

# OFFICE • RETAIL • BUILD-TO-SUIT

## DECEMBER 2024



### OFFICE | SOUTH END CHARLOTTE

PROPERTY/ADDRESS	AVAILABLE SF	DATE AVAILABLE	COMMENTS
<b>THE STATION AT LOSO   STATION 3</b> 3700 South Boulevard, Suite 250 Charlotte, NC 28209	±8,487	5/1/2025	Suite includes 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 <a href="#">15-acre mixed-use development</a> brings office space, apartments, shops, and restaurants to the area surrounding Scaleybark Station in South End; LEED Silver and Fitwel Healthy Building Design Certified.
<b>THE STATION AT LOSO   STATION 4</b> 3600 South Boulevard, Suite 300 Charlotte, NC 28209	±10,389	Immediately	Spec suite features two conference rooms, seven private offices, expansive break room, open floor plan, and private covered patio with roll up door; free on-site parking, fitness center with locker rooms, and shared conference room; this <a href="#">15-acre mixed-use development</a> brings office space, apartments, shops, and restaurants to the area surrounding Scaleybark Station in South End; LEED Silver and Fitwel Healthy Building Design Certified.
<b>THE STATION AT LOSO   STATION 4</b> 3600 South Boulevard, Suite 325 Charlotte, NC 28209	±4,201	Immediately	Spec suite features two conference rooms, one private office, expansive break room, and open floor plan; free on-site parking, fitness center with locker rooms, and shared conference room; this <a href="#">15-acre mixed-use development</a> brings office space, apartments, shops, and restaurants to the area surrounding Scaleybark Station in South End; LEED Silver and Fitwel Healthy Building Design Certified.
<b>THE STATION AT LOSO   STATION 4</b> 3600 South Boulevard, Suite 350 Charlotte, NC 28209	±6,693	Immediately	Spec suite 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 <a href="#">15-acre mixed-use development</a> brings office space, apartments, shops, and restaurants to the area surrounding Scaleybark Station in South End; LEED Silver and Fitwel Healthy Building Design Certified.
<b>500 EAST MOREHEAD</b> 500 E Morehead Street, Suite 200 Charlotte, NC 28202	10,978	Immediately	Move-in ready suite; A mix of private working space and collaboration areas; free on-site parking and fitness center with locker rooms; LEED Silver building situated on one of Charlotte’s history tree-lined streets; amenity-rich location less than one mile from Charlotte’s South End and Uptown; within two blocks of LYNX Light Rail Blue Line (Carson Station); easily accessible to I-77 and I-277.
<b>FOWLER BUILDING</b> 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.

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<b>1616 CENTER</b> 1616 Camden Road, Suite 500 - 550 Charlotte, NC 28203	±17,963	11/1/2025	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 Lynx light rail, East/West Station; ground floor retail and restaurant space including Leroy Fox, Clean Juice, and Sabor Latin Grill.
<b>1616 CENTER</b> 1616 Camden Road, Suite 250 Charlotte, NC 28203	±6,092	Immediately	Move-in ready suite includes two conference rooms, six private offices, one focus room, and one break room; 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 Lynx light rail, East/West Station; ground floor retail and restaurant space including Leroy Fox, Clean Juice, and Sabor Latin Grill.
<b>1616 CENTER</b> 1616 Camden Road, Suite 450 Charlotte, NC 28203	±5,440	Immediately	Move-in ready suite includes two conference rooms, open workspace, and four private offices; 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 Lynx light rail, East/West Station; ground floor retail and restaurant space including Leroy Fox, Clean Juice, and Sabor Latin Grill.
<b>1520 SOUTH</b> 1520 South Boulevard, Suite 300 Charlotte, NC 28203	±33,515	2/1/2026	Located on the light rail at Bland Street 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.
<b>1520 SOUTH</b> 1520 South Boulevard, Suite 210 Charlotte, NC 28203	±2,574	Immediately	Located on the light rail at Bland Street 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.
<b>1520 SOUTH</b> 1520 South Boulevard, Suite 215 Charlotte, NC 28203	±4,636	02/01/2025	Located on the light rail at Bland Street 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.

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### OFFICE | FREEMOREWEST CHARLOTTE

PROPERTY/ADDRESS	AVAILABLE SF	DATE AVAILABLE	COMMENTS
<b>CEDAR WEST</b> 800 Westmere Avenue, Suite 100 Charlotte, NC 28208	±6,861	Immediately	Suite features three private offices, one conference room, and three huddle rooms; a premier five-story historic brick building, built in 1926; located off of 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.
<b>CEDAR WEST</b> 800 Westmere Avenue, Suite 104 Charlotte, NC 28208	±588	Immediately	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.
<b>CEDAR WEST</b> 800 Westmere Avenue, Suite 201 Charlotte, NC 28208	±6,500	Immediately	A premier five-story historic brick building, built in 1926; located off of 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.
<b>CEDAR WEST</b> 800 Westmere Avenue, Suite 203 Charlotte, NC 28208	±859	Immediately	A premier five-story historic brick building, built in 1926; located off of 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.
<b>CEDAR WEST</b> 800 Westmere Avenue, Suite 207 Charlotte, NC 28208	±2,790	3/01/2025	A premier five-story historic brick building, built in 1926; located off of 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.
<b>BOXER BUILDING</b> 1000 W Morehead Street, Suite 200 Charlotte, NC 28208	±13,768	Immediately	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.

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## DECEMBER 2024



### OFFICE | MIDTOWN CHARLOTTE

PROPERTY/ADDRESS	AVAILABLE SF	DATE AVAILABLE	COMMENTS
<b>THE ADDISON</b> 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 Light Rail and numerous Midtown and South End restaurants and amenities.
<b>THE ADDISON</b> 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 Light Rail and numerous Midtown and South End restaurants and amenities.
<b>THE ADDISON</b> 831 E Morehead Street, Suite 540 Charlotte, NC 28202	±5,653	Immediately	Eight private offices, two conference rooms, open collaboration space, 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 Light Rail and numerous Midtown and South End restaurants and amenities.
<b>THE ADDISON</b> 831 E Morehead Street, Suite 640 Charlotte, NC 28202	±3,721	Immediately	Spec suite; nine private offices, one conference room, open collaboration space, 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 Light Rail and numerous Midtown and South End restaurants and amenities.
<b>THE ADDISON</b> 831 E Morehead Street, Suite 660 Charlotte, NC 28202	±2,810	Immediately	Open, flexible floor plan 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 Light Rail and numerous Midtown and South End restaurants and amenities.
<b>THE ADDISON</b> 831 E Morehead Street, Suite 750 Charlotte, NC 28202	±900	Immediately	Spec suite; three private offices and one conference room; 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 Light Rail and numerous Midtown and South End restaurants and amenities.

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### OFFICE | MIDTOWN CHARLOTTE

PROPERTY/ADDRESS	AVAILABLE SF	DATE AVAILABLE	COMMENTS
<b>801 EAST MOREHEAD</b> 801 E Morehead Street, Suite 200 Charlotte, NC 28202	±10,607	Immediately	Move-in ready; free and secured surface parking; A mix of private working spaces and collaboration areas; excellent visibility at a signalized light on E Morehead Street; situated in the heart of Charlotte’s Midtown market, adjacent to Uptown, the Atrium Pearl District Campus and access to I-277/I-77.
<b>801 EAST MOREHEAD</b> 801 E Morehead Street, Suite 303 Charlotte, NC 28202	±833	Immediately	Move-in ready; Free and secured surface parking; excellent visibility at a signalized light on E Morehead Street; situated in the heart of Charlotte’s Midtown market, adjacent to Uptown, the Atrium Pearl District Campus and access to I-277/I-77.
<b>801 EAST MOREHEAD</b> 801 E Morehead Street, Suite 150 Charlotte, NC 28202	±1,936	Immediately	Move-in ready; free and secured surface parking; a mix of private working spaces and collaboration areas; excellent visibility at a signalized light on E Morehead Street; Situated in the heart of Charlotte’s Midtown market, adjacent to Uptown, the Atrium Pearl District Campus and access to I-277/I-77.
<b>801 EAST MOREHEAD</b> 801 E Morehead Street Executive Suites Charlotte, NC 28202	±195 – ±898	Immediately	Move-in ready executive suites on first floor; free and secured surface parking; excellent visibility at a signalized light on E Morehead Street; situated in the heart of Charlotte’s Midtown market, adjacent to Uptown, the Atrium Pearl District Campus and access to I-277/I-77.
<b>610 EAST MOREHEAD</b> 610 E Morehead Street, Suite 101 Charlotte, NC 28202	±1,710	Immediately	5 private offices with access to shared conference rooms; free surface parking; East Morehead Street visibility; within walking distance to the Carson Light Rail Station.

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### FOR SALE | MIDTOWN CHARLOTTE

PROPERTY/ADDRESS	AVAILABLE SF	DATE AVAILABLE	COMMENTS
<b>1016 &amp; 1020 EUCLID</b> 1016 & 1020 Euclid Avenue Charlotte, NC 28203	±7,866	Immediately	Two single tenant buildings available for sale in Midtown, Charlotte; ideal for single tenant users or redevelopment; 22 surface parking spaces and surrounding street parking; within walking distance to the Carson Station LYNX Light Rail; numerous amenities located in the immediate area; Less than three miles from I-77, I-277 and Charlotte CBD.

### RETAIL | MIDTOWN & SOUTH END CHARLOTTE

<b>THE STATION AT LOSO</b> <a href="#">3600 -3700 South Boulevard</a> 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 Stop; the first phase, Station 3 and Station 4, anchor this development, and provide a hub for the growing and vibrant neighborhood.
<b>1520 SOUTH</b> <a href="#">1520 South Blvd, Suite 115</a> 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.

### VILLAGE DISTRICT | RALEIGH

<b>702 OBERLIN</b> 702 Oberlin Road, Suite 210 Raleigh, NC 27605	±4,717	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.
<b>702 OBERLIN</b> 702 Oberlin Road, Suite 405 Raleigh, NC 27605	±2,140	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.
<b>702 OBERLIN</b> 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.

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### OFFICE | DURHAM CHARLOTTE

PROPERTY/ADDRESS	AVAILABLE SF	DATE AVAILABLE	COMMENTS
<b>DURHAM SUMMIT</b> 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.
<b>DURHAM SUMMIT</b> 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.
<b>DURHAM SUMMIT</b> 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.
<b>DURHAM SUMMIT</b> 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.

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### LEASE / BUILD-TO-SUIT | OFFICE | MIDTOWN CHARLOTTE

PROPERTY/ADDRESS	AVAILABLE SF	DATE AVAILABLE	COMMENTS
<b>THE STATION AT LOSO</b> <a href="#">Station #2</a> 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 Scaleybank Station in South End; 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 Scaleybank light rail station.