

JULY 2021 LISTINGS

OFFICE • RETAIL • BUILD-TO-SUIT



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	Call for Pricing	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.
CEDAR HILL 800 W Hill Street, Suite 101 Charlotte, NC 28208	±4,997	\$32.00/SF	Immediately	Virtual Tour Suite 101 : 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 400 Charlotte, NC 28208	±6,238	\$34.00/SF	Immediately	View Available Space : 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
SOUTHBOROUGH 2201 South Boulevard, Suite 230 Charlotte, NC 28208	±1,567	\$39.00/SF	10.01.2021	Within walking distance to the East Blvd Light Rail Station; Poppy's Bagels, Wine Loft & additional future retailer on the 1st Floor Adjacent to Lowe's Home Improvement and Publix Floor to ceiling glass Less than 5 minutes from I-77, I-277 and Charlotte CBD
FOWLER BUILDING 1447 S Tryon Street, Suite 201 Charlotte, NC 28203	±2,985	\$42.00/SF	Immediately	Move-in ready creative open space; A premier three-story historic building; built in 1928; Exposed bricks, beams, and windows with modern finishes; Located directly on the Bland Street light rail station

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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BOXER BUILDING 1000 W Morehead St, G-150 Charlotte, NC 28208	±1,464	\$33.00/SF	Immediately	Take a 360 Tour of Space : Free on-site parking; Highly visible with immediate access to I-77, I-277, near Uptown, South End, and FreeMoreWest, Ground floor
1616 CENTER 1616 Camden Road, Suite 250 Charlotte, NC 28203	±6,089	\$42.00/SF	Immediately	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; Take a 360 Tour of Space!



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MIDTOWN				
801 EAST MOREHEAD 801 E. Morehead St, Executive Suites Charlotte, NC 28202	±161 - 213	\$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 801 E. Morehead St, Suite 200 Charlotte, NC 28202	±10,607	\$26-28.00/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. View Available Space!
THE ADDISON 831 E Morehead St, Suite 740 Charlotte, NC 28202	±4,394 - 5,249	\$31-33.00/SF	Immediately	Suite 740's Virtual Tour : 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 831 E Morehead St, Suite 750 Charlotte, NC 28202	±900 - 5,249	\$31-33.00/SF	30 Days	Suite 750's Virtual Tour : 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
THE ADDISON 831 E Morehead St, Suite 900 Charlotte, NC 28202	±8,809	\$31-33.00/SF	08.01.2021	Full top floor for lease in Midtown; Numerous amenities nearby including Dowd YMCA, the Metropolitan, restaurants/retail, The Little Sugar Creek Greenway and Atrium Health's Main Campus

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MIDTOWN				
500 EAST MOREHEAD 500 E. Morehead St, 5th Floor Charlotte, NC 28202	±32,412	\$42.00	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 Gold certification - View Available Space



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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
LOSO STATION Station #1 Charlotte, NC 28209	±20,000 - 900,000	Lower 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, 25,000 SF of retail/restaurant space, and 350 apartment units.
LOSO STATION Station #2 Charlotte, NC 28209	±20,000 - 900,000	Lower 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, 25,000 SF of retail/restaurant space, and 350 apartment units.
LOSO STATION Station #3 Charlotte, NC 28209	±90,000	Lower 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 STATION Station #4 Charlotte, NC 28209	±90,000	Lower 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

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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
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
THE SQUARE 200 West Blvd Charlotte, NC 28203	±4,019	Call for Pricing	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, apartment units, large outdoor plaza, as well as retail.
LOSO VILLAGE 3500 - 3506 Dewitt Lane Charlotte, NC 28217	±5,000 - 9,500	Call for Pricing	Immediately	At the corner of Dewitt Lane and Clanton Road within LoSo Village's adaptive re-use development. Within walking distance to LoSo Station, Scaleybark Light Rail Station, and numerous amenities.
LOSO STATION 3750 South Boulevard Charlotte, NC 28209	±25,000	Call for Pricing	2022	LoSo 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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