

DECEMBER 2018 LISTINGS

OFFICE • RETAIL • BUILD-TO-SUIT



OFFICE

PROPERTY/ADDRESS	TOTAL SF AVAILABLE	LEASE RATE PER SF	AVAILABLE	COMMENTS
SOUTH END				
THE RAILYARD 1422 S Tryon St (South Tower) Charlotte, NC 28203	±2,407 - 72,711	\$39.00 - \$41.00 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
1520 SOUTH 1520 South Blvd, Suite 210 Charlotte, NC 28203	±2,600 - 7,679	\$29.00 Full Service	1.1.19	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 1520 South Blvd, Suite 220 Charlotte, NC 28203	±1,029 - 7,679	\$29.00 Full Service	1.1.19	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
DUNAVANT CORNERS 2300-2306 Dunavant St 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
SOUTHBOROUGH 2201 South Blvd, Suite 410 Charlotte, NC 28203	±1,473	\$33.00 Full Service	2Q 2019	Move-in ready with three private offices; Class A building with retail on the first floor; Free surface and covered parking; Within walking distance to the East Blvd. light rail station; Five Guys, Poppy's Bagels, and Wine Loft on first floor; Adjacent to Lowe's Home Improvement and Publix; Floor to ceiling glass
COMMON SQUARE 1711 S Tryon St Charlotte, NC 28203	±10,000 - 130,000	N/A	3Q 2020	Common Square, an 8-story mixed-use development is coming to the corner of S Tryon St and West Blvd. The property will consist of 130,000 SF of office and 10,000 SF of retail, a potential boutique hotel, apartment units and a large outdoor plaza. The plaza connects West Blvd to the future Wilmore Centennial Park.

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

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MIDTOWN				
THE ADDISON 831 E. Morehead St., Suite 460 Charlotte, NC 28202	±2,412	\$28.00 Full Service	Immediately	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
THE ADDISON 831 E. Morehead St., Suite 560 Charlotte, NC 28202	±2,782	\$28.00 Full Service	12.1.18	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
BOXER BUILDING 1000 W Morehead Street, Suite 110 Charlotte, NC	±316	\$1200/month	11.1.18	Open suite with tall exposed ceilings, floor to ceilings windows with views of Uptown; Free on-site parking; Highly visible with immediate access to I-77, I-277 and Charlotte Business District

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MIDTOWN				
MOREHEAD CORPORATE PLAZA 1043 E. Morehead St, Suite 110 Charlotte, NC 28204	±5,126	\$27.00 Full Service	Immediately	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 1043 E. Morehead St., Suite 300 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 1043 E. Morehead St, Suite 301 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
801 EAST MOREHEAD 801 E. Morehead St, Executive Suites 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.
1051 E MOREHEAD 1051 E. Morehead St, Second Floor Charlotte, NC 28202	±7,965	\$27.00 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 1020 Euclid Avenue Charlotte, NC 28202	±5,390	\$24 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
610 E MOREHEAD 610 East Morehead Street, Suite 211 Charlotte, NC 28202	±613	\$1,800/month (flat monthly rate)	4.1.2019	A two-story office building with signage opportunities; Creative, open space with access to shared conference rooms; Free surface parking; Views of Uptown Charlotte; Within walking distance to the light rail station

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RETAIL

PROPERTY/ADDRESS	TOTAL SF AVAILABLE	LEASE RATE PER SF	DATE AVAILABLE	COMMENTS
SOUTH END				
THE RAILYARD 1414 S Tryon St (North Tower) 1422 S Tryon St (South Tower) 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 1520 South Blvd, Suite 100 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 1520 South Blvd, Suite 115 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 1520 South Blvd, Suite 120 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

LEASE / BUILD-TO-SUIT

PARK / SITE	PRODUCT TYPE	SUBMARKET	ACREAGE AVAILABLE	PROPOSED SF	ZONING	PRICE	COMMENTS
HARRIS CORNERS CORPORATE PARK 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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