

# DECEMBER 2017 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	\$37.00 Full Service	1Q 2019	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
<b>MIDTOWN</b>				
500 EAST MOREHEAD <a href="#">500 E. Morehead St, 2nd Floor</a> 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
MOREHEAD CORPORATE PLAZA <a href="#">1043 E. Morehead St, Suite 301</a> 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 <a href="#">1043 E. Morehead St, Suite 303</a> 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
801 EAST MOREHEAD <a href="#">801 E. Morehead St, Executive Suites</a> Charlotte, NC 28202	±190 - ±311	\$26.00 Full Service	Immediately	Move-in ready, furnished executive suites; Building break room and conference room; Excellent visibility and signage opportunities on E. Morehead St.
THE ADDISON <a href="#">831 E. Morehead St, Suite 355</a> Charlotte, NC 28202	±2,713	\$26.00 Full Service	Immediately	Move-in ready, furnished 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
CEDAR HILL <a href="#">800 W. Hill St, Suite 104</a> 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

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



# DECEMBER 2017 LISTINGS

## OFFICE • RETAIL • BUILD-TO-SUIT



### 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	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
<b>MIDTOWN</b>				
500 EAST MOREHEAD <a href="#">500 E. Morehead St</a> 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 <a href="#">1520 South Blvd, Suite 110</a> 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 <a href="#">1520 South Blvd, Suite 115</a> 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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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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### LEASE / BUILD-TO-SUIT

PARK / SITE	PRODUCT TYPE	SUBMARKET	ACREAGE AVAILABLE	PROPOSED SF	ZONING	PRICE	COMMENTS
<a href="#">605 LEXINGTON AVE</a> Charlotte, NC 28202	Proposed Office Building	Midtown	±.785	±18,227	O-2	\$36.00 Full Service	Proposed three-story office building for sale of lease; Excellent Midtown location, one block from Dowd Y; 3:1000 parking ratio with additional street parking; All utilities on site; Ideal for single tenant user
<a href="#">RIDGEWAY CENTER</a> 2200 E 7th St Charlotte, NC 28204	Proposed Medical / Office Building	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
<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

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