







# OFFICE • RETAIL • BUILD-TO-SUIT

DECEMBER 2022

## OFFICE

VIEW PROPERTY	PROPERTY/ADDRESS	AVAILABLE SF	LEASE RATE PER SF	AVAILABLE	COMMENTS
<b>SOUTH END   CHARLOTTE</b>					
	THE STATION AT LOSO <a href="#">3700 South Boulevard</a> Charlotte, NC 28209	±5,000 - 100,000	Call for Pricing	Q1 2023	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="#">The Station's Website</a> .
	THE STATION AT LOSO <a href="#">3600 South Boulevard</a> Charlotte, NC 28209	±5,000 - 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="#">The Station's Website</a> .
	CEDAR WEST <a href="#">800 Westmere Avenue, Suite 203</a> Charlotte, NC 28208	±859	\$36.00/SF	12/1/2022	Stadium adjacent office space available; Exposed brick, expansive ceilings; Located off of Morehead Street at the corner of Cedar and Westmere Avenue; Highly visible with immediate access to I-77, I-277, near Uptown, South End and FreeMoreWest
	BOXER BUILDING <a href="#">1000 W Morehead Street, G-100</a> Charlotte, NC 28208	±6,092	\$37.00/SF	5/1/2023	Move in ready, creative, open office space; Tall exposed ceilings with large windows; The Boxer Building is listed in the National Register Historic Places, Built in 1927; Free on-site parking; Highly visible with immediate access to I-77, I-277, near Uptown, South End, and FreeMoreWest
	BOXER BUILDING <a href="#">1000 W Morehead Street, M-100</a> Charlotte, NC 28208	±3,336	\$35.00/SF	Immediately	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
	FOWLER BUILDING <a href="#">1447 S Tryon Street, Suites 100 - 200</a> Charlotte, NC 28203	±10,486	Call for Pricing	Immediately	Move-in ready creative open space - furniture included; 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

# OFFICE • RETAIL • BUILD-TO-SUIT

DECEMBER 2022

## OFFICE

VIEW PROPERTY	PROPERTY/ADDRESS	AVAILABLE SF	LEASE RATE PER SF	AVAILABLE	COMMENTS
<b>SOUTH END   CHARLOTTE</b>					
	1616 CENTER <a href="#">1616 Camden Road, Suite 300</a> Charlotte, NC 28203	±8,099	Call for Pricing	Immediately	Private parking deck free, at a 2.7 per 1,000 SF ratio; On-street parking; Located directly by Lynx light rail, East/West Station; Walking distance to restaurants and local hotspots; Electric vehicle changing stations and bike share program; Easy access to I-77, Charlotte Business District and Charlotte Douglas International Airport
	1616 CENTER <a href="#">1616 Camden Road, Suite 350</a> Charlotte, NC 28203	±9,864	Call for Pricing	Immediately	Private parking deck free, at a 2.7 per 1,000 SF ratio; On-street parking; Located directly by Lynx light rail, East/West Station; Walking distance to restaurants and local hotspots; Electric vehicle changing stations and bike share program; Easy access to I-77, Charlotte Business District and Charlotte Douglas International Airport
	1616 CENTER <a href="#">1616 Camden Road, Suites 400 &amp; 410</a> Charlotte, NC 28203	±4,039 - 12,518	Call for Pricing	08/01/2023	Suite 410 (+4,039 SF) and Suite 400 (+8,479 SF) are both available for a combined 12,518 SF at 1616 Center, located directly across from the East/West Light Rail Station; A mix of collaborative workspace and private offices, Private, free parking at 2.7 per 1,000 SF ratio; Within walking distance to restaurants and local hotspots
	SOUTHBOROUGH <a href="#">2201 South Boulevard, Suite 410</a> Charlotte, NC 28203	±1,580	Call for Pricing	01/01/2023	Amenitized with three ground floor restaurants and across the street from Atherton Mill retail shops and restaurant offerings; Directly along the South End Rail Trail and walkable to East/West Light Rail Station; Adjacent, Free Structured Parking; Less than 5 minutes from I-77, I-277 and Uptown Charlotte
<b>MIDTOWN   CHARLOTTE</b>					
	THE ADDISON <a href="#">831 E Morehead Street, Suite 440</a> Charlotte, NC 28202	±712	Call for Pricing	02/01/2023	Excellent visibility at a signalized intersection at the corner of S McDowell and East Morehead Street; ±3,000 multifamily residential units planned in the immediate area; Ideal location between Dilworth, Midtown and CBD, with easy access to I-77 & I-277

For More Information, Please Contact:

**CLAIRE SHEALY**

Associate | Office

704.926.1409 | [claire@beacondevelopment.com](mailto:claire@beacondevelopment.com)

**ERIN SHAW**

Managing Director | Investments

704.926.1414 | [erin@beacondevelopment.com](mailto:erin@beacondevelopment.com)







Charlotte, NC 28202 | Raleigh, NC 27605 | [beacondevelopment.com](http://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 • BUILD-TO-SUIT

## DECEMBER 2022

### OFFICE

VIEW PROPERTY	PROPERTY/ADDRESS	AVAILABLE SF	LEASE RATE PER SF	AVAILABLE	COMMENTS
MIDTOWN   CHARLOTTE					
	THE ADDISON <a href="#">831 E Morehead Street, Suite 750</a> Charlotte, NC 28202	±900	Call for Pricing	01/01/2023	Excellent visibility at a signalized intersection at the corner of S McDowell and East Morehead Street; ±3,000 multifamily residential units planned in the immediate area; Ideal location between Dilworth, Midtown and CBD, with easy access to I-77 & I-277
	THE ADDISON <a href="#">831 E Morehead Street, Suite 640</a> Charlotte, NC 28202	±3,721	Call for Pricing	Immediately	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 150</a> Charlotte, NC 28202	±5,646	Call for Pricing	Immediately	Excellent visibility at a signalized intersection at the corner of S McDowell and East Morehead Street; ±3,000 multifamily residential units planned in the immediate area; Ideal location between Dilworth, Midtown and CBD, with easy access to I-77 & I-277
	801 EAST MOREHEAD <a href="#">801 E Morehead Street, Executive Suites</a> Charlotte, NC 28202	±190-898	Call for Pricing	Immediately	Move-in ready suites; 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	01/01/2023	Move-in ready suite; Private offices and collaboration space included; Free & secured surface parking; Numerous amenities located within immediate area, including restaurants, retail (Metropolitan) and the Dowd YMCA
	500 EAST MOREHEAD <a href="#">500 E Morehead Street, Suite 525</a> Charlotte, NC 28202	±8,246	\$48.00/SF	Immediately	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. <a href="#">500 E Morehead's Website.</a>

For More Information, Please Contact:

**CLAIRE SHEALY**

Associate | Office

704.926.1409 | [claire@beacondevelopment.com](mailto:claire@beacondevelopment.com)

**ERIN SHAW**

Managing Director | Investments

704.926.1414 | [erin@beacondevelopment.com](mailto:erin@beacondevelopment.com)


Charlotte, NC 28202 | Raleigh, NC 27605 | [beacondevelopment.com](http://beacondevelopment.com)



# OFFICE • RETAIL • BUILD-TO-SUIT

DECEMBER 2022

## OFFICE

VIEW PROPERTY	PROPERTY/ADDRESS	AVAILABLE SF	LEASE RATE PER SF	AVAILABLE	COMMENTS
<b>VILLAGE DISTRICT   RALEIGH</b>					
	702 OBERLIN <a href="#">702 Oberlin Road</a> Raleigh, NC 27605	±42,184	Call for Pricing	Immediately	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

## RETAIL

### SOUTH END | CHARLOTTE

	THE STATION AT LOSO <a href="#">3750 South Boulevard</a> Charlotte, NC 28209	±3,721	Call for Pricing	Q1 2023	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. <a href="#">The Station's Website.</a>
	1520 SOUTH <a href="#">1520 South Blvd, Suite 150 (B)</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 1,000 SF
	1520 SOUTH <a href="#">1520 South Blvd, Suite 115 (C)</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 1,000 SF

For More Information, Please Contact:

**CLAIRE SHEALY**

Associate | Office

704.926.1409 | [claire@beacondevelopment.com](mailto:claire@beacondevelopment.com)

**ERIN SHAW**

Managing Director | Investments

704.926.1414 | [erin@beacondevelopment.com](mailto:erin@beacondevelopment.com)

Charlotte, NC 28202 | Raleigh, NC 27605 | [beacondevelopment.com](http://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

PARK/SITE	PROPOSED SF	SUBMARKET	AVAILABLE	COMMENTS
LEASE/BUILD-TO-SUIT   CHARLOTTE				
THE STATION AT LOSO <a href="#">Station #1</a> Charlotte, NC 28209	±20,000 - 900,000	South End	2023	Adjacent to Station's 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.
THE STATION AT LOSO <a href="#">Station #2</a> Charlotte, NC 28209	±20,000 - 900,000	South End	2023	Adjacent to Station's 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.
Four Harris Corners <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

For More Information, Please Contact:

CLAIRE SHEALY

Associate | Office

704.926.1409 | [claire@beacondevelopment.com](mailto:claire@beacondevelopment.com)

ERIN SHAW

Managing Director | Investments

704.926.1414 | [erin@beacondevelopment.com](mailto:erin@beacondevelopment.com)

Charlotte, NC 28202 | Raleigh, NC 27605 | [beacondevelopment.com](http://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.*