

OFFICE • RETAIL • BUILT-TO-SUIT

CHARLOTTE, NC • FEBRUARY 2026



LOSO & SOUTH END

PROPERTY/ADDRESS	AVAILABLE SF	DATE AVAILABLE	COMMENTS
The Station at LoSo Station 4 3600 South Boulevard Suite 350 Charlotte, NC 28209	±6,693	Immediately	Move-in ready spec suite features three conference rooms, five private offices, expansive break room, open floor plan, private covered patio, and two operable windows; 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
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
1616 Center 1616 Camden Road Suite 510 Charlotte, NC 28203	±4,460 - ±13,068	Immediately	Large open area, three private offices and break room; creative, boutique office in the heart of South End; first-class fitness center with locker rooms and showers; free private parking deck, at a 2.7 per 1,000 SF ratio; located directly by East-West light rail station; ground floor retail and restaurant space including Leroy Fox, Clean Juice, and Sabor Latin Grill
1616 Center 1616 Camden Road Suite 500 Charlotte, NC 28203	±8,608 - ±13,068	Immediately	Three conference rooms, 13 private offices, break area with covered patio; creative, boutique office in the heart of South End; first-class fitness center with locker rooms and showers; free private parking deck, at a 2.7 per 1,000 SF ratio; located directly by East-West light rail station; ground floor retail and restaurant space including Leroy Fox, Clean Juice, and Sabor Latin Grill

CLAIRE SHEALY LOVETTE
704.607.1984
claire@beacondevelopment.com

WILLIAM MANN
901.210.3908
william@beacondevelopment.com

Charlotte, NC 28209 | Raleigh, NC 27605 | beacondevelopment.com

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.

OFFICE • RETAIL • BUILT-TO-SUIT

CHARLOTTE, NC • FEBRUARY 2026



SOUTH END

PROPERTY/ADDRESS	AVAILABLE SF	DATE AVAILABLE	COMMENTS
1520 South 1520 South Blvd Suite 215 Charlotte, NC 28203	±4,213	Immediately	Second floor office suite with frontage along South Blvd for prominent visibility; 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
Southborough 2201 South Boulevard Suite 230 Charlotte, NC 28203	±2,455	Immediately	Spec suite with one conference room and two private offices; renovated in 2026; 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
Southborough 2201 South Boulevard Suite 420 Charlotte, NC 28203	±2,446	Immediately	Spec suite with one conference room, two private offices and private balcony; renovated in 2026; 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

CLAIRE SHEALY LOVETTE
704.607.1984
claire@beacondevelopment.com

WILLIAM MANN
901.210.3908
william@beacondevelopment.com

Charlotte, NC 28209 | Raleigh, NC 27605 | beacondevelopment.com

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.

OFFICE • RETAIL • BUILT-TO-SUIT

CHARLOTTE, NC • FEBRUARY 2026



MIDTOWN

PROPERTY/ADDRESS	AVAILABLE SF	DATE AVAILABLE	COMMENTS
500 East Morehead Suite 200 Charlotte, NC 28202	±10,978	Immediately	Move-in ready suite with a mix of private working space and collaboration areas, free attached parking garage at a 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 to Carson Light Rail Stop; easy access to I-77 and I-277
500 East Morehead Suite 375 Charlotte, NC 28202	±7,530	5/01/26	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	4/01/26	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;
The Addison 831 East Morehead Street Suite 150 Charlotte, NC 28202	±5,646	Immediately	Open, flexible floor plan; 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; South End restaurants and amenities
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
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

CLAIRE SHEALY LOVETTE
704.607.1984
claire@beacondevelopment.com

WILLIAM MANN
901.210.3908
william@beacondevelopment.com

Charlotte, NC 28209 | Raleigh, NC 27605 | beacondevelopment.com

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.

OFFICE • RETAIL • BUILT-TO-SUIT

CHARLOTTE, NC • FEBRUARY 2026



FREEMOREWEST

PROPERTY/ADDRESS	AVAILABLE SF	DATE AVAILABLE	COMMENTS
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

CLAIRE SHEALY LOVETTE
704.607.1984
claire@beacondevelopment.com

WILLIAM MANN
901.210.3908
william@beacondevelopment.com

Charlotte, NC 28209 | Raleigh, NC 27605 | beacondevelopment.com

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.

OFFICE • RETAIL • BUILT-TO-SUIT

CHARLOTTE, NC • FEBRUARY 2026



RETAIL | SOUTH END

PROPERTY/ADDRESS	AVAILABLE SF	DATE AVAILABLE	COMMENTS
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

PROPOSED OFFICE | LOSO

The Station at LoSo Station #2 Charlotte, NC 28209	±200,000 - 500,000	Proposed Office Building	A 15-acre mixed-use development comprised of office, apartments, shops and restaurants; adjacent to Station 3 & 4 is a build-to-suit site for one to two corporate office users; the site will allow for each building to be between 200,000 to 500,000 square feet with its own dedicated parking deck; located at the Scaleybark light rail station
--	-----------------------	--------------------------------	---

CLAIRE SHEALY LOVETTE
704.607.1984
claire@beacondevelopment.com

WILLIAM MANN
901.210.3908
william@beacondevelopment.com

Charlotte, NC 28209 | Raleigh, NC 27605 | beacondevelopment.com

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.