

APRIL 2020 LISTINGS

OFFICE • RETAIL • BUILD-TO-SUIT



OFFICE

PROPERTY/ADDRESS	TOTAL SF AVAILABLE	LEASE RATE PER SF	AVAILABLE	COMMENTS
SOUTH END				
DUNAVANT CORNERS 2300-2306 Dunavant St Charlotte, NC 28203	±3,615 - 11,343	\$25.00/SF	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 from I-77, I-277 and Charlotte CBD. Triple Net Rate.
THE SQUARE 200 West Blvd 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.
CEDAR HILL 800 W Hill Street, Suites 100, 101, 104 Charlotte, NC 28208	±6,861	\$35.00/SF	August 2020	Creative office space at the corner of Cedar and Hill Street, directly next to Bank of American Stadium; 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
CEDAR HILL 800 W Hill Street, Suite 400 Charlotte, NC 28208	±6,226	\$35.00/SF	September 2020	Excellent views of Uptown; Free surface parking: 3 per 1,000; Immediate access to I-77, I-277 and Charlotte's Central Business District; A premier five-story historic brick building
BOXER BUILDING 1000 W Morehead St, Suite 100 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
BOXER BUILDING 1000 W Morehead St, B-15 Charlotte, NC 28208	±1,464	Call for Pricing	August 2020	Free on-site parking; Highly visible with immediate access to I-77, I-277, near Uptown, South End, and FreeMoreWest, Ground floor
1520 SOUTH 1520 South Blvd, Suite 100, 115 Charlotte, NC 28208	±2,585 - 4,445	Call for Pricing	Immediately	Ground floor space can be subdivided into three different suites; Highly visible on South Blvd and Park Ave; Located within walking distance to Bland Street Light Rail Station
1520 SOUTH 1520 South Blvd, Suite 300 Charlotte, NC 28208	±2,585	Call for Pricing	January 2021	Three-story Class A, retail office building; Located on the light rail at Bland Street Station, in the heart of South End; Free parking in covered deck at 3 per 1,000 SF; Numerous amenities available within walking distance

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LOWER SOUTH END				
LOSO STATION Corporate Site 2 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 Scaleybank Station in South End. ±900,000 SF of office, 50,000 SF of retail/restaurant space, and 350 apartment units.
LOSO STATION Corporate Site 2 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 Scaleybank Station in South End. ±900,000 SF of office, 50,000 SF of retail/restaurant space, and 350 apartment units.
LOSO STATION 3800 South Blvd 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 Dewitt Lane 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 Scaleybank 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
SOUTH END				
FOWLER BUILDING 1447 S Tryon St, Suite 301 Charlotte, NC 28203	±2,872	Call for Pricing	August 2021	Located directly on the Bland Street light rail station; Free surface parking; Excellent visibility at the prominent intersection of Camden Road and South Tryon Street; Exposed bricks, beams, original windows with modern finishes

For More Information, Please Contact:

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500 East Morehead Street, Suite 200
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MIDTOWN				
THE ADDISON 831 E Morehead St, Suite 840 Charlotte, NC 28202	±4,021	\$32.00/SF	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. Full Service Rate.
THE ADDISON 831 E Morehead St, Suite 740 Charlotte, NC 28202	±4,224	\$32.00/SF	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. Full Service Rate.
THE ADDISON 831 E Morehead St, Suite 460 Charlotte, NC 28202	±2,580	\$32.00/SF	5.1.2020	An upper floor, move-in ready corner suite; Creative environment - registered as a local Historic Landmark; Free and secured parking. Full Service Rate.
900 BAXTER STREET 900 Baxter Street Charlotte, NC 28204	±19,430	\$34.00/SF	September 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. Triple Net Rate.

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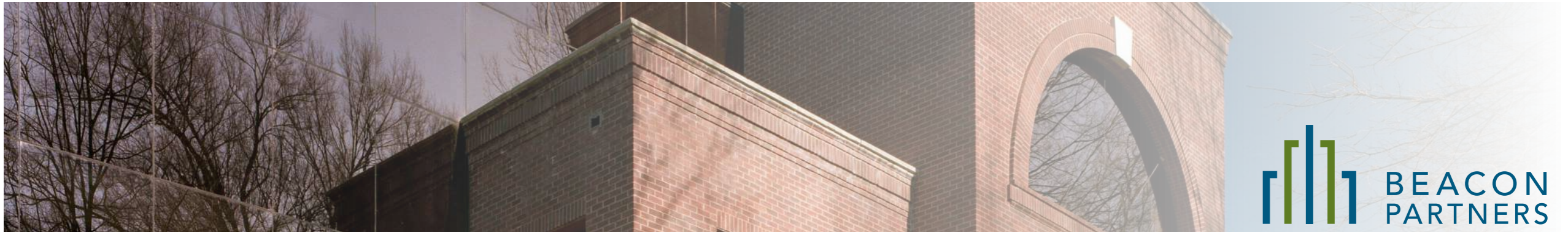


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MIDTOWN				
MOREHEAD CORPORATE PLAZA 1043 E. Morehead St, Suite 300 Charlotte, NC 28204	±5,471	\$28.00/SF	Immediately	A corner suite with incredible Uptown Charlotte views; A three-story office building in the heart of Midtown, Morehead Corporate Plaza is a prime location with abundant parking. Full Service Rate.
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.; Free and secure surface parking
801 EAST MOREHEAD 801 E. Morehead St, Executive Suite 114 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 1051 E. Morehead St, Second Floor Charlotte, NC 28202	±7,965	\$27.50/SF	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 Ave Charlotte, NC 28203	±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

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NODA				
NODA CO-OP 2226 N Davidson Street 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 9500 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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SOUTH END				
THE RAILYARD 1414 S Tryon St (North Tower) 1422 S Tryon St (South Tower) 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 1520 South Blvd, Suites 100, 115 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 200 West Blvd 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 3800 South Blvd 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 tot he area surrounding Scaleybark Station in South End; ±900,000 SF of office/retail and 350 apartment units.

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