

MARCH 2018 LISTINGS

OFFICE • RETAIL • BUILD-TO-SUIT



OFFICE

PROPERTY/ADDRESS	TOTAL SF AVAILABLE	AVAILABLE	COMMENTS
SOUTH END			
THE RAILYARD 1414 S Tryon St (North Tower) 1422 S Tryon St (South Tower) Charlotte, NC 28203	±20,000 - ±326,000	4Q 2018	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
SOUTHBOROUGH 2201 South Blvd, Suite 420 Charlotte, NC 28203	±2,180	3.1.2018	Corner suite located on the top floor with great views of South End and Dilworth; Floor to ceiling glass; Four story office building with retail on first floor;
PARK AVENUE 1520 South Blvd, Suite 220 Charlotte, NC 28203	±1,029 - 7,679	9.1.18	Space can be sub-divided to accommodate users needing: 1,029 SF, 1,907 SF or 4,743 SF; Three story office/retail building; Free covered and surface parking; Located on the light rail near Bland Street Station;
BOXER BUILDING 1000 W. Morehead, Suite 130 Charlotte, NC 28208	±1,361	7.1.18	Listed in the National Register Historic Places; built in 1927, renovated in 2000; creative, open space with news of Uptown Charlotte; free on-site surface parking; highly visible with immediate access to I-77, I-277 and Charlotte CBD, within walking distance to BoA Stadium
CEDAR HILL 800 W. Hill St, Suite 204 Charlotte, NC 28208	±3,319	7.1.18	Move-in ready creative open space; A premier five-story historic brick building, built in 1926; Free surface parking; Located next to Bank of America Stadium; Exposed brick, expansive ceiling with large glass line

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			
500 EAST MOREHEAD 500 E. Morehead St, 230 Charlotte, NC 28202	±2,534	Immediately	Seven-story building with unsurpassed views of CBD and South End; Outdoor patios, fitness center; Four-level covered parking deck; Restaurants / retail on first floor
THE ADDISON 831 E. Morehead St, Suite 355 Charlotte, NC 28202	±2,713	Immediately	Move-in ready, furnished suite in nine-story office building, located at the prominent corner of Morehead and McDowell Streets; Abundant free covered and surface parking; Registered local historic landmark
THE ADDISON 831 E. Morehead St., Suite 660 Charlotte, NC 28202	±2,500	7.1.18	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; Excellent visibility at signalized intersection
1016 EUCLID Charlotte, NC 28202	±2,476 SF	4.1.18	Located in the heart of Midtown Charlotte; Free parking; Consists of six offices, conference room, break room, reception area and basement for storage
MOREHEAD CORPORATE PLAZA 1043 E. Morehead St, Suite 110 Charlotte, NC 28204	±5,126	9.1.18	Space can be combined with Suite 303; 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
MOREHEAD CORPORATE PLAZA 1043 E. Morehead St, Suite 301 Charlotte, NC 28204	±2,251 - ±3,847	Immediately	Space can be combined with Suite 303; 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
MOREHEAD CORPORATE PLAZA 1043 E. Morehead St, Suite 303 Charlotte, NC 28204	±1,596 - ±3,847	Immediately	Space can be combined with suite 301; A premier three-story office building, Floor to ceiling glass; Abundant free parking; Less than 2 miles from I-77, 1-277 and Charlotte CBD
801 EAST MOREHEAD 801 E. Morehead St, Executive Suites Charlotte, NC 28202	±190 - ±311	Immediately	Move-in ready, furnished executive suites; Building break room and conference room; Excellent visibility and signage opportunities on E. Morehead St.

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RETAIL			
PROPERTY/ADDRESS	TOTAL SF AVAILABLE	DATE AVAILABLE	COMMENTS
SOUTH END			
THE RAILYARD 1414 S Tryon St (North Tower) 1422 S Tryon St (South Tower) Charlotte, NC 28203	±3,000 - ±30,000	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
MIDTOWN			
500 EAST MOREHEAD 500 E. Morehead St Charlotte, NC 28202	±1,500 - ±7,508	Immediately	Premier restaurant and shop space on Morehead St; Outdoor patio areas; Signage opportunities available; Significant upfit allowance available
PARK AVENUE 1520 South Blvd, Suite 110 Charlotte, NC 28203	±7,032 - ±9,656	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
PARK AVENUE 1520 South Blvd, Suite 115 Charlotte, NC 28203	±2,624 - ±9,656	Immediately	A premier three-story office / retail development; Located on the Bland St Lynx station; Free covered and surface parking; Pedestrian-friendly

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LEASE / BUILD-TO-SUIT						
PARK / SITE	PRODUCT TYPE	SUBMARKET	ACREAGE AVAILABLE	PROPOSED SF	ZONING	COMMENTS
605 LEXINGTON AVE Charlotte, NC 28202	Proposed Office Building	Midtown	±0.785	±18,227	O-2	Proposed three-story office building for sale of lease; Excellent Midtown location, one block from Dowd Y; 3:1000 parking ratio with additional street parking; All utilities on site; Ideal for single tenant user
RIDGEWAY CENTER 2200 E 7th St Charlotte, NC 28204	Proposed Medical / Office Building	Elizabeth	±0.947	±39,900	O-2	Unique medical / office opportunity; A proposed two-story facility with building signage opportunities; Close proximity to Novant, CMC and CHS Hospitals
HARRIS CORNERS CORPORATE PARK Harris Corners Pkwy Charlotte, NC 28269	Proposed Office Building	North	±11.44	±125,000 - ±200,000	I-1	Build-to-suit opportunity; Unmatched exposure on I-77; Ideal site for a premier corporate headquarters

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