

DECEMBER 2019 LISTINGS OFFICE • RETAIL • BUILD-TO-SUIT



OFFICE

PROPERTY/ADDRESS	TOTAL SF AVAILABLE	LEASE RATE PER SF	AVAILABLE	COMMENTS
SOUTH END				
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
THE SQUARE 200 West Blvd 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 3750 South Blvd 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 1000 W Morehead St, Suite 100 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 1447 S Tryon St, Suite 300 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 800 W Hill Street, Suites 100 & 101 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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MIDTOWN				
900 BAXTER STREET 900 Baxter Street 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 831 E. Morehead St, Suite 860 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 831 E. Morehead St, Suite 840 A Charlotte, NC 28202	±2,715	\$30.00 Full Service	4.1.2020	Another leasable option a part of Suite 840. Ideally located between Dilworth, Midtown and Central Business District, The Addison has immediate access to I-77 and I-277, along with numerous amenities.
THE ADDISON 831 E Morehead St, Suite 840 Charlotte, NC 28202	±4,021	Call for pricing	4.1.2020	The Addison is registered as a local historic landmark. The building offers abundant parking with three points of ingress/egress and excellent visibility at a signalized intersection.
THE ADDISON 831 E Morehead St, Suite 740 Charlotte, NC 28202	±4,224	Call for pricing	2.1.2020	Ideally located between Dilworth, Midtown and Central Business District, The Addison has immediate access to I-77 and I-277, along with numerous amenities.
THE ADDISON 831 E Morehead St, Suite 540 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 831 E Morehead St, Suite 460 Charlotte, NC 28202	±2,580	\$30.00/sf	5.1.2020	An upper floor, move-in ready corner suite; Creative environment - registered as a local Historic Landmark; Free and secured parking
1017 E MOREHEAD STREET 1017 E Morehead St, Suites 150, 200 & 300 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

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MIDTOWN				
MOREHEAD CORPORATE PLAZA 1043 E. Morehead St, Suite 105 Charlotte, NC 28204	±2,405	\$28.00 psf	2.1.2020	A premier three-story office building; Move-in ready, first floor renovated space; Available February 1, 2020
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.; Free and secure surface parking
801 EAST MOREHEAD 801 E. Morehead St, Executive Suite 114 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 801 E. Morehead St, Suite 301 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 1051 E. Morehead St, Second Floor 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 1020 Euclid Ave 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
NODA				
NODA CO-OP 2226 N Davidson Street 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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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	±1,363 - ±10,202	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; 6 floors of office tenants above
1520 SOUTH 1520 South Blvd, Suite 100, 115, 120 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 200 West Blvd 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 3750 South Blvd 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.

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PARK / SITE	PRODUCT TYPE	SUBMARKET	ACREAGE AVAILABLE	PROPOSED SF	ZONING	PRICE	COMMENTS
HARRIS CORNERS CORPORATE PARK 9500 Harris Corners Pkwy 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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