

OFFICE • RETAIL • BUILT-TO-SUIT

DECEMBER 2025



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; 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 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; 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; 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
1616 Center 1616 Camden Road Suite 510 Charlotte, NC 28203	±4,460 - ±13,068	Immediately	Large open area, three private offices and break room; creative, boutique office in the heart of South End; 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
1616 Center 1616 Camden Road Suite 500 Charlotte, NC 28203	±8,608 - ±13,068	Immediately	Three conference rooms, 13 private offices, break area with covered patio; creative, boutique office in the heart of South End; 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

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SOUTH END CHARLOTTE

PROPERTY/ADDRESS	AVAILABLE SF	DATE AVAILABLE	COMMENTS
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 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
1520 South 1520 South Boulevard Suite 300 Charlotte, NC 28203	±15,000 - ±33,515	2/1/26	Ideal for full floor user; 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	2/1/26	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 310 Charlotte, NC 28203	±1,592	Immediately	Third floor office suite 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	Immediately	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

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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 at a 3 per 1,000 SF ratio; upgraded covered rooftop patio with 360 views of the CBD and South End; 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 to Carson Light Rail Stop; easy access to I-77 and I-277
500 East Morehead Suite 450 Charlotte, NC 28202	±17,507	4/01/26	Half of the fourth floor overlooking E. Morehead St; high-end finishes with a mix of private working space and collaboration areas; free attached parking garage at 3 per 1,000 SF ratio; upgraded covered rooftop patio with 360 views of the CBD and South End; fitness center with locker rooms; LEED Silver certified; situated on one of Charlotte's historic tree-lined streets;
The Addison 831 East 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; South End restaurants and amenities
The Addison 831 East 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 East Morehead Street Suite 355 Charlotte, NC 28202	±3,052	Immediately	Six private offices; 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	Private executive suites with access to shared conference rooms; free surface parking; E. Morehead Street visibility; within walking distance to Carson Street light rail station; easy access to I-77 and I-277

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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 at 3 per 1,000 SF ratio
Cedar West 800 Westmere Avenue Suite 201 Charlotte, NC 28208	±6,500	Immediately	Recently renovated suite features two conference rooms, four 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 at 3 per 1,000 SF ratio
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 at per 1,000 SF ratio
Cedar West 800 Westmere Avenue Suite 204 Charlotte, NC 28208	±3,594	Immediately	Six private offices and one 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 at 3 per 1,000 SF ratio

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RETAIL | SOUTH END

PROPERTY/ADDRESS	AVAILABLE SF	DATE AVAILABLE	COMMENTS
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 Boulevard 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 Boulevard 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 | LOSO

The Station at LoSo Station #2 Charlotte, NC 28209	±200,000 - 500,000	Proposed Office Building	A 15-acre mixed-use development comprised of office, apartments, shops and restaurants; 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
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DURHAM

Durham Summit 3414 Duke Street Suite 210 Durham, NC 27704	±6,029	Immediately	Flexible floor plan; opportunity for dedicated suite entrance from building exterior; 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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