



# JANUARY 2022 LISTINGS

## OFFICE

PROPERTY/ADDRESS	TOTAL SF AVAILABLE	LEASE RATE PER SF	AVAILABLE	COMMENTS
<b>SOUTH END</b>				
THE SQUARE <a href="#">200 West Blvd</a> Charlotte, NC 28203	±7,300 - 34,500	\$45.00/SF	Immediately	<a href="#">The Square</a> , an ten-story mixed-use development is coming to the corner of S. Tryon Street and West Boulevard. The property will consist of 153,000 SF of office and 8,000 SF of retail, apartment units and a large outdoor plaza. The plaza connects West Boulevard to the future Wilmore Centennial Park. The building has a dedicated wireless service, known as a Distributed Antenna System (DAS), which guarantees a signal for Verizon and AT&T users. <a href="#">Virtual Tour</a> .
CEDAR HILL <a href="#">800 W Hill Street, Suite 101</a> Charlotte, NC 28208	±4,409 - 4,997	\$32.00/SF	Immediately	<a href="#">Virtual Tour</a> : Creative, open suite off first floor lobby; Black grid windows creating light-filled work areas; Kitchen area with bar brings teams together for breaks and brainstorming; Cedar's ease of navigation onto Morehead Street with immediate access to I-77 and I-277
CEDAR HILL <a href="#">800 W Hill Street, Suite 404</a> Charlotte, NC 28208	±3,731	\$34.00/SF	Immediately	<a href="#">Virtual Tour</a> : Class A, Move-in ready office space available; Select furniture in suite available for purchase; Exposed brick, expansive ceilings; industrial-chic decor; Located off of Morehead Street at the corner of Cedar and Hill Street
BOXER BUILDING <a href="#">1000 W Morehead Street, G-150</a> Charlotte, NC 28208	±1,464	\$32.00/SF	Immediately	<a href="#">Virtual Tour</a> : Free on-site parking; Highly visible with immediate access to I-77, I-277, near Uptown, South End, and FreeMoreWest; Recently renovated space with new finishes throughout
BOXER BUILDING <a href="#">1000 W Morehead Street, M-100</a> Charlotte, NC 28208	±3,336	\$32.00/SF	April 1, 2022	<a href="#">Virtual Tour</a> : 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
1616 CENTER <a href="#">1616 Camden Road, Suite 250</a> Charlotte, NC 28203	±6,092	\$41.00/SF	Immediately	<a href="#">Virtual Tour</a> : Creative, 80,000 SF boutique office in the heart of South End; Ground floor retail and restaurant space including Leroy Fox, Clean Juice and Sabor Latin Grill; State-of-the-art conference center overlooking the light rail; The building has a dedicated wireless service, known as a Distributed Antenna System (DAS), which guarantees a signal for Verizon and AT&T users.

For More Information, Please Contact:

**ERIN SHAW**

Director | Office Investments

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500 East Morehead Street, Suite 200  
Charlotte, NC 28202

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.

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# JANUARY 2022 LISTINGS

OFFICE • RETAIL • BUILD-TO-SUIT

## OFFICE

PROPERTY/ADDRESS	TOTAL SF AVAILABLE	FULL SERVICE	AVAILABLE	COMMENTS
<b>LOWER SOUTH END</b>				
THE STATION AT LOSO <a href="#">3700 South Boulevard</a> Charlotte, NC 28217	±95,000	\$41-43.00/SF	2023	This 15-acre mixed use development will bring a boutique hotel, office space, apartments, shops and restaurants to the area surrounding Scaleybark Station in South End. The first phase, <a href="#">Station 3 and Station 4</a> , will anchor this development, and provide a hub for the growing and vibrant neighborhood. <a href="#">Virtual Tour</a> .
THE STATION AT LOSO <a href="#">3600 South Boulevard</a> Charlotte, NC 28217	±95,000	\$41-43.00/SF	2023	This <a href="#">15-acre mixed use development</a> will bring a boutique hotel, office space, apartments, shops and restaurants to the area surrounding Scaleybark Station in South End. Office suites range from 5,000 - 90,000 square feet and feature operable windows, private terraces as well as free on-site parking.
<b>MIDTOWN</b>				
THE ADDISON <a href="#">831 E Morehead Street, Suite 660</a> Charlotte, NC 28202	±2,810	\$32-34.00/SF	Immediately	<a href="#">Virtual Tour</a> : 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 740</a> Charlotte, NC 28202	±900 - 5,249	\$32-34.00/SF	Immediately	<a href="#">Virtual Tour</a> : 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
500 EAST MOREHEAD <a href="#">500 E. Morehead Street, Suite 525</a> Charlotte, NC 28202	±8,246	\$43.00/SF	Immediately	<a href="#">New video!</a> 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.
<b>RALEIGH</b>				
702 OBERLIN <a href="#">702 Oberlin Road</a> Raleigh, NC 27605	±58,000	Call for Pricing	Immediately	58,000 SF office building with +/- 15,000 SF floor plates to efficiently accommodate office tenants ranging in size from 2,000 – 45,000 SF; Comprehensive building renovations underway completed by mid-2022; Directly adjacent to the Village District with countless restaurant and shopping amenities within a 5-minute walk from the property

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OFFICE • RETAIL • BUILD-TO-SUIT

## LEASE / BUILD-TO-SUIT

PARK / SITE	PROPOSED SF	SUBMARKET	AVAILABLE	COMMENTS
HARRIS CORNERS CORPORATE PARK <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
THE STATION AT LOSO <a href="#">Station #1</a> Charlotte, NC 28209	±20,000 - 900,000	Lower South End	2023	<a href="#">The Station's</a> 15-acre mixed use development will bring a boutique hotel, office space, apartments, shops and restaurants to the area surrounding Scaleybank Station in South End. ±900,000 SF of office, 25,000 SF of retail/restaurant space, and 350 apartment units.
THE STATION AT LOSO <a href="#">Station #2</a> Charlotte, NC 28209	±20,000 - 900,000	Lower South End	2023	<a href="#">The Station's</a> 15-acre mixed use development will bring a boutique hotel, office space, apartments, shops and restaurants to the area surrounding Scaleybank Station in South End. ±900,000 SF of office, 25,000 SF of retail/restaurant space, and 350 apartment units.



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# 1520 SOUTH

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OFFICE • RETAIL • BUILD-TO-SUIT

### RETAIL

PROPERTY/ADDRESS	TOTAL SF AVAILABLE	LEASE RATE PER SF	AVAILABLE	COMMENTS
<b>SOUTH END/MIDTOWN</b>				
1520 SOUTH <a href="#">1520 South Blvd, Suite 100</a> Charlotte, NC 28203	±2,952	Call for Pricing	Immediately	First floor retail suite with Camden-facing corner for prominent South End signage; Existing below-grade grease trap and venting infrastructure in place; Private patio at no additional charge on quiet, tree-lined Park Avenue; Located on the Lynx Light Rail Blue Line at the Bland Street Station
1520 SOUTH <a href="#">1520 South Blvd, Suites 115</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 1,000sf
THE SQUARE <a href="#">200 West Blvd</a> Charlotte, NC 28203	±1,500 - 4,000	Call for Pricing	Immediately	The Square, a ten-story mixed-use development is coming to the corner of S. Tryon Street and West Boulevard. The property will consist of 153,000 SF of office, apartment units, large outdoor plaza, as well as retail.
THE STATION AT LOSO <a href="#">3700 South Boulevard</a> Charlotte, NC 28209	±3,000 - 25,000	Call for Pricing	4Q 2022	The Station's unsurpassed connectivity to the Charlotte area includes a 10 minute drive to Charlotte Douglas International Airport and Uptown, almost immediate access to I-77, a seven minute light rail ride to Uptown Charlotte and an eight minute ride from South Park. This site is also located directly on the Rail Trail

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