

OFFICE • RETAIL • BUILD-TO-SUIT

FEBRUARY 2025



OFFICE | 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	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 15-acre mixed-use development brings office space, apartments, shops, and restaurants to the area surrounding Scaleybark Station in LoSo; LEED Silver and Fitwel Healthy Building Design Certified.
THE STATION AT LOSO STATION 4 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 15-acre mixed-use development brings office space, apartments, shops, and restaurants to the area surrounding Scaleybark 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	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 15-acre mixed-use development brings office space, apartments, shops, and restaurants to the area surrounding Scaleybark Station in LoSo; LEED Silver and Fitwel Healthy Building Design Certified.
500 EAST MOREHEAD 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.
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.
1616 CENTER 1616 Camden Road, Suite 500 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.

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1616 CENTER 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.
1616 CENTER 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.
1520 SOUTH 1520 South Boulevard, Suite 300 Charlotte, NC 28203	±33,515	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.
1520 SOUTH 1520 South Blvd, Suite 215 Charlotte, NC 28203	±4,213	Immediately	Second 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.

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OFFICE | FREEMOREWEST CHARLOTTE

PROPERTY/ADDRESS	AVAILABLE SF	DATE AVAILABLE	COMMENTS
CEDAR WEST 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.
CEDAR WEST 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.
CEDAR WEST 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.
CEDAR WEST 800 Westmere Avenue, Suite 207 Charlotte, NC 28208	±2,893	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.
BOXER BUILDING 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.
BOXER BUILDING 1000 W Morehead Street, Suite BS1 Charlotte, NC 28208	±1,349	Immediately	Move-in ready, 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.

OFFICE • RETAIL • BUILD-TO-SUIT

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OFFICE | MIDTOWN CHARLOTTE

PROPERTY/ADDRESS	AVAILABLE SF	DATE AVAILABLE	COMMENTS
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 Light Rail 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 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	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.
THE ADDISON 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.
THE ADDISON 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.
801 EAST MOREHEAD 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.

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OFFICE | MIDTOWN CHARLOTTE

PROPERTY/ADDRESS	AVAILABLE SF	DATE AVAILABLE	COMMENTS
801 EAST MOREHEAD 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.
801 EAST MOREHEAD 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.
801 EAST MOREHEAD 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.
610 EAST MOREHEAD 610 E Morehead Street Executive Suites Charlotte, NC 28202	±150 - 250	Immediately	5 private executive suites with access to shared conference rooms; free surface parking; East Morehead Street visibility; within walking distance to the Carson Light Rail Station.

FOR SALE | MIDTOWN CHARLOTTE

1016 & 1020 EUCLID 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.
801 EAST MOREHEAD 801 E Morehead Street Charlotte, NC 28202	±30,549	Immediately	Three-story office building available for sale; free and secured surface parking with 73 spaces; 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.

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RETAIL | MIDTOWN & SOUTH END CHARLOTTE

PROPERTY/ADDRESS	AVAILABLE SF	DATE AVAILABLE	COMMENTS
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.
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 Stop; 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 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.

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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 CHARLOTTE

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.