

JUNE 2018 LISTINGS

OFFICE • RETAIL • BUILD-TO-SUIT



OFFICE

| PROPERTY/ADDRESS | TOTAL SF AVAILABLE | LEASE RATE PER SF | 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 | \$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 |
| 1520 SOUTH 1520 South Blvd, Suite 220 Charlotte, NC 28203 | ±1,029 - 7,679 | \$29.00 Full Service | 11.1.18 | 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; |
| BOXER BUILDING 1000 W. Morehead, Suite 130 Charlotte, NC 28208 | ±1,361 | \$28.50 Full Service | 11.1.18 | 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 |
| MIDTOWN | | | | |
| 132 N MCDOWELL 132 N. McDowell St Charlotte, NC 28208 | ±3,723 | \$1,050,000 sale price | 6.1.18 | Two story building located within McDowell Court Park, a serene setting located within the "courts district" of Uptown; Third floor walk up air conditioned storage area; Free surface parking located immediately in front of the building with large over flow parking lot adjacent |
| 500 EAST MOREHEAD 500 E. Morehead St, 201 Charlotte, NC 28202 | ±2,534 | \$38.50 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 |

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 | | | | |
| THE ADDISON 831 E. Morehead St., Suite 355 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 831 E. Morehead St., Suite 560 Charlotte, NC 28202 | ±2,782 | \$27.00 Full Service | 12.1.18 | 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 831 E. Morehead St., Suite 660 Charlotte, NC 28202 | ±2,500 | \$27.00 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 1043 E. Morehead St., Suite 110 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 1043 E. MOREHEAD ST., Suite 300 Charlotte, NC 28204 | ±6,327 | \$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 1043 E. Morehead St., Suite 301 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 801 E. Morehead St., Executive Suites 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. |

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RETAIL

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|---|--------------------|-------------------|----------------|--|
| SOUTH END | | | | |
| THE RAILYARD 1414 S Tryon St (North Tower) 1422 S Tryon St (South Tower) 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 |
| 1520 SOUTH 1520 South Blvd, Suite 110 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 1520 South Blvd, Suite 115 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 2201 South Blvd 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. |
| MIDTOWN | | | | |
| 500 E MOREHEAD 500 E Morehead St Charlotte, NC 28202 | ±2,488 | Call for Pricing | Immediately | Premier restaurant and shop space on Morehead St; Outdoor patio areas; Signage opportunities available; Significant uplift allowance available |

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THE RAILYARD SOUTHEND



500 EAST MOREHEAD



PARK AVENUE: 1520 SOUTH BLVD

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LEASE / BUILD-TO-SUIT

| PARK / SITE | PRODUCT TYPE | SUBMARKET | ACREAGE AVAILABLE | PROPOSED SF | ZONING | PRICE | COMMENTS |
|---|------------------------------------|-----------|-------------------|---------------------|--------|------------------|--|
| RIDGEWAY CENTER 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 |
| HARRIS CORNERS CORPORATE PARK 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 |

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