

# APRIL 2019 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="#">1422 S Tryon St (South Tower)</a> Charlotte, NC 28203	±2,407 - 9,713	\$42.00 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 Street Light Rail stop
1520 SOUTH <a href="#">1520 South Blvd, Suite 210</a> 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 <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
SOUTHBOROUGH <a href="#">2201 South Blvd, Suite 410</a> 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
THE SQUARE <a href="#">300 West Blvd</a> Charlotte, NC 28203	±10,000 - 130,000	N/A	3Q 2020	The 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, apartment units and a large outdoor plaza. The plaza connects West Boulevard to the future Wilmore Centennial Park.
1616 CENTER <a href="#">1616 Camden Rd, Suite 350</a> 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
LOSO STATION <a href="#">3750 South Blvd</a> Charlotte, NC 28209	±30,000 - 500,000	Call for Pricing	3Q 2019	This 15-acre mixed use development will bring a boutqie hotel, office space, apartments, shops and restaurants tot he area surrounding Scaleybark Station in South End. 500,000 SF of office, 30,000 SF of retail/restaurant space, 150-room boutqie hotel, and 350 apartment units.

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.

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<b>SOUTH END</b>				
BOXER BUILDING <a href="#">1000 W Morehead St, Suite 100</a> 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 <a href="#">1000 W Morehead St, Suite 110</a> 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
1616 CENTER <a href="#">1616 Camden Rd, Suite 210</a> Charlotte, NC 28203	±2,484	\$39.50	07.2019	Space is creative; large glass windows; Suite is adjacent to state-of-the-art private conference room; Contemporary design with modern amenities; Quick access to LYNX Lightrail and Rail Trail
<b>MIDTOWN</b>				
THE ADDISON <a href="#">831 E. Morehead St, Suite 860</a> Charlotte, NC 28202	±4,071	\$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
1017 E MOREHEAD <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
610 E MOREHEAD <a href="#">610 East Morehead St, Suite 200</a> Charlotte, NC 28202	±2,500	\$31.00/SF	6.1.2019	A two-story boutique office building with signage opportunities; Creative, open office space with access to shared conference rooms; Numerous amenities located within immediate area, including restaurants, retail and the Dowd YMCA; Less than 5 minutes from I-77, I-277 and Uptown Charlotte
610 E MOREHEAD <a href="#">610 East Morehead St, Suite 211</a> Charlotte, NC 28202	±613	\$1,800/month (flat monthly rate)	7.1.2019	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; Located in the heart of Midtown Charlotte

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<b>MIDTOWN</b>				
MOREHEAD CORPORATE PLAZA <a href="#">1043 E. Morehead St, Suite 110</a> 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 <a href="#">1043 E. Morehead St, Suite 300</a> Charlotte, NC 28204	±5,471	\$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 <a href="#">1043 E. Morehead St, Suite 301</a> Charlotte, NC 28204	±2,151	\$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	±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 <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
1020 EUCLID <a href="#">1020 Euclid Ave</a> Charlotte, NC 28202	±5,390	\$21.00 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
1016 EUCLID <a href="#">1016 Euclid Ave</a> Charlotte, NC 28202	±2,476	\$20.00/sf NNN	4.1.19	Ideal Midtown location - less than 5 minutes from I-77, I-277 and Uptown Charlotte; Consists of six offices, conference room, break room, reception area and basement for storage; Free surface parking with nine (9) designated spaces

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### 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	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
1520 SOUTH <a href="#">1520 South Blvd, Suite 100</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
1520 SOUTH <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
1520 SOUTH <a href="#">1520 South Blvd, Suite 120</a> 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
<a href="#">HARRIS CORNERS CORPORATE PARK</a> Harris Corners Pkwy 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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