



CHARLOTTE OFFICE SPACE

PROPERTY/ADDRESS	TOTAL SF AVAILABLE	LEASE RATE PER SF	AVAILABLE	COMMENTS
MIDTOWN				
THE RAILYARD 1400 S. Tryon St Charlotte, NC 28203	±20,000 - ±320,000	\$35.00 - \$36.00 Full Service	3Q 2018	Two eight story office buildings with retail on street level; Outdoor courtyard with one-acre rooftop park; Located on 3.5 acres in the heart of South End; One block from Bland St light rail stop in the heart of South End
500 EAST MOREHEAD 500 E. Morehead St, Suite 250 Charlotte, NC 28202	±5,925	\$36.00 Full Service	Immediately	Seven-story building with unsurpassed views of CBD and South End; Outdoor patios, fitness center; Four-level covered parking deck; Restaurants / retail on first floor
500 EAST MOREHEAD 500 E. Morehead St, Suite 300 Charlotte, NC 28202	±24,961	\$36.00 Full Service	Immediately	Seven-story building with unsurpassed views of CBD and South End; Outdoor patios, fitness center; Four-level covered parking deck; Restaurants / retail on first floor
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 renovated 2014; Building break room and conference room; Excellent visibility and signage opportunities on E. Morehead St.
THE ADDISON 831 E Morehead St, Suite 850 Charlotte, NC 28202	1,222	\$26.00 Full Service	Immediately	Undergoing renovations; Turn key suite; Nine-story office building; Located at the prominent corner of Morehead and McDowell; Abundant free covered and surface parking; Signalized access; Registered local historic landmark
MOREHEAD CORPORATE PLAZA 1043 E. Morehead St, Suite 301 Charlotte, NC 28204	±2,251 - ±3,847	\$27.00 Full Service	Immediately	Space can be combined with Suite 303; 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
MOREHEAD CORPORATE PLAZA 1043 E. Morehead Street, Suite 303 Charlotte, NC 28204	±1,596 - ±3,847	\$27.00 Full Service	Immediately	Space can be combined with suite 301; A premier three-story office building, Floor to ceiling glass; Abundant free parking; Less than 2 miles from I-77, 1-277 and Charlotte CBD
COCA-COLA BUILDING 1401 W. Morehead St, Suite 100 Charlotte, NC 28208	±16,967	\$26.00 Full Service	Immediately	Historic Coca-Cola Building, built in 1930; Free surface parking; Views of the CBD; Numerous amenities within walking distance

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



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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.



CHARLOTTE RETAIL SPACE

PROPERTY/ADDRESS	TOTAL SF AVAILABLE	LEASE RATE PER SF	AVAILABLE	COMMENTS
MIDTOWN				
CEDAR HILL 800 W. Hill St, Suite 104 Charlotte, NC 28203	±583	\$27.50 Full Service	Immediately	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 ceilings with floor-to ceiling-glass
CEDAR HILL 800 W. Hill St, Suite 500 Charlotte, NC 28203	±7,847	\$29.50 Full Service	Immediately	A large rooftop deck overlooking BofA Stadium and Uptown; A premier five-story historic brick building, built in 1926; Free surface parking; Located off of Morehead St at the corner of Cedar and Hill Streets
THE RAILYARD 1400 S. Tryon St Charlotte, NC 28203	±3,000 - ±30,000	Call for Pricing	3Q 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
500 EAST MOREHEAD 500 E. Morehead St Charlotte, NC 28202	±1,500 - ±7,508	\$35.00 NNN	Immediately	Premier restaurant and shop space on Morehead St; Outdoor patio areas; Signage opportunities available; Significant upfit allowance available
PARK AVENUE 1520 South Blvd, Suite 110 Charlotte, NC 28203	±7,032 - ±9,656	\$30.00 NNN	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 1520 South Blvd, Suite 115 Charlotte, NC 28203	±2,624 - ±9,656	\$30.00 NNN	Immediately	A premier three-story office / retail development; Located on the Bland St Lynx station; Free covered and surface parking; Pedestrian-friendly

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August 2017 Office & Retail Listings

BUILD-TO-SUIT & LAND SITES

PARK / SITE	PRODUCT TYPE	SUBMARKET	ACREAGE AVAILABLE	PROPOSED SF	ZONING	PRICE	COMMENTS
605 LEXINGTON AVE - LAND 605 LEXINGTON AVE - BTS Charlotte, NC 28202	Office	Midtown	±.875	±16,000	O-2	\$1,950,000 for Land Call for BTS Pricing	For lease, sale or build-to-suit; Proposed three-story office building; 3:1000 parking ratio
RIDGEWAY CENTER 2200 E 7th St Charlotte, NC 28204	Medical / Office	Elizabeth	±.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	Office	North	±11.44	±125,000 - ±200,000	I-1	Call for Pricing	Unmatched exposure on I-77; Ideal site for a premier, corporate headquarters

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[Ridgeway Center](#)



[Four Harris Corners](#)



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