

# AUGUST 2018 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="#">1414 S Tryon St (North Tower)</a> <a href="#">1422 S Tryon St (South Tower)</a> Charlotte, NC 28203	±20,000 - ±326,000	\$38.00 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 <a href="#">1520 South Blvd, Suite 210</a> 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 <a href="#">1520 South Blvd, Suite 220</a> 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 <a href="#">1000 W. Morehead, Suite 130</a> 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 <a href="#">2300-2306 Dunavant St</a> Charlotte, NC 28203	±3,615 - 11,343	\$25.00 NNN	3Q 2018	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
<b>MIDTOWN</b>				
1051 E MOREHEAD <a href="#">1051 East Morehead St, Second Floor</a> Charlotte, NC 28202	±7,965	\$26.00 NNN	8.1.18	Long term master lease - LED 2/28/2027; "Plug and play" opportunity with furniture in place; Abundant free surface parking; Less than 2 minutes from I-77, I-277, and Charlotte's Central Business District

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)

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<b>MIDTOWN</b>				
THE ADDISON <a href="#">831 E. Morehead St., Suite 355</a> 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 <a href="#">831 E. Morehead St., Suite 460</a> 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 <a href="#">831 E. Morehead St., Suite 560</a> 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 <a href="#">831 E. Morehead St., Suite 660</a> 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 <a href="#">831 E. Morehead St., Suite 750</a> 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 <a href="#">1043 E. Morehead St., Suite 110</a> 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 <a href="#">1043 E. Morehead St., Suite 300</a> 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 <a href="#">1043 E. Morehead St., Suite 301</a> 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

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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	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 <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

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### LEASE / BUILD-TO-SUIT

PARK / SITE	PRODUCT TYPE	SUBMARKET	ACREAGE AVAILABLE	PROPOSED SF	ZONING	PRICE	COMMENTS
<a href="#">RIDGEWAY CENTER</a> 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
<a href="#">HARRIS CORNERS CORPORATE PARK</a> 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



RIDGEWAY CENTER



HARRIS CORNERS CORPORATE PARK



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