

# JANUARY 2020 LISTINGS

OFFICE • RETAIL • BUILD-TO-SUIT



## OFFICE

PROPERTY/ADDRESS	TOTAL SF AVAILABLE	LEASE RATE PER SF	AVAILABLE	COMMENTS
<b>SOUTH END</b>				
DUNAVANT CORNERS <a href="#">2300-2306 Dunavant St</a> 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
THE SQUARE <a href="#">200 West Blvd</a> Charlotte, NC 28203	±10,000 - 150,000	Call for Pricing	1Q 2021	The Square, an ten-story mixed-use development is coming to the corner of S. Tryon Street and West Boulevard. The property will consist of 150,000 SF of office and 10,000 SF of retail, apartment units and a large outdoor plaza. The plaza connects West Boulevard to the future Wilmore Centennial Park.
THE FOWLER BUILDING <a href="#">1447 S Tryon St, Suite 300</a> Charlotte, NC 28203	±2,262	\$40/sf	April 1, 2020	Move-in ready creative open space; Located directly on the Bland Street light rail station; Excellent visibility at the prominent intersection of Camden Road and South Tryon Street; Easy access to I-77, i-277, and Charlotte CBD
CEDAR HILL <a href="#">800 W Hill Street, Suites 100</a> Charlotte, NC 28208	±6,608	\$35.00/sf	August 2020	Creative office space at the corner of Cedar and Hill Street, directly next to Bank of American Staidum; Two first floor suites available; Free surface parking; Free bike share program; Immediate access to I-77, I-277 and Charlotte's Central Business District
BOXER BUILDING <a href="#">1000 W Morehead St, Suite 100</a> Charlotte, NC 28208	±2,687	\$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

For More Information, Please Contact:

### KRISTY VENNING

Senior Leasing Representative | Office

704.926.1409

[kristy@beacondevelopment.com](mailto:kristy@beacondevelopment.com)

### ERIN SHAW

Director | Office Investments

704.926.1414

[erin@beacondevelopment.com](mailto:erin@beacondevelopment.com)



500 East Morehead Street, Suite 200  
Charlotte, NC 28202

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<b>LOWER SOUTH END</b>				
LOSO STATION <a href="#">3750 South Blvd</a> Charlotte, NC 28209	±20,000 - 900,000	Call for Pricing	3Q 2021	This 15-acre mixed use development will bring a boutique hotel, office space, apartments, shops and restaurants to the area surrounding Scaleybark Station in South End. ±900,000 SF of office, 50,000 SF of retail/restaurant space, and 350 apartment units.
LOSO STATION <a href="#">3800 South Blvd</a> Charlotte, NC 28209	±80,000	Call for Pricing	Late Summer 2021	Located directly on South Blvd steps from LYNX Light Rail Station; First level retail + restaurant with rooftop seating; Range of floor plates sizes for tenants; Private outdoor patios; Free Tenant Conference Room + Peloton Studio; Free 3:1,000 parking
LOSO VILLAGE <a href="#">Dewitt Lane</a> Charlotte, NC 28209	±6,000 - 9,975	Call for Pricing	Mid 2021	Converted six industrial buildings with arched wood ceilings and brick detail, creating space with great character and charm; Situated directly behind the Scaleybark Light Rail Station and adjacent to the LoSo Station project, which features multi-family, office and a hotel development in addition to ground floor retail; Each building features dedicated parking and flexible outdoor space
<b>MIDTOWN</b>				
900 BAXTER STREET <a href="#">900 Baxter Street</a> Charlotte, NC 28204	±19,430	\$34.00/NNN	Sept 2020	±19,430 SF, 1 story building for a single tenant user; Ideally located just outside of Uptown for superior access, Parking ratio 3 per 1,000 surface parking; prominent signage opportunity

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<b>MIDTOWN</b>				
THE ADDISON <a href="#">831 E Morehead St, Suite 840</a> Charlotte, NC 28202	±4,021	\$32.00 Full Service	4.1.2020	The Addison is registered as a local historic landmark. The building offers abundant parking with three points of ingress/egress and excellent visibility at a signalized intersection.
THE ADDISON <a href="#">831 E Morehead St, Suite 740</a> Charlotte, NC 28202	±4,224	\$32.00 Full Service	2.1.2020	Ideally located between Dilworth, Midtown and Central Business District, The Addison has immediate access to I-77 and I-277, along with numerous amenities.
THE ADDISON <a href="#">831 E Morehead St, Suite 540</a> Charlotte, NC 28202	±5,413	\$32.00 Full Service	11.1.19	An upper floor, corner suite; Ideal location between Dilworth, Midtown and CBD, with easy access to I-77 & I-277; On the corner of East Morehead Street and McDowell Street
THE ADDISON <a href="#">831 E Morehead St, Suite 460</a> Charlotte, NC 28202	±2,580	\$32.00 Full Service	5.1.2020	An upper floor, move-in ready corner suite; Creative environment - registered as a local Historic Landmark; Free and secured parking
1017 E MOREHEAD STREET <a href="#">1017 E Morehead St, Suites 150, 200 &amp; 300</a> Charlotte, NC 28204	±3,603 - 23,355	\$33 Full Service	8.1.2019	Abundant free surface parking; Suites 150, 200 & 300 can combine to 23,355 total SF; Less than 2 minutes from I-77, I-277 and Charlotte Business District; Numerous walkable retail spots nearby

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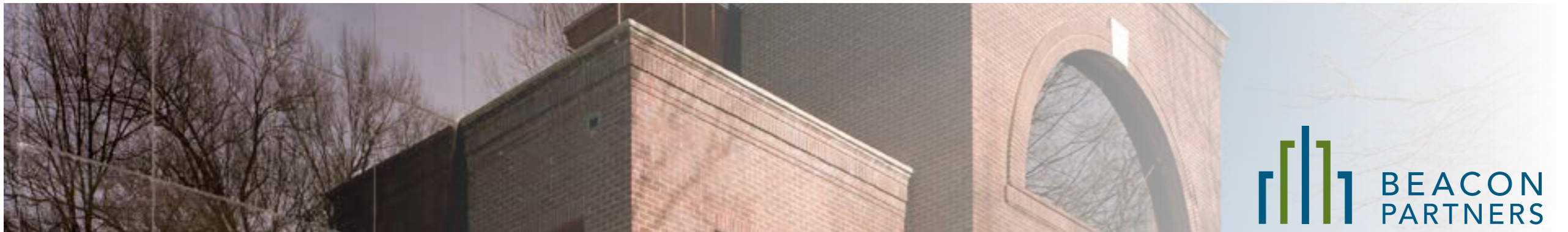
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<b>MIDTOWN</b>				
MOREHEAD CORPORATE PLAZA <a href="#">1043 E. Morehead St, Suite 105</a> Charlotte, NC 28204	±2,405	\$28.00 psf	2.1.2020	A premier three-story office building; Move-in ready, first floor renovated space; Available February 1, 2020
MOREHEAD CORPORATE PLAZA <a href="#">1043 E. Morehead St, Suite 300</a> Charlotte, NC 28204	±5,471	\$28.00 Full Service	Immediately	A corner suite with incredible Uptown Charlotte views; A three-story office building in the heart of Midtown, Morehead Corporate Plaza is a prime location with abundant parking.
MOREHEAD CORPORATE PLAZA <a href="#">1043 E. Morehead St, Suite 301</a> Charlotte, NC 28204	±2,151	\$28.00 Full Service	Immediately	Double door entry off elevator lobby with large conference room; Restaurants, retail and Uptown's bustling business district are all within walking distance, while proximity to I-77 and I-277 make the office easily accessible from almost anywhere.
801 EAST MOREHEAD <a href="#">801 E. Morehead St, Executive Suites</a> 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.; Free and secure surface parking
801 EAST MOREHEAD <a href="#">801 E. Morehead St, Executive Suite 114</a> Charlotte, NC 28202	±898	\$1,800/month	11.30.19	Move-in ready, furnished executive suites; Building break room and conference room; Excellent visibility and signage opportunities on E. Morehead St.; Free and secure surface parking
1051 EAST MOREHEAD <a href="#">1051 E. Morehead St, Second Floor</a> 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

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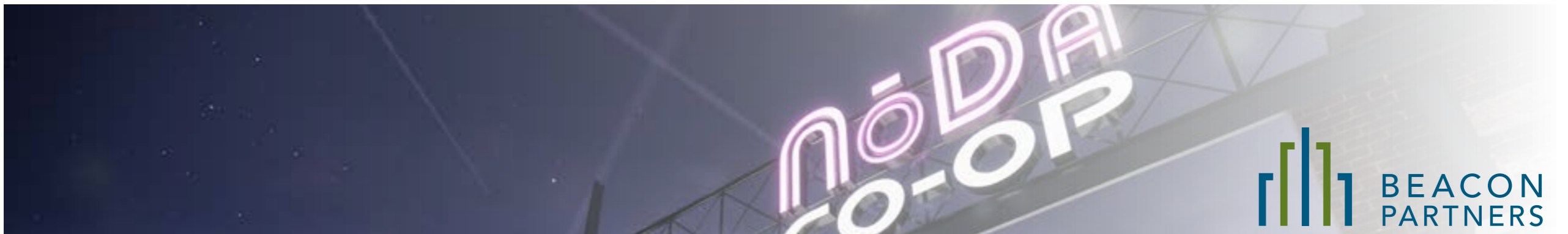
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<b>FREEMOREWEST</b>				
THE ANNEX <a href="#">800 GESCO</a> Charlotte, NC 28208	±48,325	Call for Pricing	April 2020	The building's original features including terracotta masonry construction, a wooden truss / deck roof construction with built-in skylights and reclaimed railroad trestles excudes a creative work environment. Situated on 4.6 acres of land allows flexibility for an outdoor space and parking ratios.
<b>NODA</b>				
NODA CO-OP <a href="#">2226 N Davidson Street</a> Charlotte, NC 28205	±47,000	Call for Pricing	07.01.2020	Located at the corner of North Davidson Street spanning 25th to 26th Street; In proximity to LYNX Blue Line's 25th Street Light Rail Station. Numerous restaurants, breweries and fitness amenities are within walking distance from NoDa Co-Op! Ideal location to Uptown, I-277 and I-77.

## LEASE / BUILD-TO-SUIT

PARK / SITE	PRODUCT TYPE	SUBMARKET	ACREAGE AVAILABLE	PROPOSED SF	ZONING	PRICE	COMMENTS
HARRIS CORNERS CORPORATE PARK <a href="#">9500 Harris Corners Pkwy</a> Charlotte, NC 28269	Proposed Office Building	North	±11.44	±100,000 - ±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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<b>SOUTH END</b>				
THE RAILYARD <a href="#">1414 S Tryon St (North Tower)</a> <a href="#">1422 S Tryon St (South Tower)</a> Charlotte, NC 28203	±992 - ±2,908	Call for Pricing	1Q 2019	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; 6 floors of office tenants above
1520 SOUTH <a href="#">1520 South Blvd, Suites 100, 115</a> Charlotte, NC 28203	±2,624 - 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
THE SQUARE <a href="#">200 West Blvd</a> Charlotte, NC 28203	±10,000	Call for Pricing	1Q 2021	The Square, an ten-story mixed-use development is coming to the corner of S. Tryon Street and West Boulevard. The property will consist of 150,000 SF of office, apartment units, large outdoor plaza, as well as retail.
LOSO STATION <a href="#">3750 South Blvd</a> Charlotte, NC 28209	±50,000	Call for Pricing	3Q 2021	This 15-acre mixed use development will bring a boutique hotel, office space, apartments, shops and restaurants to the area surrounding Scaleybark Station in South End; ±900,000 SF of office/retail and 350 apartment units.

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