



JANUARY 2022 LISTINGS

OFFICE

PROPERTY/ADDRESS	TOTAL SF AVAILABLE	LEASE RATE PER SF	AVAILABLE	COMMENTS
SOUTH END				
THE SQUARE 200 West Blvd Charlotte, NC 28203	±7,300 - 34,500	\$45.00/SF	Immediately	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 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. Virtual Tour .
CEDAR HILL 800 W Hill Street, Suite 101 Charlotte, NC 28208	±4,409 - 4,997	\$32.00/SF	Immediately	Virtual Tour : 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 800 W Hill Street, Suite 404 Charlotte, NC 28208	±3,731	\$34.00/SF	Immediately	Virtual Tour : 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 1000 W Morehead Street, G-150 Charlotte, NC 28208	±1,464	\$32.00/SF	Immediately	Virtual Tour : 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 1000 W Morehead Street, M-100 Charlotte, NC 28208	±3,336	\$32.00/SF	July 2022	Virtual Tour : 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 1616 Camden Road, Suite 250 Charlotte, NC 28203	±6,092	\$41.00/SF	Immediately	Virtual Tour : 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:

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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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OFFICE • RETAIL • BUILD-TO-SUIT

OFFICE

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LOWER SOUTH END				
THE STATION AT LOSO 3700 South Boulevard 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, Station 3 and Station 4 , will anchor this development, and provide a hub for the growing and vibrant neighborhood. Virtual Tour .
THE STATION AT LOSO 3600 South Boulevard 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. Office suites range from 5,000 - 90,000 square feet and feature operable windows, private terraces as well as free on-site parking.
MIDTOWN				
THE ADDISON 831 E Morehead Street, Suite 640 Charlotte, NC 28202	±2,810	\$35.00/SF	Immediately	Virtual Tour : An upper floor, corner 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; Free parking
THE ADDISON 831 E Morehead Street, Suite 740 Charlotte, NC 28202	±900 - 5,249	\$35.00/SF	Immediately	Virtual Tour : An upper floor, corner suite with Midtown views; Ideal location between Dilworth, Midtown and Central Business District, Abundant parking with a covered deck at a 3 per 1,000 SF ratio
500 EAST MOREHEAD 500 E. Morehead Street, Suite 525 Charlotte, NC 28202	±8,246	\$45.00/SF	Immediately	New video! 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.
FOWLER BUILDING 1447 S Tryon Street, Suite 100 - 200 Charlotte, NC 28202	±10,486	Call for Pricing	Q3 2022	Virtual Tour : Move-in ready creative open space; Interior staircase privately connects both suites; Located directly on the Bland Street light rail station; Free surface parking; Less than 5 minutes from I-77, I-277 and Charlotte CBD

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RALEIGH				
702 OBERLIN 702 Oberlin Road 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

LEASE / BUILD-TO-SUIT

PARK / SITE	PROPOSED SF	SUBMARKET	AVAILABLE	COMMENTS
HARRIS CORNERS CORPORATE PARK 9500 Harris Corners Pkwy 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 Station #1 Charlotte, NC 28209	±20,000 - 900,000	Lower South End	2023	The Station's 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, 25,000 SF of retail/restaurant space, and 350 apartment units.
THE STATION AT LOSO Station #2 Charlotte, NC 28209	±20,000 - 900,000	Lower South End	2023	The Station's 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, 25,000 SF of retail/restaurant space, and 350 apartment units.

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1520 SOUTH

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RETAIL

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SOUTH END/MIDTOWN				
1520 SOUTH 1520 South Blvd, Suite 100 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 1520 South Blvd, Suites 115 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 200 West Blvd 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 3700 South Boulevard 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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