

411 SOUTH BLVD



+/- 21,179 SF

ADAPTIVE REUSE OFFICE
BUILDING

4111 SOUTH BLVD

The building consists of a 21,179 sf renovation of two relocated aircraft hangers along a major corridor in Charlotte's Lower South End. The layout of the property includes large open work areas that utilize natural light through curtain wall and Kal-Wal systems. The exposed trusses and roof decking are illuminated and finishes include high-end glass, ceramic tile, reclaimed wood, exposed concrete floors and specialty carpets to create a clean "New Age" office space.



+/- 21,179 SF

ADAPTIVE REUSE BUILDING

AVAILABILITY

IMMEDIATELY

PARKING

4.1 / 1,000 (82 SPACES) IN SURROUNDING
SURFACE PARKING LOT

FLOOR PLAN

VIRTUAL TOUR



LEGEND

- RECEPTION/STORAGE
- BREAK ROOM & RESTROOMS
- PRIVATE OFFICE
- MEETING SPACES
- WORKSTATION

WORKSPACES

PRIVATE OFFICES	21
WORK STATIONS	65
TOTAL	86

MEETING SPACES

SMALL CONFERENCE 6 – 8 SEATS	2
LARGE CONFERENCE 10 SEATS	1
X-LARGE CONFERENCE 14 SEATS	1

SHARED SPACE & LAYOUT

RECEPTION	1
BREAK CAFÉ	3
COPY/WORK	2
STORAGE	3
WELLNESS	1

AMENITIES



**SINGLE-TENANT
BUILDING ON
SOUTH BOULEVARD
WITH ABUNDANT
PARKING**

BUILT AS 2 AIRPLANE
HANGARS IN THE 1930S,
THE BUILDING WAS
DISMANTLED AND MOVED
TO SOUTH BLVD IN 1955

SPACE **RENOVATED
IN 2022** WITH HIGH-
END FEATURES

**LARGE OPEN
WORKSPACE
WITH CENTRAL
PRIVATE OFFICES**

**PRIVATE
OUTDOOR PATIO**

ON-BUILDING
SIGNAGE
AVAILABLE



4111 SOUTH BLVD

FOR ADDITIONAL INFORMATION,
PLEASE CONTACT:

Claire Shealy Lovette

(c) 704.607.1984

(d) 704.926.1409

(e) claire@beacondevelopment.com



Beacon Partners is a commercial real estate firm specializing in the development, acquisition, and operation of industrial, office and mixed-use properties. Beacon leases, owns or manages more than 175+ million square feet of space throughout the Carolinas.