

OFFICE • RETAIL • BUILT-TO-SUIT

AUGUST 2025



OFFICE | LOSO & SOUTH END CHARLOTTE

PROPERTY/ADDRESS	AVAILABLE SF	DATE AVAILABLE	COMMENTS
THE STATION AT LOSO STATION 3 3700 South Boulevard, Suite 250 Charlotte, NC 28209	±8,487	Immediately	Move-in ready spec suite features one large board room, one large conference room, seven private offices, one focus room, and private patio with two roll up doors; free on-site parking, fitness center with locker rooms, and shared conference room; this 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 350 Charlotte, NC 28209	±6,693	Immediately	Move-in ready spec suit 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; this 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; this 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	2/1/26	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
FOWLER BUILDING 1447 S Tryon Street, Suite 100 Charlotte, NC 28203	±5,073	Immediately	Move-in ready spec suite; located directly on the Bland Street light rail station; free surface parking; in the heart of South End; walking distance to retail and restaurants; less than five minutes from I-77, I-277 and Charlotte CBD

For More Information, Please Contact:

CLAIRE SHEALY
Senior Associate | Office
704.607.1984 | claire@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

AUGUST 2025



OFFICE | SOUTH END CHARLOTTE

PROPERTY/ADDRESS	AVAILABLE SF	DATE AVAILABLE	COMMENTS
1616 CENTER 1616 Camden Road, Suite 500 Charlotte, NC 28203	±4,460 - ±17,963	11/1/26	Creative, boutique office in the heart of South End; full top floor of building available with building signage; 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
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 Lynx Light Rail Blue Line at the Bland Street light rail station; validated parking for customers or employees available in adjacent parking deck at 3 per 1,000 SF
1520 SOUTH 1520 South Boulevard, Suite 300 Charlotte, NC 28203	±33,515	2/1/26	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 in South End with floor-to-ceiling glass sides; 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	Second floor office suite in South End with floor-to-ceiling glass sides; 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	9/1/25	Fourth floor office suite in South End with a private balcony off conference room; 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

For More Information, Please Contact:

CLAIRE SHEALY
Senior Associate | Office
704.607.1984 | claire@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

AUGUST 2025



OFFICE | FREEMOREWEST CHARLOTTE

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; 3 per 1,000
CEDAR WEST 800 Westmere Avenue, Suite 201 Charlotte, NC 28208	±6,500	Immediately	Recently renovated suite features 2 conference rooms, 4 private offices and open break area with access to shared patio; a 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; 3 per 1,000
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; 3 per 1,000
CEDAR WEST 800 Westmere Avenue, Suite 204 Charlotte, NC 28208	±3,594	11/1/25	6 private offices and 1 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; 3 per 1,000
BOXER BUILDING 1000 W Morehead Street, Suite 200 Charlotte, NC 28208	±13,768	Immediately	Full, top-floor, creative suite in the historic Boxer Building; features a healthy mix of private offices and open collaboration space; tenants will benefit from windows throughout the suite with unparalleled views of Bank of America Stadium; free on-site parking

For More Information, Please Contact:

CLAIRE SHEALY
Senior Associate | Office
704.607.1984 | claire@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

AUGUST 2025



OFFICE | MIDTOWN CHARLOTTE

PROPERTY/ADDRESS	AVAILABLE SF	DATE AVAILABLE	COMMENTS
500 EAST MOREHEAD Suite 200 Charlotte, NC 28202	±10,978	1/01/26	Move-in ready suite with a mix of private working space and collaboration areas; free attached parking garage, 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 walkable to Carson Light Rail Stop; easy access to I-77 and I-277
THE ADDISON 831 E 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.
THE ADDISON 831 E 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 E Morehead Street, Suite 355 Charlotte, NC 28202	±3,052	11/01/25	Six private; 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	5 private executive suites with access to shared conference rooms; free surface parking; E. Morehead Street visibility; within walking distance to walkable to Carson Street light rail station;; easy access to I-77 and I-277

For More Information, Please Contact:

CLAIRE SHEALY
Senior Associate | Office
704.607.1984 | claire@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

AUGUST 2025



FOR SALE | MIDTOWN & SOUTH END CHARLOTTE

PROPERTY/ADDRESS	AVAILABLE SF	DATE AVAILABLE	COMMENTS
FOWLER BUILDING 1447 S Tryon Street	±18,692	Immediately	Located directly on the Bland Street light rail station; free surface parking; in the heart of South End; walking distance to retail and restaurants; less than five minutes from I-77, I-277 and Charlotte CBD
BOXER BUILDING 1000 W Morehead Street Charlotte, NC 28208	±41,688	Immediately	Three story, centrally located adaptive reuse building; built in 1927 and listed on the National Register of Historic Places; features exposed brick, expansive high ceilings and large steel sash windows; prominent views of Uptown Charlotte; free surface parking; adjacent to Central Business District, South End and FreeMoreWest

RETAIL | SOUTH END

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 Blvd, 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 Blvd, 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 | CHARLOTTE

THE STATION AT LOSO Station #2 Charlotte, NC 28209	±200,000 - 500,000	Proposed Office Building	This 15-acre mixed-use development will bring office space, apartments, shops and restaurants to the area surrounding Scaleybark Station in LoSo; 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
--	-----------------------	--------------------------------	---

For More Information, Please Contact:

CLAIRE SHEALY
Senior Associate | Office
704.607.1984 | claire@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

AUGUST 2025



VILLAGE DISTRICT | RALEIGH

PROPERTY/ADDRESS	AVAILABLE SF	DATE AVAILABLE	COMMENTS
702 OBERLIN 702 Oberlin Road, Suite 430 Raleigh, NC 27605	±2,683	Immediately	Located adjacent to Village District with abundant restaurant, shopping, and fitness amenities; lobby, restrooms and the exterior facade renovations completion; conveniently located minutes from Downtown Raleigh, I-440, and Wade Avenue

OFFICE | DURHAM

DURHAM SUMMIT 3414 Duke Street, Suite 100 Durham, NC 27704	5,003	Immediately	Flexible floor plans with direct suite entrances available immediately; Prominent visibility with convenient proximity to numerous nearby amenities; Ideally positioned between Durham's Main Thoroughfares leading to Downtown; North Duke Street (30,000 VPD) and North Roxboro Street (17,500 VPD); Situated within North Durham's established medical office sub-market; Monument and building signage opportunities available
DURHAM SUMMIT 3414 Duke Street, Suite 105 Durham, NC 27704	3,979	Immediately	Flexible floor plans with direct suite entrances available immediately; Prominent visibility with convenient proximity to numerous nearby amenities; Ideally positioned between Durham's Main Thoroughfares leading to Downtown; North Duke Street (30,000 VPD) and North Roxboro Street (17,500 VPD); Situated within North Durham's established medical office sub-market; Monument and building signage opportunities available
DURHAM SUMMIT 3414 Duke Street, Suite 200 Durham, NC 27704	5,967	Immediately	Flexible floor plans with direct suite entrances available immediately; Prominent visibility with convenient proximity to numerous nearby amenities; Ideally positioned between Durham's Main Thoroughfares leading to Downtown; North Duke Street (30,000 VPD) and North Roxboro Street (17,500 VPD); Situated within North Durham's established medical office sub-market; Monument and building signage opportunities available
DURHAM SUMMIT 3414 Duke Street, Suite 210 Durham, NC 27704	6,029	Immediately	Flexible floor plans with direct suite entrances available immediately; Prominent visibility with convenient proximity to numerous nearby amenities; Ideally positioned between Durham's Main Thoroughfares leading to Downtown; North Duke Street (30,000 VPD) and North Roxboro Street (17,500 VPD); Situated within North Durham's established medical office sub-market; Monument and building signage opportunities available

For More Information, Please Contact:

CLAIRE SHEALY
Senior Associate | Office
704.607.1984 | claire@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.