

# NOVEMBER 2019 LISTINGS

## OFFICE • RETAIL • BUILD-TO-SUIT



### OFFICE

PROPERTY/ADDRESS	TOTAL SF AVAILABLE	LEASE RATE PER SF	AVAILABLE	COMMENTS
<b>SOUTH END</b>				
DUNAVANT CORNERS <a href="#">2300-2306 Dunavant St</a> Charlotte, NC 28203	±3,615 - 11,343	\$25.00 NNN	Immediately	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
THE SQUARE <a href="#">200 West Blvd</a> Charlotte, NC 28203	±10,000 - 150,000	Call for Pricing	3Q 2020	The Square, an ten-story mixed-use development is coming to the corner of S. Tryon Street and West Boulevard. The property will consist of 150,000 SF of office and 10,000 SF of retail, apartment units and a large outdoor plaza. The plaza connects West Boulevard to the future Wilmore Centennial Park.
LOSO STATION <a href="#">3750 South Blvd</a> Charlotte, NC 28209	±30,000 - 500,000	Call for Pricing	3Q 2021	This 15-acre mixed use development will bring a boutique hotel, office space, apartments, shops and restaurants to the area surrounding Scaleybark Station in South End. ±500,000 SF of office, 30,000 SF of retail/restaurant space, and 350 apartment units.
BOXER BUILDING <a href="#">1000 W Morehead St, Suite 100</a> Charlotte, NC 28208	±2,687	\$31.00/SF	Immediately	Space is creative; exposed ceilings, large windows; Free on-site parking; Highly visible with immediate access to I-77, I-277 and Charlotte Business District
THE FOWLER BUILDING <a href="#">1447 S Tryon St, Suite 300</a> Charlotte, NC 28203	±2,262	\$40/sf	April 1, 2020	Move-in ready creative open space; Located directly on the Bland Street light rail station; Excellent visibility at the prominent intersection of Camden Road and South Tryon Street; Easy access to I-77, I-277, and Charlotte CBD
CEDAR HILL <a href="#">800 W Hill Street, Suites 100 &amp; 101</a> Charlotte, NC 28208	±4,842 - 6,608	\$35.00/sf	August 2020	Creative office space at the corner of Cedar and Hill Street, directly next to Bank of American Stadium; Two first floor suites available; Free surface parking; Free bike share program; Immediate access to I-77, I-277 and Charlotte's Central Business District

For More Information, Please Contact:

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500 East Morehead Street, Suite 200  
Charlotte, NC 28202

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<b>MIDTOWN</b>				
900 BAXTER STREET <a href="#">900 Baxter Street</a> Charlotte, NC 28204	±19,430	\$34.00/NNN	September 2020	±19,430 SF, 1 story building for a single tenant user; Ideally located just outside of Uptown for superior access, Parking ratio 3 per 1,000 surface parking; prominent signage opportunity
THE ADDISON <a href="#">831 E. Morehead St, Suite 860</a> Charlotte, NC 28202	±4,404	\$30.00 Full Service	Immediately	Excellent visibility at signalized intersection; 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
THE ADDISON <a href="#">831 E Morehead St, Suite 540</a> Charlotte, NC 28202	±5,413	\$30.00 Full Service	11.1.19	An upper floor, corner suite; Ideal location between Dilworth, Midtown and CBD, with easy access to I-77 & I-277; On the corner of East Morehead Street and McDowell Street
THE ADDISON <a href="#">831 E Morehead St, Suite 440</a> Charlotte, NC 28202	±712	\$1,900/month	1.1.20	An upper floor, corner suite; Numerous amenities nearby including Dowd YMCA, the Metropolitan, restaurants/retail, Art's BBQ and Deli, The Little Sugar Creek Greenway and Atrium Health's Main Campus
1017 E MOREHEAD STREET <a href="#">1017 E Morehead St, Suites 150, 200 &amp; 300</a> Charlotte, NC 28204	±3,603 - 23,355	\$33 Full Service	8.1.2019	Abundant free surface parking; Suites 150, 200 & 300 can combine to 23,355 total SF; Less than 2 minutes from I-77, I-277 and Charlotte Business District; Numerous walkable retail spots nearby
MOREHEAD CORPORATE PLAZA <a href="#">1043 E. Morehead St, Suite 300</a> Charlotte, NC 28204	±5,471	\$28.00 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, I-277 and Charlotte CBD
MOREHEAD CORPORATE PLAZA <a href="#">1043 E. Morehead St, Suite 301</a> Charlotte, NC 28204	±2,151	\$28.00 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, I-277 and Charlotte CBD

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<b>MIDTOWN</b>				
801 EAST MOREHEAD <a href="#">801 E. Morehead St, Executive Suites</a> Charlotte, NC 28202	±160 - ±220	\$500 - 600/month (flat monthly rate)	Immediately	Move-in ready, furnished executive suites; Building break room and conference room; Excellent visibility and signage opportunities on E. Morehead St.; Free and secure surface parking
801 EAST MOREHEAD <a href="#">801 E. Morehead St, Executive Suite 114</a> Charlotte, NC 28202	±898	\$1,800/month	11.30.19	Move-in ready, furnished executive suites; Building break room and conference room; Excellent visibility and signage opportunities on E. Morehead St.; Free and secure surface parking
801 EAST MOREHEAD <a href="#">801 E. Morehead St, Suite 301</a> Charlotte, NC 28202	±4,224	\$28.00 psf	8.31.19	Floor to ceiling glass; View of Morehead Street and Uptown Charlotte; Monument signage opportunity; Free gated parking; Excellent visibility; Minutes from I-77, I-277, and CBD
1051 E MOREHEAD <a href="#">1051 E. Morehead St, Second Floor</a> Charlotte, NC 28202	±7,965	\$27.50 Full Service	Immediately	Long term master lease - LED 2/28/2027; "Plug and play" opportunity with furniture in place; Abundant free surface parking; Direct views of Uptown Charlotte
1020 EUCLID <a href="#">1020 Euclid Ave</a> Charlotte, NC 28203	±5,390	\$21.00 NNN	1Q 2019	Stand alone single-tenant office building; 15 reserved surface parking spaces + street parking; Within walking distance to the Carson Street LYNX stop/light rail station
<b>NODA</b>				
NODA CO-OP <a href="#">2226 N Davidson Street</a> Charlotte, NC 28205	±47,000	Call for Pricing	07.01.2020	Located at the corner of North Davidson Street spanning 25th to 26th Street; In proximity to LYNX Blue Line's 25th Street Light Rail Station.

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### RETAIL

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<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	1Q 2019	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, 115, 120</a> Charlotte, NC 28203	±2,243 - ±11,899	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
THE SQUARE <a href="#">200 West Blvd</a> Charlotte, NC 28203	±10,000	Call for Pricing	3Q 2020	The Square, an ten-story mixed-use development is coming to the corner of S. Tryon Street and West Boulevard. The property will consist of 150,000 SF of office, apartment units, large outdoor plaza, as well as retail.
LOSO STATION <a href="#">3750 South Blvd</a> Charlotte, NC 28209	±30,000	Call for Pricing	3Q 2021	This 15-acre mixed use development will bring a boutique hotel, office space, apartments, shops and restaurants tot he area surrounding Scaleybark Station in South End; ±500,000 SF of office and 350 apartment units.

### LEASE / BUILD-TO-SUIT

PARK / SITE	PRODUCT TYPE	SUBMARKET	ACREAGE AVAILABLE	PROPOSED SF	ZONING	PRICE	COMMENTS
HARRIS CORNERS CORPORATE PARK <a href="#">9500 Harris Corners Pkwy</a> Charlotte, NC 28269	Proposed Office Building	North	±11.44	±100,000 - ±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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