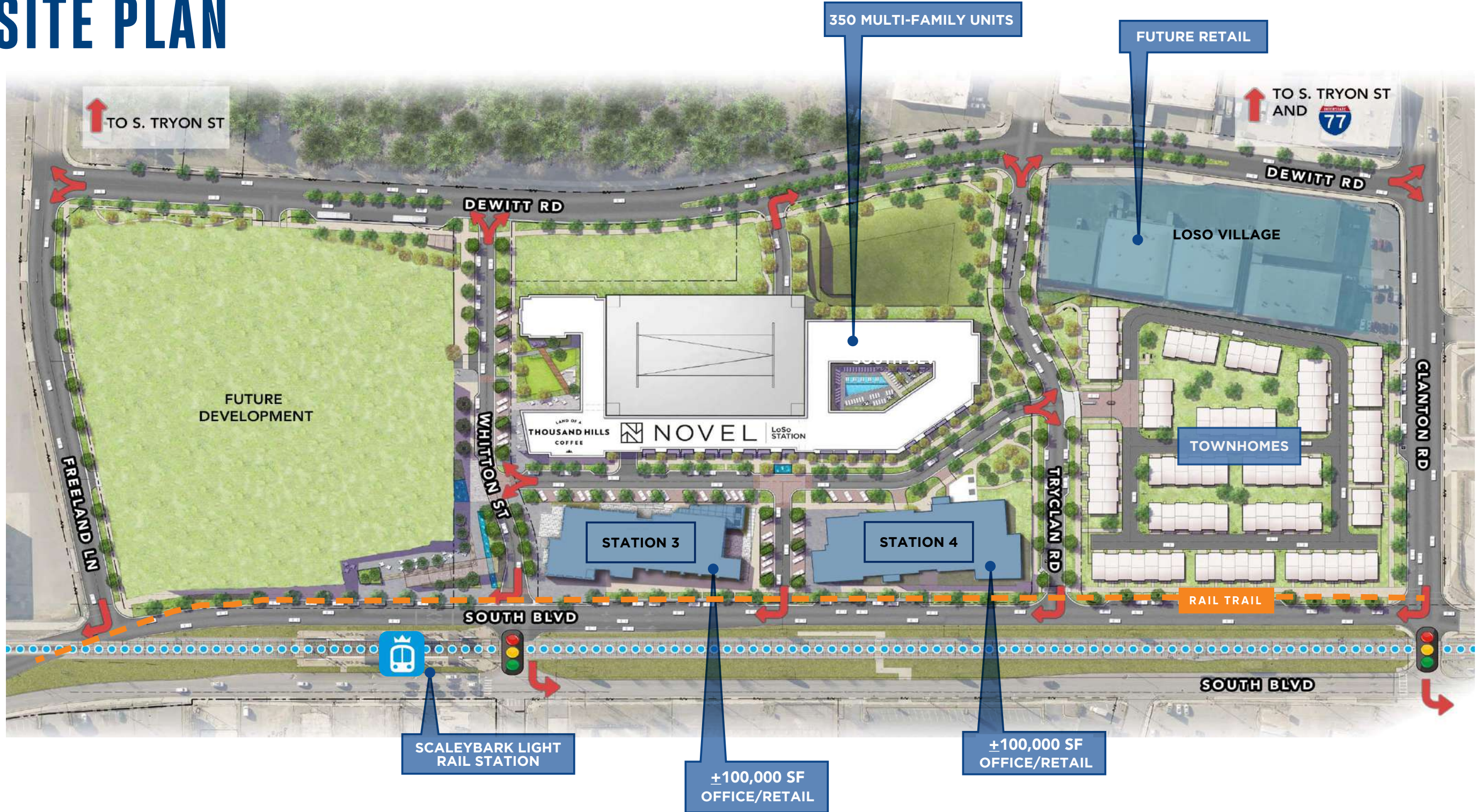
Is Here

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

OVERVIEW



SITE PLAN



GETTING HERE IS EASY

NOTABLE TRAVEL TIMES

7-MINUTE

Light Rail ride to Uptown and 8 minutes to Pineville

10-MINUTE

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

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 will 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 -100,000 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

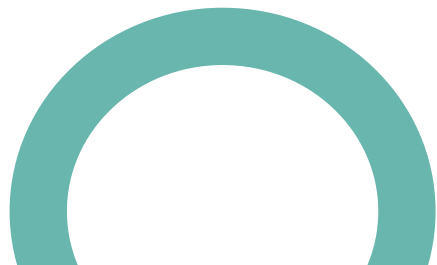
MORE THAN JUST
a Place to
WORK

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

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

INDOOR-OUTDOOR
DINING AND RETAIL

25,000 SF

ON THE GROUND FLOOR
OF STATIONS 3 AND 4
SOON-TO-BE-LAUNCHED

HANG HERE

PUBLIC TRANSPORTATION



A BUSTLING ENTERTAINMENT DISTRICT ON THE VERGE OF SOUTH END



OUTDOOR LIFESTYLE



LOSO VILLAGE 52,000 SF
FOOD AND BEVERAGE DESTINATION



The Platform
A NEW UNIQUE DINING
DESTINATION 35,000 SF
FEATURING BREWERIES AND MODERN
RESTAURANT CONCEPTS

ACCESS

- BIKABLE
- WALKABLE
- SCOOTABLE



HANG HERE



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

CROSSFIT MECKLENBURG

INFINITY
BALLROOM CHARLOTTE

LOSO VILLAGE

SUPPERCLUB PHAT Bu.R.R.TO STATE OF CONFUSION

YAMA Gilde THE EVERYDAY Market

LAND OF A
THOUSAND HILLS
COFFEE

THE PLATFORM

ENTERTAINMENT DISTRICT

Sugar Creek BREWING COMPANY RALLY

HIVE FITNESS Chef Alyssa's KITCHEN Queen Park

PROTAGONIST LOWER LEFT CO BREWING CO

ESCAPE TACTIC 4001 YANCEY CLT

THE STATION AT
LoSo

SEOUL **POKE** BOWL

Jersey Mike's
SUBS

ANYTIME FITNESS

MOCCO BISTRO KUNG FU TEA AXE CLUB

CLT NUTRITION TONY'S PIZZA Kebab2go

20 NEARBY
BREWRIES
+ ENTERTAINMENT
VENUES

+10 NEW
RESTAURANTS

+1 MILLION SF
OF PLANNED OFFICE SPACE

5,000+
RESIDENTS



LIVE HERE



20 NEARBY
BREWERIES
+ ENTERTAINMENT
VENUES

+10 NEW
RESTAURANTS

+1 MILLION SF
OF PLANNED OFFICE SPACE

5,000+
RESIDENTS

THE STATION AT

LOSO

OFFICE

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