



# AUGUST 2022 LISTINGS

## OFFICE • RETAIL • BUILD-TO-SUIT

### OFFICE

PROPERTY/ADDRESS	TOTAL SF AVAILABLE	LEASE RATE PER SF	AVAILABLE	COMMENTS
<b>SOUTH END</b>				
CEDAR WEST <a href="#">800 Westmere Avenue, Suite 101</a> Charlotte, NC 28208	±4,409	\$33.00/SF	Immediately	<a href="#">Virtual Tour</a> : 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
BOXER BUILDING <a href="#">1000 W Morehead Street, G-150</a> Charlotte, NC 28208	±1,513	\$32.00/SF	Immediately	<a href="#">Virtual Tour</a> : Free on-site parking; Highly visible with immediate access to I-77, I-277, near Uptown, South End, and FreeMoreWest; Recently renovated space with new finishes throughout
BOXER BUILDING <a href="#">1000 W Morehead Street, M-100</a> Charlotte, NC 28208	±3,336	\$32.00/SF	September 2022	<a href="#">Virtual Tour</a> : Creative, walk-up office suite in the historic Boxer Building; Suite features a healthy mix of private offices and open collaboration space; Tenants will benefit from windows on all four sides of the suite with unparalleled views of Bank of America Stadium
THE STATION AT LOSO <a href="#">3700 South Boulevard</a> Charlotte, NC 28217	±100,000	Call for Pricing	Q1 2023	<a href="#">Virtual Tour</a> : This 15-acre mixed-use development is located adjacent to the Scaleybark light rail station. The first phase, Station 3 and 4, will anchor this development, and provide a hub for the growing and vibrant neighborhood. <a href="#">Charlotte's Next Stop</a> .
THE STATION AT LOSO <a href="#">3600 South Boulevard</a> Charlotte, NC 28217	±100,000	Call for Pricing	Q1 2023	This 15-acre mixed-use development will bring office space, apartments, shops and restaurants to the area surrounding Scaleybark Station in South End. Office suites range from 5,000 - 100,000 square feet and feature operable windows, private terraces as well as free on-site parking. <a href="#">Charlotte's Next Stop</a> .

For More Information, Please Contact:

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500 East Morehead Street, Suite 200  
Charlotte, NC 28202

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<b>MIDTOWN</b>				
801 EAST MOREHEAD <a href="#">801 E Morehead Street, Suite 112</a> Charlotte, NC 28202	±407	Call for Pricing	Immediately	Move-in ready suite; Excellent visibility; Free & secured surface parking; Numerous amenities located within immediate area, including restaurants, retail (Metropolitan), Little Sugar Creek Greenway and the Dowd YMCA
801 EAST MOREHEAD <a href="#">801 E Morehead Street, Suite 113</a> Charlotte, NC 28202	±195	Call for Pricing	09/1/2022	Move-in ready suite; Excellent visibility; Free & secured surface parking; Numerous amenities located within immediate area, including restaurants, retail (Metropolitan), Little Sugar Creek Greenway and the Dowd YMCA
801 EAST MOREHEAD <a href="#">801 E Morehead Street, Suites 114 -117</a> Charlotte, NC 28202	±898	Call for Pricing	10/1/2022	Move-in ready suites; Private offices and collaboration space included; Free & secured surface parking; Numerous amenities located within immediate area, including restaurants, retail (Metropolitan) and the Dowd YMCA
801 EAST MOREHEAD <a href="#">801 E Morehead Street, Suite 118</a> Charlotte, NC 28202	±198	Call for Pricing	09/1/2022	Move-in ready suite; Excellent visibility; Free & secured surface parking; Numerous amenities located within immediate area, including restaurants, retail (Metropolitan), Little Sugar Creek Greenway and the Dowd YMCA
801 EAST MOREHEAD <a href="#">801 E Morehead Street, Suite 123</a> Charlotte, NC 28202	±191	Call for Pricing	Immediately	Move-in ready suite; Access to signalized light on E. Morehead Street; Excellent visibility; Free & secured surface parking; Numerous amenities located within immediate area, including restaurants, retail (Metropolitan), Little Sugar Creek Greenway and the Dowd YMCA
801 EAST MOREHEAD <a href="#">801 E Morehead Street, Suite 124</a> Charlotte, NC 28202	±227	Call for Pricing	Immediately	Move-in ready suite; Access to signalized light on E. Morehead Street; Excellent visibility; Free & secured surface parking; Numerous amenities located within immediate area, including restaurants, retail (Metropolitan), Little Sugar Creek Greenway and the Dowd YMCA
801 EAST MOREHEAD <a href="#">801 E Morehead Street, Suite 150</a> Charlotte, NC 28202	±2,126	Call for Pricing	09/1/2022	Move-in ready suites; Private offices and collaboration space included; Free & secured surface parking; Numerous amenities located within immediate area, including restaurants, retail (Metropolitan) and the Dowd YMCA

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<b>MIDTOWN</b>				
THE ADDISON <a href="#">831 E Morehead Street, Suite 640</a> Charlotte, NC 28202	±3,721	\$35.00/SF	Immediately	<a href="#">Virtual Tour</a> : An upper floor, corner suite with 9 private offices; Ideally located between Dilworth, Midtown and Central Business District, The Addison has immediate access to I-77 and I-277, along with numerous amenities; Free parking
THE ADDISON <a href="#">831 E Morehead Street, Suite 740</a> Charlotte, NC 28202	±4,394	\$35.00/SF	Immediately	<a href="#">Virtual Tour</a> : An upper floor, corner suite with Midtown views; Ideal location between Dilworth, Midtown and Central Business District, Abundant parking with a covered deck at a 3 per 1,000 SF ratio
500 EAST MOREHEAD <a href="#">500 E. Morehead Street, Suite 525</a> Charlotte, NC 28202	±8,246	\$47.00/SF	Immediately	<a href="#">New video</a> ! 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 Silver certification.
FOWLER BUILDING <a href="#">1447 S Tryon Street, Suites 100 - 200</a> Charlotte, NC 28202	±10,486	Call for Pricing	Q3 2022	<a href="#">Virtual Tour</a> : Move-in ready creative open space; Interior staircase privately connects both suites - space can't be subdivided; Located directly on the Bland Street light rail station; Free surface parking; In the heart of South End, less than 5 minutes from I-77, I-277 and Charlotte CBD

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PROPERTY/ADDRESS	TOTAL SF AVAILABLE	FULL SERVICE	AVAILABLE	COMMENTS
<b>RALEIGH</b>				
702 OBERLIN <a href="#">702 Oberlin Road</a> Raleigh, NC 27605	±58,000	Call for Pricing	Immediately	58,000 SF office building with ±15,000 SF floor plates to efficiently accommodate office tenants ranging in size from 2,000 – 45,000 SF; Comprehensive building renovations underway completed by mid-2022; Directly adjacent to the Village District with countless restaurant and shopping amenities within a 5-minute walk from the property

## LEASE / BUILD-TO-SUIT

PARK / SITE	PROPOSED SF	SUBMARKET	AVAILABLE	COMMENTS
HARRIS CORNERS CORPORATE PARK <a href="#">9500 Harris Corners Pkwy</a> 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
THE STATION AT LOSO <a href="#">Station #1</a> Charlotte, NC 28209	±20,000 - 900,000	Lower South End	Q1 2023	<a href="#">The Station's</a> 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, 25,000 SF of retail/restaurant space, and 350 apartment units.
THE STATION AT LOSO <a href="#">Station #2</a> Charlotte, NC 28209	±20,000 - 900,000	Lower South End	Q1 2023	<a href="#">The Station's</a> 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, 25,000 SF of retail/restaurant space, and 350 apartment units.

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## RETAIL

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<b>SOUTH END/MIDTOWN</b>				
1520 SOUTH <a href="#">1520 South Blvd, Suite 100</a> Charlotte, NC 28203	±2,952	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; Validated parking for customers or employees available in adjacent parking deck at 3 per 1,000sf
1520 SOUTH <a href="#">1520 South Blvd, Suites 115</a> 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; Validated parking for customers or employees available in adjacent parking deck at 3 per 1,000sf
THE STATION AT LOSO <a href="#">3700 South Boulevard</a> Charlotte, NC 28209	±3,000 - 25,000	Call for Pricing	Q1 2023	The Station's unsurpassed connectivity to the Charlotte area includes a 10 minute drive to Charlotte Douglas International Airport and Uptown, almost immediate access to I-77, a seven minute light rail ride to Uptown Charlotte and an eight minute ride from South Park. This site is also located directly on the Rail Trail

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