

OFFICE . RETAIL . BUILD-TO-SUIT

FEBRUARY 2024



OFFICE | SOUTH END CHARLOTTE

CLICK BELOW TO TAKE A TOUR	CLICK BELOW TO VIEW FLYER	PROPERTY/ADDRESS	AVAILABLE SF	DATE AVAILABLE	COMMENTS
		THE STATION AT LOSO Station 4 3600 South Boulevard Charlotte, NC 28209	±77,348	Immediately	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 -77,348 square feet and feature operable windows, private terraces as well as free on-site parking; Ftiwel certified; LEED Silver and Fitwell Healthy Building Design Certified.
		1616 CENTER 1616 Camden Road, Suite 450 Charlotte, NC 28203	±5,440	Immediately	Suite includes two conference rooms, open work space, and 4 private offices; First-class fitness center with men and women’s locker rooms and showers; Private parking deck free, 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.
		CEDAR WEST 800 Westmere Ave, Suite 100 Charlotte, NC 28208	±6,861	08/01/2024	Located off of Morehead Street at the corner of Cedar and Westmere Avenue - directly next to Bank of America Stadium; Exposed brick, expansive ceilings; Free surface parking; 3 per 1,000; A premier five-story historic brick building; built in 1926.

For More Information, Please Contact:

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		CEDAR WEST 800 Westmere Ave, Suite 104 Charlotte, NC 28208	±588	Immediately	Located off of Morehead Street at the corner of Cedar and Westmere Avenue - directly next to Bank of America Stadium; Exposed brick, expansive ceilings; Free surface parking; 3 per 1,000; A premier five-story historic brick building; built in 1926.
		BOXER BUILDING 1000 W Morehead Street, M-180 Charlotte, NC 28208	±3,336	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 throughout the suite with unparalleled views of Bank of America Stadium.
		FOWLER BUILDING 1447 S Tryon Street, Suites 100 - 200 Charlotte, NC 28203	±5,000 - 10,486	Immediately	Move-in ready creative open space - furniture included; Interior staircase privately connects both suites; 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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OFFICE | MIDTOWN CHARLOTTE

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		THE ADDISON 831 E Morehead Street, Suite 150 Charlotte, NC 28202	±5,646	Immediately	Excellent visibility at a signalized intersection at the corner of S McDowell and East Morehead St; Ideal location between Dilworth, Midtown and CBD, with easy access to I-77 & I-277; Abundant parking with a covered deck at a 3 per 1,000 SF ratio.
		THE ADDISON 831 E Morehead Street, Suite 255 Charlotte, NC 28202	±3,506	Immediately	Numerous private offices; welcoming reception area and break 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.
		THE ADDISON 831 E Morehead Street, Suite 540 Charlotte, NC 28202	±5,653	Immediately	Suite includes 12 private offices, a conference room and collaborative work space; Abundant parking with a covered deck at a 3 per 1,000 SF ratio; Excellent visibility at a signalized intersection at the corner of S McDowell and East Morehead Street; Abundant parking with a covered deck at a 3 per 1,000 SF ratio.
		THE ADDISON 831 E Morehead Street, Suite 640 Charlotte, NC 28202	±3,721	Immediately	An upper floor, corner spec 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; Abundant parking with a covered deck at a 3 per 1,000 SF ratio.
		THE ADDISON 831 E Morehead Street, Suite 750 Charlotte, NC 28202	±900	Immediately	Situated in the heart of Charlotte's Midtown market, adjacent to Uptown, the Atrium Pearl District Campus and access to I-277/I-77; Abundant parking with a covered deck at a 3 per 1,000 SF ratio; Excellent visibility at a signalized intersection at the corner of S McDowell and East Morehead Street.

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		801 EAST MOREHEAD 801 E Morehead Street, Suite 200 Charlotte, NC 28202	±10,607	Immediately	Move-in ready suite; 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.
		801 EAST MOREHEAD 801 E Morehead Street, Suite 301 Charlotte, NC 28202	±4,224	Immediately	Move-in ready, furnished suite; 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.
		801 EAST MOREHEAD 801 E Morehead Street, Suite 303 Charlotte, NC 28202	±833	Immediately	Move-in ready suite; 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.
		801 EAST MOREHEAD 801 E Morehead Street, Suite 305 Charlotte, NC 28202	±1,638	03/01/2024	Move-in ready suite; 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.
		610 EAST MOREHEAD 610 E Morehead Street, Suite 101 Charlotte, NC 28202	±1,710	Immediately	A two-story office building with signage opportunities; Creative, open space with access to shared conference rooms. Suite 101 is 1,710 SF; Free surface parking; East Morehead Street visibility; Signage opportunity; Within walking distance to the Carson Light Rail Station.

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VILLAGE DISTRICT | RALEIGH

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		702 OBERLIN 702 Oberlin Road Raleigh, NC 27605	±4,717- 18,719	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.

RETAIL | MIDTOWN & SOUTH END CHARLOTTE

		THE STATION AT LOSO 3600 -3700 South Boulevard Charlotte, NC 28209	±12,448	Immediately	The LoSo neighborhood is the newest up and coming location in South End for new breweries, restaurants, residential and on-trend office space. The Station at LoSo is a 15-acre mixed-use development ideally located on the Rail Trail in front of the Scaleybark Light Rail Stop. The first phase, Station 3 and Station 4, will anchor this development, and provide a hub for the growing and vibrant neighborhood.
		1520 SOUTH 1520 South Blvd, Suite 150 (B) Charlotte, NC 28203	±2,952	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 (C) 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.
		1520 SOUTH 1520 South Blvd, Suite 210 Charlotte, NC 28203	±2,600	11/1/2024	Second floor retail suite with frontage along South Blvd for prominent visibility & signage opportunity; 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.

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		THE STATION AT LOSO Station #1 Charlotte, NC 28209	±20,000 - 900,000	Proposed Office Building	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 Station #2 Charlotte, NC 28209	±20,000 - 900,000	Proposed Office Building	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 9500 Harris Corners Pkwy Charlotte, NC 28269	±100,000 - 200,000	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.

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