

# APRIL 2018 LISTINGS

## OFFICE • RETAIL • BUILD-TO-SUIT



OFFICE				
PROPERTY/ADDRESS	TOTAL SF AVAILABLE	LEASE RATE PER SF	AVAILABLE	COMMENTS
<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	±20,000 - ±326,000	\$37.00 Full Service	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 <a href="#">2201 South Blvd, Suite 420</a> Charlotte, NC 28203	±2,180	\$29.00 Full Service	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 <a href="#">1520 South Blvd, Suite 220</a> Charlotte, NC 28203	±1,029 - 7,679	\$29.00 Full Service	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 <a href="#">1000 W. Morehead, Suite 130</a> Charlotte, NC 28208	±1,361	\$28.50 Full Service	7.1.18	Listed in the National Register Historic Places; Lobby renovated in 2017; creative, open space with views 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
BOXER BUILDING <a href="#">1000 W. Morehead, Suite B150</a> Charlotte, NC 28202	±1,428	\$27.00 Full Service	7.1.18	Listed in the National Register Historic Places; Lobby renovated in 2017; creative, open space with views of Uptown Charlotte; Exposed ceilings, large windows; 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 <a href="#">800 W. Hill St, Suite 204</a> Charlotte, NC 28208	±3,319	\$28.50 Full Service	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](mailto:kristy@beacondevelopment.com)



500 East Morehead Street | Suite 200 | Charlotte, NC 28202 | 704.597.7757 | [beacondevelopment.com](http://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.

# APRIL 2018 LISTINGS

## OFFICE • RETAIL • BUILD-TO-SUIT



### OFFICE

PROPERTY/ADDRESS	TOTAL SF AVAILABLE	LEASE RATE PER SF	AVAILABLE	COMMENTS
<b>MIDTOWN</b>				
500 EAST MOREHEAD <a href="#">500 E. Morehead St, 201</a> Charlotte, NC 28202	±2,534	\$38.00 Full Service	Immediately	Seven-story building with unsurpassed views of CBD and South End; Convenient, attached, free parking deck; State-of-the-art conference center; Outdoor patios, fitness center; Four-level covered parking deck; Restaurants / retail on first floor
THE ADDISON <a href="#">831 E. Morehead St, Suite 355</a> Charlotte, NC 28202	±2,713	\$27.00 Full Service	Immediately	Move-in ready, 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 <a href="#">831 E. Morehead St., Suite 560</a> Charlotte, NC 28202	±2,782	\$27.00 Full Service	7.1.18	Corner unit with views of Uptown Charlotte; 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
THE ADDISON <a href="#">831 E. Morehead St., Suite 660</a> Charlotte, NC 28202	±2,500	\$25.00 Full Service	11.1.18	Open, creative space with exposed ceilings; Abundant parking with a covered deck at a 3 per 1,000 SF ratio; Excellent visibility at signalized intersection; Surrounded by numerous amenities such as, Dowd YMCA, the Metropolitan, & Carolinas Healthcare Main Campus
MOREHEAD CORPORATE PLAZA <a href="#">1043 E. Morehead St, Suite 110</a> Charlotte, NC 28204	±5,126	\$27.00 Full Service	9.1.18	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 <a href="#">1043 E. Morehead St, Suite 301</a> 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 <a href="#">801 E. Morehead St, Executive Suites</a> Charlotte, NC 28202	±190 - ±311	\$26.00 Full Service	Immediately	Move-in ready, furnished executive suites; Building break room and conference room; Excellent visibility and signage opportunities on E. Morehead St.

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



500 East Morehead Street | Suite 200 | Charlotte, NC 28202 | 704.597.7757 | [beacondevelopment.com](http://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.

# APRIL 2018 LISTINGS

## OFFICE • RETAIL • BUILD-TO-SUIT



### RETAIL

PROPERTY/ADDRESS	TOTAL SF AVAILABLE	LEASE RATE PER SF	DATE AVAILABLE	COMMENTS
<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	±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
<b>MIDTOWN</b>				
500 EAST MOREHEAD <a href="#">500 E. Morehead St</a> Charlotte, NC 28202	±2,488	Call for Pricing	Immediately	Premier restaurant and shop space on Morehead St; Outdoor patio areas; Signage opportunities available; Significant upfit allowance available
PARK AVENUE <a href="#">1520 South Blvd, Suite 110</a> 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
PARK AVENUE <a href="#">1520 South Blvd, Suite 115</a> 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
SOUTHBOROUGH <a href="#">201 South Blvd</a> Charlotte, NC 28203	±2,573	Call for Pricing	11.1.18	Former Noodles & Company - 2nd generation restaurant end cap; Four-story, Class A office building; High visibility on South Boulevard; Light rail station just a short walk away.

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



500 East Morehead Street | Suite 200 | Charlotte, NC 28202 | 704.597.7757 | [beacondevelopment.com](http://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.

# APRIL 2018 LISTINGS

## OFFICE • RETAIL • BUILD-TO-SUIT



### LEASE / BUILD-TO-SUIT

PARK / SITE	PRODUCT TYPE	SUBMARKET	ACREAGE AVAILABLE	PROPOSED SF	ZONING	PRICE	COMMENTS
<a href="#">RIDGEWAY CENTER</a> 2200 E 7th St Charlotte, NC 28204	Proposed Medical / Office Building	Elizabeth	±0.947	±39,900	O-2	Call for Pricing	Unique medical / office opportunity; A proposed two-story facility with building signage opportunities; Close proximity to Novant, CMC and CHS Hospitals
<a href="#">HARRIS CORNERS CORPORATE PARK</a> 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

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



500 East Morehead Street | Suite 200 | Charlotte, NC 28202 | 704.597.7757 | [beacondevelopment.com](http://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.