

JANUARY 2019 LISTINGS

OFFICE • RETAIL • BUILD-TO-SUIT



OFFICE

PROPERTY/ADDRESS	TOTAL SF AVAILABLE	LEASE RATE PER SF	AVAILABLE	COMMENTS
SOUTH END				
THE RAILYARD 1422 S Tryon St (South Tower) Charlotte, NC 28203	±2,407 - 51,978	\$41.00 Full Service	1Q 2019	Two (2) ±163,000 SF, eight-story office buildings with retail on street level; Outdoor courtyard and rooftop Sky Terrace; Located on 3.5 acres in the heart of South End; One block from Bland St light rail stop
1520 SOUTH 1520 South Blvd, Suite 210 Charlotte, NC 28203	±2,600	\$29.00 Full Service	2.1.19	Space can be sub-divided to accommodate users needing: 1,029 SF, 2,600 or 3,629; Three story office/retail building; Free covered and surface parking; Located on the light rail near Bland Street Station
DUNAVANT CORNERS 2300-2306 Dunavant St Charlotte, NC 28203	±3,615 - 11,343	\$25.00 NNN	Immediately	Ideal for retail/office/showroom user; Excellent signage opportunities; Exterior renovations underway; 13' clear height; Free surface parking in front of each suite; Less than 2 miles rom I-77, I-277 and Charlotte CBD
SOUTHBOROUGH 2201 South Blvd, Suite 410 Charlotte, NC 28203	±1,473	\$33.00 Full Service	8.1.19	Move-in ready with three private offices; Class A building with retail on the first floor; Free surface and covered parking; Within walking distance to the East Blvd. light rail station; Five Guys, Poppy's Bagels, and Wine Loft on first floor; Adjacent to Lowe's Home Improvement and Publix; Floor to ceiling glass
COMMON SQUARE 1711 S Tryon St Charlotte, NC 28203	±10,000 - 130,000	N/A	3Q 2020	Common Square, an 8-story mixed-use development is coming to the corner of S. Tryon Street and West Boulevard. The property will consist of 130,000 SF of office and 10,000 SF of retail, a potential boutique hotel, apartment units and a large outdoor plaza. The plaza connects West Boulevard to the future Wilmore Centennial Park.
1616 CENTER 1616 Camden Rd, Suite 350 Charlotte, NC 28203	±9,628 SF	\$38.00	1.1.19	Building signage opportunities; 10,220 sf of ground floor retail and restaurant space; Contemporary design with modern amenities Private parking deck for tenants and free parking for visitors; Quick access to Lynx lightrail and rail trail; Walking distance to restaurants and local hotspots; Electric vehicle charging stations and bike share program

For more information, please contact KRISTY VENNING | 704.926.1409 (o) 540.520.9351 (m) | kristy@beacondevelopment.com

500 East Morehead Street | Suite 200 | Charlotte, NC 28202 | 704.597.7757 | beacondevelopment.com

Information regarding the property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof, and the property is subject to prior sale, lease or withdrawal.

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MIDTOWN				
THE ADDISON 831 E. Morehead St., Suite 460 Charlotte, NC 28202	±2,412	\$28.00 Full Service	Immediately	Located on a corner with lots of windows; Uptown Charlotte views; Move-in ready; Abundant parking with a covered deck at a 3 per 1,000 SF ratio
THE ADDISON 831 E. Morehead St., Suite 560 Charlotte, NC 28202	±2,782	\$28.00 Full Service	12.1.18	Excellent visibility at signalized intersection; Open, creative space with exposed ceilings; Corner unit with views of Uptown Charlotte; Abundant parking with a covered deck at a 3 per 1,000 SF ratio
BOXER BUILDING 1000 W Morehead Street, Suite 100 Charlotte, NC 28208	±2,942	\$31.00/SF	Immediately	Space is creative; exposed ceilings, large windows; Free on-site parking; Highly visible with immediate access to I-77, I-277 and Charlotte Business District
BOXER BUILDING 1000 W Morehead Street, Suite 110 Charlotte, NC 28208	±316	\$1,000/mo	11.1.19	Open suite with floor to ceilings windows with views of Uptown; Free on-site parking; Highly visible with immediate access to I-77, I-277 and Charlotte Business District
1017 E MOREHEAD 1017 E Morehead Street, Suites 150, 200 & 300 Charlotte, NC 28204	±3,106 - 22,858	\$33 Full Service	8.1.2019	Abundant free surface parking; Suites 150, 200 & 300 can combine to 22,858 total SF; Less than 2 minutes from I-77, I-277 and Charlotte Business District; Numerous walkable retail spots nearby

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MIDTOWN				
MOREHEAD CORPORATE PLAZA 1043 E. Morehead St, Suite 110 Charlotte, NC 28204	±5,126	\$27.00 Full Service	Immediately	First level off Building Lobby; Corner suite with floor to ceiling glass; A premier three-story office building; Abundant free parking; Less than two miles from I-77, 1-277 and Charlotte CBD
MOREHEAD CORPORATE PLAZA 1043 E. Morehead St., Suite 300 Charlotte, NC 28204	±6,327	\$27.00 Full Service	2.1.19	Corner suite with incredible Uptown Charlotte views; A premier three-story office building; Abundant free parking; Less than two miles from I-77, 1-277 and Charlotte CBD
MOREHEAD CORPORATE PLAZA 1043 E. Morehead St, Suite 301 Charlotte, NC 28204	±2,251	\$27.00 Full Service	Immediately	Double door entry off elevator lobby with large conference room; A premier three-story office building, Floor to ceiling glass; Abundant free parking; Less than two miles from I-77, 1-277 and Charlotte CBD
801 EAST MOREHEAD 801 E. Morehead St, Executive Suites Charlotte, NC 28202	±160 - ±220	\$500 - 600/month (flat monthly rate)	Immediately	Move-in ready, furnished executive suites; Building break room and conference room; Excellent visibility and signage opportunities on E. Morehead St.
1051 E MOREHEAD 1051 E. Morehead St, Second Floor Charlotte, NC 28202	±7,965	\$27.50 Full Service	Immediately	Long term master lease - LED 2/28/2027; "Plug and play" opportunity with furniture in place; Abundant free surface parking; Direct views of Uptown Charlotte
1020 EUCLID 1020 Euclid Avenue Charlotte, NC 28202	±5,390	\$24 NNN	1Q 2019	Stand alone single-tenant office building; 15 reserved surface parking spaces + street parking; Within walking distance to the Carson Street LYNX stop/light rail station
610 E MOREHEAD 610 East Morehead Street, Suite 211 Charlotte, NC 28202	±613	\$1,800/month (flat monthly rate)	7.1.2019	A two-story office building with signage opportunities; Creative, open space with access to shared conference rooms; Free surface parking; Views of Uptown Charlotte; Within walking distance to the light rail station

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SOUTH END				
THE RAILYARD 1414 S Tryon St (North Tower) 1422 S Tryon St (South Tower) Charlotte, NC 28203	±3,000 - ±30,000	Call for Pricing	4Q 2018	Outdoor courtyard on street level; Excellent visibility at the corner of S. Tryon St and Bland St; One block from the Bland St light rail stop in the heart of South End
1520 SOUTH 1520 South Blvd, Suite 100 Charlotte, NC 28203	±7,032 - ±9,656	Call for Pricing	Immediately	Highly visible corner location at South Blvd and Park Ave; Outdoor patio; A premier three-story office / retail development; Located on the Bland St Lynx station; Free covered and surface parking; Pedestrian-friendly
1520 SOUTH 1520 South Blvd, Suite 115 Charlotte, NC 28203	±2,624 - ±9,656	Call for Pricing	Immediately	A premier three-story office / retail development; Located on the Bland St Lynx station; Free covered and surface parking; Pedestrian-friendly
1520 SOUTH 1520 South Blvd, Suite 120 Charlotte, NC 28203	±2,243 - ±9,656	Call for Pricing	Immediately	Pedestrian-friendly retail space; Located in one of the most rapidly growing US neighborhoods; Less than 2 minutes from I-77, I-277 and Charlotte CBD: Free covered and surface parking

LEASE / BUILD-TO-SUIT

PARK / SITE	PRODUCT TYPE	SUBMARKET	ACREAGE AVAILABLE	PROPOSED SF	ZONING	PRICE	COMMENTS
HARRIS CORNERS CORPORATE PARK Harris Corners Pkwy Charlotte, NC 28269	Proposed Office Building	North	±11.44	±125,000 - ±200,000	I-1	Call for Pricing	Build-to-suit opportunity; Unmatched exposure on I-77; Ideal site for a premier corporate headquarters

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