

OFFICE • RETAIL • BUILD-TO-SUIT

CHARLOTTE, NC • NOVEMBER 2026

BEACON PARTNERS

LOSO

PROPERTY/ADDRESS	AVAILABLE SF	DATE AVAILABLE	PROPERTY FEATURES
The Station at LoSo | Station 4 3600 South Boulevard Suite 125 Charlotte, NC 28209	±3,000 - ±9,199	Immediately	Shell space on ground floor; free on-site parking, fitness center with locker rooms, and shared conference room; 15-acre mixed-use development brings office space, apartments, shops, and restaurants to the area surrounding Scaleybark light rail station in LoSo; LEED Silver and Fitwel Healthy Building Design Certified
4111 South Boulevard Charlotte, NC 28209	±21,179	Immediately	Single-tenant building with abundant parking; originally built as two airplane hangars in the 1930s, the building was dismantled and moved in 1955; renovated in 2022 with high-end features; large open workspace with central private offices; free parking 4/1,000

PROPOSED OFFICE | LOSO

3800 South Boulevard Charlotte, NC 28209	±50,000 - 200,000	Proposed Office Building	Located within a 15-acre mixed-use development comprised of office, apartments, shops and restaurants; +25,000 SF floor plates with floor-to ceiling glass; expansive private terraces; rooftop amenity space; outdoor park/green space; direct Rail Trail access; adjacent to the Scaleybark light rail station

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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.



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SOUTH END

PROPERTY/ADDRESS	AVAILABLE SF	DATE AVAILABLE	PROPERTY FEATURES
1520 South 1520 South Blvd Suite 215 Charlotte, NC 28203	±4,213	Immediately	Second floor office suite with frontage along South Blvd; Located on the light rail at Bland Street light rail station in the heart of South End; excellent visibility at prominent intersection on South Blvd; free parking at 3.0/1,000 SF in adjacent, structured parking deck; walking distance to countless restaurants; less than two minutes from I-77, I-277, and Charlotte CBD
1520 South 1520 South Blvd Suite 220 Charlotte, NC 28203	±1,029	Immediately	Located on the light rail at Bland Street light rail station in the heart of South End; excellent visibility at prominent intersection on South Blvd; free parking at 3.0/1,000 SF in adjacent, structured parking deck; walking distance to countless restaurants; less than two minutes from I-77, I-277, and Charlotte CBD
1520 South 1520 South Blvd Suite 228 Charlotte, NC 28203	±1,370	Immediately	Located on the light rail at Bland Street light rail station in the heart of South End; excellent visibility at prominent intersection on South Blvd; free parking at 3.0/1,000 SF in adjacent, structured parking deck; walking distance to countless restaurants; less than two minutes from I-77, I-277, and Charlotte CBD
1520 South 1520 South Boulevard Suite 300 Charlotte, NC 28203	±15,000 - ±33,515	Immediately	Ideal for full floor user; located on the light rail at Bland Street light rail station in the heart of South End; excellent visibility at prominent intersection on South Blvd; free parking at 3.0/1,000 SF in adjacent, structured parking deck; walking distance to countless restaurants; less than two minutes from I-77, I-277, and Charlotte CBD
Southborough 2201 South Boulevard Suite 220 Charlotte, NC 28203	±1,588	Immediately	Second floor office suite with floor-to-ceiling glass; adjacent free parking; located on the South End Rail Trail within walking distance of East-West light rail station; less than five minutes from I-77, I-277, and Uptown Charlotte; conveniently located to CLT Airport

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MIDTOWN

PROPERTY/ADDRESS	AVAILABLE SF	DATE AVAILABLE	PROPERTY FEATURES
500 East Morehead Suite 375 Charlotte, NC 28202	±7,530	Immediately	High-end finishes with a mix of private working space and conference rooms; free attached parking garage at 3 per 1,000 SF ratio; upgraded covered rooftop patio with 360 views of the CBD and South End; fitness center with locker rooms; LEED Silver certified; situated on one of Charlotte's historic tree-lined streets;less than one mile from South End and Uptown, within two blocks of Carson Light Rail Stop; easy access to I-77 and I-277
500 East Morehead Suite 450 Charlotte, NC 28202	±17,507	Immediately	Half of the fourth floor overlooking E. Morehead St; high-end finishes with a mix of private working space and collaboration areas; free attached parking garage at 3 per 1,000 SF ratio; upgraded covered rooftop patio with 360 views of the CBD and South End; fitness center with locker rooms; LEED Silver certified; situated on one of Charlotte's historic tree-lined streets; less than one mile from South End and Uptown, within two blocks of Carson Light Rail Stop; easy access to I-77 and I-277
The Addison 831 East Morehead Street Suite 255 Charlotte, NC 28202	±3,901	Immediately	Eight private offices, three conference rooms, expansive break room, and welcoming reception area; abundant parking with a covered deck at a 3 per 1,000 SF ratio; situated in the heart of Charlotte's Midtown market, adjacent to Uptown, the Atrium Pearl District Campus and access to I-277/I-77; walkable to Carson Street light rail station and numerous Midtown and South End restaurants and amenities
The Addison 831 East Morehead Street Suite 355 Charlotte, NC 28202	±3,052	Immediately	Six private offices; abundant parking with a covered deck at a 3 per 1,000 SF ratio; situated in the heart of Charlotte's Midtown market, adjacent to Uptown, the Atrium Pearl District Campus and access to I-277/I-77; walkable to Carson Street light rail station and numerous Midtown and South End restaurants and amenities
The Addison 831 East Morehead Street Suite 440 Charlotte, NC 28202	±734	2/28/27	Abundant parking with a covered deck at a 3 per 1,000 SF ratio; situated in the heart of Charlotte's Midtown market, adjacent to Uptown, the Atrium Pearl District Campus and access to I-277/I-77; walkable to Carson Street light rail station and numerous Midtown and South End restaurants and amenities
The Addison 831 East Morehead Street Suite 650 Charlotte, NC 28202	±2,222	Immediately	Five private offices; abundant parking with a covered deck at a 3 per 1,000 SF ratio; situated in the heart of Charlotte's Midtown market, adjacent to Uptown, the Atrium Pearl District Campus and access to I-277/I-77; walkable to Carson Street light rail station and numerous Midtown and South End restaurants and amenities

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MIDTOWN

PROPERTY/ADDRESS	AVAILABLE SF	DATE AVAILABLE	PROPERTY FEATURES
The Addison 831 East Morehead Street Suite 750 Charlotte, NC 28202	±900	Immediately	Four private offices; abundant parking with a covered deck at a 3 per 1,000 SF ratio; situated in the heart of Charlotte's Midtown market, adjacent to Uptown, the Atrium Pearl District Campus and access to I-277/I-77; walkable to Carson Street light rail station and numerous Midtown and South End restaurants and amenities
The Addison 831 East Morehead Street Suite 900 Charlotte, NC 28202	±4,753	01/01/2027	Abundant parking with a covered deck at a 3 per 1,000 SF ratio; situated in the heart of Charlotte's Midtown market, adjacent to Uptown, the Atrium Pearl District Campus and access to I-277/I-77; walkable to Carson Street light rail station and numerous Midtown and South End restaurants and amenities
610 East Morehead Executive Suites Charlotte, NC 28202	±150 - 250	Immediately	Private executive suites with access to shared conference rooms; free surface parking; E. Morehead Street visibility; within walking distance to Carson Street light rail station; easy access to I-77 and I-277

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FREEMOREWEST

PROPERTY/ADDRESS	AVAILABLE SF	DATE AVAILABLE	PROPERTY FEATURES
Cedar West 800 Westmere Avenue Suite 104 Charlotte, NC 28208	±588	Immediately	Premier five-story historic brick building; built in 1926; located off of W. Morehead Street at the corner of Cedar and Westmere Avenue; adjacent to Bank of America Stadium; exposed brick, expansive ceilings; free surface parking at 3 per 1,000 SF ratio
Cedar West 800 Westmere Avenue Suite 203 Charlotte, NC 28208	±859	Immediately	Premier five-story historic brick building, built in 1926; located off of W. Morehead Street at the corner of Cedar and Westmere Avenue; adjacent to Bank of America Stadium; exposed brick, expansive ceilings; free surface parking at per 1,000 SF ratio
Cedar West 800 Westmere Avenue Suite 204 Charlotte, NC 28208	±3,594	Immediately	Six private offices and one conference room; premier five-story historic brick building, built in 1926; located off of W. Morehead Street at the corner of Cedar and Westmere Avenue; adjacent to Bank of America Stadium; exposed brick, expansive ceilings; free surface parking at 3 per 1,000 SF ratio
Cedar West 800 Westmere Avenue Suite 300 Charlotte, NC 28208	±15,857	04/01/2027	Full floor for lease in premier five-story historic brick building, built in 1926; located off of W. Morehead Street at the corner of Cedar and Westmere Avenue; adjacent to Bank of America Stadium; exposed brick, expansive ceilings; free surface parking at per 1,000 SF ratio
Cedar West 800 Westmere Avenue Suite 408 Charlotte, NC 28208	±4,521	7/1/2027	Fourth floor, open creative space available, A premier five-story historic brick building; built in 1926; located off of W. Morehead Street at the corner of Cedar and Westmere Avenue; adjacent to Bank of America Stadium; exposed brick, expansive ceilings; free surface parking at per 1,000 SF ratio

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RETAIL | SOUTH END

PROPERTY/ADDRESS	AVAILABLE SF	DATE AVAILABLE	PROPERTY FEATURES
The Station at LoSo 3600 - 3700 South Boulevard Charlotte, NC 28209	±12,448	Immediately	The LoSo neighborhood is the newest hotspot for breweries, restaurants, residential and on-trend office space; this 15-acre mixed-use development is ideally located on the Rail Trail in front of the Scaleybark light rail station; the first phase, Station 3 and Station 4, anchor this development, and provide a hub for the growing and vibrant neighborhood
1520 South 1520 South Boulevard Suite 103 Charlotte, NC 28203	±1,098	Immediately	First floor retail suite with frontage along South Blvd for prominent visibility & signage opportunity; private patio at no additional charge attached to the space; located on the Lynx Light Rail Blue Line at the Bland Street Station; validated parking for customers or employees available in adjacent parking deck at 3 per 1,000 SF
1520 South 1520 South Boulevard Suite 115 Charlotte, NC 28203	±1,282	Immediately	First floor retail suite with frontage along South Blvd for prominent visibility & signage opportunity; private patio at no additional charge attached to the space; located on the Lynx Light Rail Blue Line at the Bland Street Station; validated parking for customers or employees available in adjacent parking deck at 3 per 1,000 SF

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