

APRIL 2021 LISTINGS

OFFICE • RETAIL • BUILD-TO-SUIT



OFFICE

| PROPERTY/ADDRESS | TOTAL SF AVAILABLE | LEASE RATE PER SF | AVAILABLE | COMMENTS |
|---|--------------------|-------------------|-------------|---|
| SOUTH END | | | | |
| THE SQUARE 200 West Blvd Charlotte, NC 28203 | ±10,000 - 150,000 | Call for Pricing | 2Q 2021 | 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. |
| CEDAR HILL 800 W Hill Street, Suite 101 Charlotte, NC 28208 | ±4,409 | \$34.00/SF | Immediately | Virtual Tour Suite 101 : Creative, open suite off first floor lobby; Black grid windows creating light-filled work areas; Kitchen area with bar brings teams together for breaks and brainstorming; Cedar's ease of navigation onto Morehead Street with immediate access to I-77 and I-277 |
| CEDAR HILL 800 W Hill Street, Suite 104 Charlotte, NC 28208 | ±588 | \$34.00/SF | Immediately | Suite 104: Open room with kitchenette, \$1,950 per month, full service; Cedar Hill has a large rooftop deck, free parking, walking or biking distance to uptown and ease of navigation off of Morehead Street; Immediate access to I-77 and I-277 |
| CEDAR HILL 800 W Hill Street, Suite 204 Charlotte, NC 28208 | ±3,594 | \$34.00/SF | Immediately | Suite entrance located directly off the elevator. Exposed brick and expansive ceilings throughout the space. ±3,594 square feet available! |
| CEDAR HILL 800 W Hill Street, Suite 350 Charlotte, NC 28208 | ±4,844 | \$34.00/SF | Immediately | View Available Space : Free surface parking: 3 per 1,000; Located off of Morehead Street at the corner of Cedar Street and Hill Street; directly next to Bank of America Stadium; Suite has exposed brick, black grid windows, and waveform |
| CEDAR HILL 800 W Hill Street, Suite 400 Charlotte, NC 28208 | ±6,238 | \$34.00/SF | Immediately | View Available Space : Excellent views of Uptown; Free surface parking: 3 per 1,000; Immediate access to I-77, I-277 and Charlotte's Central Business District; A premier five-story historic brick building |

For More Information, Please Contact:

ERIN SHAW

Director | Office Investments

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500 East Morehead Street, Suite 200
Charlotte, NC 28202

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| SOUTH END | | | | |
| BOXER BUILDING 1000 W Morehead St, Suite 100 Charlotte, NC 28208 | ±2,755 | \$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 |
| BOXER BUILDING 1000 W Morehead St, G-150 Charlotte, NC 28208 | ±1,464 | \$33.00/SF | Immediately | Take a 360 Tour of Space : Free on-site parking; Highly visible with immediate access to I-77, I-277, near Uptown, South End, and FreeMoreWest, Ground floor |
| 1616 CENTER 1616 Camden Road, Suite 250 Charlotte, NC 28203 | ±5,872 | \$39.00/SF | 07.01.2021 | Creative, 80,000 SF boutique office in the heart of South End; Ground floor retail and restaurant space including Leroy Fox, Clean Juice and Sabor Latin Grill; State-of-the-art conference center overlooking the light rail; Private parking deck free, at a 2.7 per 1,000 SF ratio; Take a 360 Tour of Space! |



BOXER BUILDING



1616 CENTER

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| MIDTOWN | | | | |
| 801 EAST MOREHEAD 801 E. Morehead St, Executive Suites Charlotte, NC 28202 | ±160 - ±311 | \$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 | 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, Suite 200 Charlotte, NC 28202 | ±10,607 | \$30.00/SF | Immediately | Entire single floor - main lobby level; Monument signage opportunity; Numerous amenities located within immediate area, including restaurants, retail (Metropolitan) and the Dowd YMCA. View Available Space! |
| THE ADDISON 831 E Morehead St, Suite 740 Charlotte, NC 28202 | ±4,394 - 5,249 | \$32.00/SF | Immediately | Suite 740's Virtual Tour : Ideally located between Dilworth, Midtown and Central Business District, The Addison has immediate access to I-77 and I-277, along with numerous amenities. Full Service Rate |
| THE ADDISON 831 E Morehead St, Suite 750 Charlotte, NC 28202 | ±900 - 5,249 | \$32.00/SF | 30 Days | Suite 750's Virtual Tour : An upper floor suite; Registered as a local Historic Landmark; Abundant parking with a covered deck at a 3 per 1,000 SF ratio; Ideal location between Dilworth, Southend, Midtown and CBD, with easy access to I-77 & I-277 |
| THE ADDISON 831 E Morehead St, Suite 900 Charlotte, NC 28202 | ±8,809 | \$32.00/SF | 08.01.2021 | Full top floor for lease in Midtown; Numerous amenities nearby including Dowd YMCA, the Metropolitan, restaurants/retail, The Little Sugar Creek Greenway and Atrium Health's Main Campus |

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MIDTOWN

500 EAST MOREHEAD
[500 E. Morehead St, 5th Floor](#)
Charlotte, NC 28202

±32,000

Call for Pricing

June 2020

[New video!](#) Convenient, attached, free parking deck Five blocks from Little Sugar Creek Greenway; A short walk from the light rail, I-277 and I-77 and a quick 15-minute drive from the Charlotte Douglas International airport; LEED Gold certification - [View Available Space](#)



NODA

NODA CO-OP
[2226 N Davidson Street](#)
Charlotte, NC 28205

±47,000

Call for Pricing

Immediately

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. Numerous restaurants, breweries and fitness amenities are within walking distance from NoDa Co-Op! Ideal location to Uptown, I-277 and I-77.

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LEASE / BUILD-TO-SUIT

| PARK / SITE | PROPOSED SF | SUBMARKET | AVAILABLE | COMMENTS |
|--|------------------------|-----------|--------------------------|--|
| HARRIS CORNERS CORPORATE PARK 9500 Harris Corners Pkwy Charlotte, NC 28269 | ±100,000 - ±200,000 | North | Proposed Office Building | Build-to-suit opportunity; Unmatched exposure on I-77; Ideal site for a premier corporate headquarters; A proposed, fourth office building with flexible floor plan and parking accommodations on an 11 acre site; Amenities include lodging, restaurant and retail center within walking distance |
| LOSO STATION Corporate Site 1 Charlotte, NC 28209 | ±20,000 - 900,000 | South End | 2022 | 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. ±900,000 SF of office, 50,000 SF of retail/restaurant space, and 350 apartment units. |
| LOSO STATION Corporate Site 2 Charlotte, NC 28209 | ±20,000 - 900,000 | South End | 2022 | 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. ±900,000 SF of office, 50,000 SF of retail/restaurant space, and 350 apartment units. |
| LOSO STATION 3800 South Blvd Charlotte, NC 28209 | ±80,000 | South End | 2022 | Located directly on South Blvd steps from LYNX Light Rail Station; First level retail + restaurant with rooftop seating; Range of floor plates sizes for tenants; Private outdoor patios; Free Tenant Conference Room + Peloton Studio; Free 3:1,000 parking |
| LOSO VILLAGE Clanton Road Charlotte, NC 28209 | ±2,700 - 10,000 | South End | Immediately | Converted six industrial buildings with arched wood ceilings and brick detail, creating space with great character and charm; Situated directly behind the Scaleybark Light Rail Station and adjacent to the LoSo Station project, which features multi-family, office and a hotel development in addition to ground floor retail; Each building features dedicated parking and flexible outdoor space |

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| SOUTH END/MIDTOWN | | | | |
| 1520 SOUTH 1520 South Blvd, Suite 100 Charlotte, NC 28203 | ±2,952 | Call for Pricing | Immediately | First floor retail suite with Camden-facing corner for prominent South End signage; Existing below-grade grease trap and venting infrastructure in place; Private patio at no additional charge on quiet, tree-lined Park Avenue |
| 1520 SOUTH 1520 South Blvd, Suites 115 Charlotte, NC 28203 | ±1,282 | Call for Pricing | 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 |
| THE SQUARE 200 West Blvd Charlotte, NC 28203 | ±10,000 | Call for Pricing | 2Q 2021 | 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 3800 South Blvd Charlotte, NC 28209 | ±50,000 | Call for Pricing | 2022 | 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; ±900,000 SF of office/retail and 350 apartment units. |
| 500 EAST MOREHEAD 500 E. Morehead Street, Suite 150 Charlotte, NC 28202 | ±1,400 - 6,300 | Call for Pricing | Immediately | +/-6,200 square foot space that can be sub-divided; An outdoor patio fronts E. Morehead and offers covered and open seating; Existing kitchen in place; Walk-in freezer; Located in a 7-story, +/-180,000-square-office building |

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