

JULY 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 210 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
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
DUNAVANT CORNERS 2300-2306 Dunavant St Charlotte, NC 28203	±3,615 - 11,343	\$25.00 Full Service	3Q 2018	Ideal for retail/office/showroom user; Excellent signage opportunities; Exterior renovations - coming Fall 2018; 13' clear height; Free surface parking in front of each suite; Less than 2 miles from I-77, I-277 and Charlotte CBD
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

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



JULY 2018 LISTINGS

OFFICE • RETAIL • BUILD-TO-SUIT



OFFICE

PROPERTY/ADDRESS	TOTAL SF AVAILABLE	LEASE RATE PER SF	AVAILABLE	COMMENTS
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 460 Charlotte, NC 28202	±2,412	\$27.00 Full Service	7.1.2018	Located on a corner with lots of windows; Uptown Charlotte views; Move-in ready; 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 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, & Atrium Health's Main Campus
THE ADDISON 831 E. Morehead St., Suite 750 Charlotte, NC 28202	±880	\$27.00 Full Service	09.1.18	Open, creative space with exposed ceilings; Ideal location between Dilworth, Midtown and CBD, with easy access to I-77 & I-277; Numerous amenities nearby including Dowd YMCA, the Metropolitan, restaurants/retail, The Little Sugar Creek Greenway and Atrium Health's 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

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.

JULY 2018 LISTINGS

OFFICE • RETAIL • BUILD-TO-SUIT



RETAIL

PROPERTY/ADDRESS	TOTAL SF AVAILABLE	LEASE RATE PER SF	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	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 100 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
1520 SOUTH 1520 South Blvd, Suite 120 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
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.

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.

JULY 2018 LISTINGS

OFFICE • RETAIL • BUILD-TO-SUIT



RETAIL

PROPERTY/ADDRESS	TOTAL SF AVAILABLE	LEASE RATE PER SF	DATE AVAILABLE	COMMENTS
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

LEASE / BUILD-TO-SUIT

PARK / SITE	PRODUCT TYPE	SUBMARKET	ACREAGE AVAILABLE	PROPOSED SF	ZONING	PRICE	COMMENTS
RIDGWAY 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



605 LEXINGTON AVE



RIDGWAY CENTER



HARRIS CORNERS CORPORATE PARK



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.