

# JANUARY 2021 LISTINGS

OFFICE • RETAIL • BUILD-TO-SUIT



## 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	±10,000 - 150,000	Call for Pricing	2Q 2021	<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 150,000 SF of office and 10,000 SF of retail, apartment units and a large outdoor plaza. The plaza connects West Boulevard to the future Wilmore Centennial Park.
CEDAR HILL <a href="#">800 W Hill Street, Suite 100</a> Charlotte, NC 28208	±6,861	\$34.00/SF	Immediately	<a href="#">Virtual Tour Suite 100</a> : Creative suite with glass entry off lobby, includes large outdoor patio; Exposed ductwork, distressed concrete floors; Kitchen area with bar brings teams together for breaks and brainstorming; Cedar has immediate access to I-77 and I-277 - located off of Morehead St
CEDAR HILL <a href="#">800 W Hill Street, Suite 101</a> Charlotte, NC 28208	±4,409	\$34.00/SF	Immediately	<a href="#">Virtual Tour Suite 101</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 104</a> Charlotte, NC 28208	±588	\$1,950 per month	Immediately	Suite 104: Open room with kitchenette, \$1,950 per month, full service; Cedar Hill has a large rooftop deck, free parking, walking or biking distance to uptown and ease of navigation off of Morehead Street; Immediate access to I-77 and I-277
CEDAR HILL <a href="#">800 W Hill Street, Suite 300</a> Charlotte, NC 28208	±16,751	\$34.00/SF	Immediately	<a href="#">View Available Space</a> : Full floor, creative space available with amazing views of Uptown; Free surface parking: 3 per 1,000; Located off of Morehead Street at the corner of Cedar Street and Hill Street; directly next to Bank
CEDAR HILL <a href="#">800 W Hill Street, Suite 400</a> Charlotte, NC 28208	±6,238	\$34.00/SF	Immediately	<a href="#">View Available Space</a> : Excellent views of Uptown; Free surface parking: 3 per 1,000; Immediate access to I-77, I-277 and Charlotte's Central Business District; A premier five-story historic brick building

For More Information, Please Contact:

**KRISTY VENNING**

Senior Leasing Representative | Office

704.926.1409

[kristy@beacondevelopment.com](mailto:kristy@beacondevelopment.com)



500 East Morehead Street, Suite 200  
Charlotte, NC 28202

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<b>SOUTH END</b>				
BOXER BUILDING <a href="#">1000 W Morehead St, Suite 100</a> Charlotte, NC 28208	±2,755	\$31.00/SF	Immediately	Space is creative; exposed ceilings, large windows; Free on-site parking; Highly visible with immediate access to I-77, I-277 and Charlotte Business District
BOXER BUILDING <a href="#">1000 W Morehead St, G-150</a> Charlotte, NC 28208	±1,464	\$33.00/SF	Immediately	<a href="#">Take a 360 Tour of Space</a> : Free on-site parking; Highly visible with immediate access to I-77, I-277, near Uptown, South End, and FreeMoreWest, Ground floor
1616 CENTER <a href="#">1616 Camden Road, Suite 250</a> Charlotte, NC 28203	±5,872	\$39.00/SF	07.01.2021	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; Private parking deck free, at a 2.7 per 1,000 SF ratio; <a href="#">Take a 360 Tour of Space!</a>
1616 CENTER <a href="#">1616 Camden Road, Suite 450</a> Charlotte, NC 28203	±5,193	\$39.00/SF	04.01.2021	Private parking deck free, at a 2.7 per 1,000 SF ratio and on-street parking; Creative, 80,000 SF boutique office in the heart of South End; Ground floor retail and restaurant; <a href="#">Take a 360 Tour of Space!</a>
1520 SOUTH <a href="#">1520 South Blvd, Suite 288</a> Charlotte, NC 28203	±1,370	\$35.00/SF	04.01.2021	Three-story Class A, office & retail building; Located on the light rail at Bland Street Station, in the heart of South End; Free parking in covered deck at 3 per 1,000 SF; Numerous amenities available within walking distance

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<b>MIDTOWN</b>				
801 EAST MOREHEAD <a href="#">801 E. Morehead St, Executive Suites</a> Charlotte, NC 28202	±160 - ±311	\$500 - 600/month (flat monthly rate)	Immediately	Move-in ready, furnished executive suites; Building break room and conference room; Excellent visibility and signage opportunities on E. Morehead St.; Free and secure surface parking
801 EAST MOREHEAD <a href="#">801 E. Morehead St, Executive Suite 114</a> Charlotte, NC 28202	±898	\$1,800/month	Immediately	Move-in ready, furnished executive suites; Building break room and conference room; Excellent visibility and signage opportunities on E. Morehead St.; Free and secure surface parking
801 EAST MOREHEAD <a href="#">801 E. Morehead St, Suite 200</a> Charlotte, NC 28202	±10,607	\$30.00/SF	Immediately	Entire single floor - main lobby level; Monument signage opportunity; Numerous amenities located within immediate area, including restaurants, retail (Metropolitan) and the Dowd YMCA. <a href="#">View Available Space!</a>
THE ADDISON <a href="#">831 E Morehead St, Suite 740</a> Charlotte, NC 28202	±4,224 - 5,087	\$32.00/SF	Immediately	<a href="#">Suite 740's 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. Full Service Rate
THE ADDISON <a href="#">831 E Morehead St, Suite 750</a> Charlotte, NC 28202	±863	\$32.00/SF	30 Days	<a href="#">Suite 750's Virtual Tour</a> : An upper floor suite; Registered as a local Historic Landmark; Abundant parking with a covered deck at a 3 per 1,000 SF ratio; Ideal location between Dilworth, Southend, Midtown and CBD, with easy access to I-77 & I-277

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<b>MIDTOWN</b>				
500 EAST MOREHEAD <a href="#">500 E. Morehead St, 5th Floor</a> Charlotte, NC 28202	±32,000	Call for Pricing	June 2020	<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 Gold certification - <a href="#">View Available Space</a>



## NODA

NODA CO-OP <a href="#">2226 N Davidson Street</a> Charlotte, NC 28205	±47,000	Call for Pricing	Immediately	Located at the corner of North Davidson Street spanning 25th to 26th Street; In proximity to LYNX Blue Line's 25th Street Light Rail Station. Numerous restaurants, breweries and fitness amenities are within walking distance from NoDa Co-Op! Ideal location to Uptown, I-277 and I-77.
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Director | Office Investments

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## 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
CITY PARK <a href="#">City Park Drive</a> Charlotte, NC 28217	±40,000 - ±200,000	West	Proposed Office Building	Build-to-suit opportunity; Unmatched exposure on I-77, CLT Airport & South End; Ideal site for a premier corporate headquarters; 40,000 SF typical floor plan; In the immediate vicinity of numerous hotels, residential and retail amenities within walking distance
LOSO STATION <a href="#">Corporate Site 1</a> Charlotte, NC 28209	±20,000 - 900,000	South End	2022	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. ±900,000 SF of office, 50,000 SF of retail/restaurant space, and 350 apartment units.
LOSO STATION <a href="#">Corporate Site 2</a> Charlotte, NC 28209	±20,000 - 900,000	South End	2022	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. ±900,000 SF of office, 50,000 SF of retail/restaurant space, and 350 apartment units.
LOSO STATION <a href="#">3800 South Blvd</a> Charlotte, NC 28209	±80,000	South End	2022	Located directly on South Blvd steps from LYNX Light Rail Station; First level retail + restaurant with rooftop seating; Range of floor plates sizes for tenants; Private outdoor patios; Free Tenant Conference Room + Peloton Studio; Free 3:1,000 parking
LOSO VILLAGE <a href="#">Clanton Road</a> Charlotte, NC 28209	±2,700 - 10,000	South End	Immediately	Converted six industrial buildings with arched wood ceilings and brick detail, creating space with great character and charm; Situated directly behind the Scaleybark Light Rail Station and adjacent to the LoSo Station project, which features multi-family, office and a hotel development in addition to ground floor retail; Each building features dedicated parking and flexible outdoor space

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<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
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
THE SQUARE <a href="#">200 West Blvd</a> Charlotte, NC 28203	±10,000	Call for Pricing	2Q 2021	The Square, an ten-story mixed-use development is coming to the corner of S. Tryon Street and West Boulevard. The property will consist of 150,000 SF of office, apartment units, large outdoor plaza, as well as retail.
LOSO STATION <a href="#">3800 South Blvd</a> Charlotte, NC 28209	±50,000	Call for Pricing	2022	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; ±900,000 SF of office/retail and 350 apartment units.
500 EAST MOREHEAD <a href="#">500 E. Morehead Street, Suite 150</a> Charlotte, NC 28202	±6,200	Call for Pricing	Immediately	+/-6,200 square foot space that can be sub-divided; An outdoor patio fronts E. Morehead and offers covered and open seating; Existing kitchen in place; Walk-in freezer; Located in a 7-story, +/-180,000-square-office building

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