



## OFFICE

PROPERTY/ADDRESS	TOTAL SF AVAILABLE	LEASE RATE PER SF	AVAILABLE	COMMENTS
<b>SOUTH END</b>				
CEDAR WEST <a href="#">800 Westmere Avenue, Suite 101</a> Charlotte, NC 28208	±4,409	\$33.00/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 WEST <a href="#">800 Westmere Avenue, Suite 201</a> Charlotte, NC 28208	±6,500	\$37.00/SF	Immediately	<a href="#">Virtual Tour</a> : Five-story, historic brick building - a former warehouse with expansive open ceilings and industrial-chic decor; Direct access to covered outdoor patio with adjoining external staircase to the parking lot; Free surface parking: 3 per 1,000
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	September 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

For More Information, Please Contact:

**CLAIRE SHEALY**

Associate | Office

704.926.1409 | [claire@beacondevelopment.com](mailto:claire@beacondevelopment.com)

**ERIN SHAW**

Director | Office Investments

704.926.1414 | [erin@beacondevelopment.com](mailto:erin@beacondevelopment.com)

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.

[beacondevelopment.com](http://beacondevelopment.com)



# JULY 2022 LISTINGS

## OFFICE • RETAIL • BUILD-TO-SUIT

### OFFICE

PROPERTY/ADDRESS	TOTAL SF AVAILABLE	RATE	AVAILABLE	COMMENTS
<b>LOWER SOUTH END</b>				
THE STATION AT LOSO <a href="#">3700 South Boulevard</a> Charlotte, NC 28217	±100,000	Call for Pricing	2023	<a href="#">Virtual Tour</a> : This 15-acre mixed-use development is located adjacent to the Scaleybark light rail station. The first phase, Station 3 and 4, will anchor this development, and provide a hub for the growing and vibrant neighborhood. <a href="#">Charlotte's Next Stop</a> .
THE STATION AT LOSO <a href="#">3600 South Boulevard</a> Charlotte, NC 28217	±100,000	Call for Pricing	2023	This 15-acre mixed-use development will bring office space, apartments, shops and restaurants to the area surrounding Scaleybark Station in South End. Office suites range from 5,000 - 100,000 square feet and feature operable windows, private terraces as well as free on-site parking. <a href="#">Charlotte's Next Stop</a> .
<b>MIDTOWN</b>				
801 EAST MOREHEAD <a href="#">801 E Morehead Street, Suite 112</a> Charlotte, NC 28202	±407	Call for Pricing	Immediately	Move-in ready suites; Excellent visibility; Free & secured surface parking; Numerous amenities located within immediate area, including restaurants, retail (Metropolitan), Little Sugar Creek Greenway and the Dowd YMCA
801 EAST MOREHEAD <a href="#">801 E Morehead Street, Suite 114 -117</a> Charlotte, NC 28202	±898	Call for Pricing	10/1/2022	Move-in ready suites; Free & secured surface parking; Numerous amenities located within immediate area, including restaurants, retail (Metropolitan) and the Dowd YMCA
801 EAST MOREHEAD <a href="#">801 E Morehead Street, Suite 123</a> Charlotte, NC 28202	±191	Call for Pricing	Immediately	Move-in ready suites; Access to signalized light on E. Morehead Street; Excellent visibility; Free & secured surface parking; Numerous amenities located within immediate area, including restaurants, retail (Metropolitan), Little Sugar Creek Greenway and the Dowd YMCA
801 EAST MOREHEAD <a href="#">801 E Morehead Street, Suite 124</a> Charlotte, NC 28202	±227	Call for Pricing	Immediately	Move-in ready suites; Access to signalized light on E. Morehead Street; Excellent visibility; Free & secured surface parking; Numerous amenities located within immediate area, including restaurants, retail (Metropolitan), Little Sugar Creek Greenway and the Dowd YMCA

For More Information, Please Contact:

#### CLAIRE SHEALY

Associate | Office  
704.926.1409 | [claire@beacondevelopment.com](mailto:claire@beacondevelopment.com)

#### ERIN SHAW

Director | Office Investments  
704.926.1414 | [erin@beacondevelopment.com](mailto:erin@beacondevelopment.com)

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.

[beacondevelopment.com](http://beacondevelopment.com)



# JULY 2022 LISTINGS

## OFFICE • RETAIL • BUILD-TO-SUIT

### OFFICE

PROPERTY/ADDRESS	TOTAL SF AVAILABLE	RATE	AVAILABLE	COMMENTS
<b>MIDTOWN</b>				
THE ADDISON <a href="#">831 E Morehead Street, Suite 640</a> Charlotte, NC 28202	±3,721	\$35.00/SF	Immediately	<a href="#">Virtual Tour</a> : 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 <a href="#">831 E Morehead Street, Suite 740</a> Charlotte, NC 28202	±4,394	\$35.00/SF	Immediately	<a href="#">Virtual Tour</a> : 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 <a href="#">500 E. Morehead Street, Suite 525</a> Charlotte, NC 28202	±8,246	\$47.00/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.
FOWLER BUILDING <a href="#">1447 S Tryon Street, Suites 100 - 200</a> Charlotte, NC 28202	±10,486	Call for Pricing	Q3 2022	<a href="#">Virtual Tour</a> : Move-in ready creative open space; Interior staircase privately connects both suites - space can't be subdivided; Located directly on the Bland Street light rail station; Free surface parking; In the heart of South End, less than 5 minutes from I-77, I-277 and Charlotte CBD

For More Information, Please Contact:

#### CLAIRE SHEALY

Associate | Office

704.926.1409 | [claire@beacondevelopment.com](mailto:claire@beacondevelopment.com)

#### ERIN SHAW

Director | Office Investments

704.926.1414 | [erin@beacondevelopment.com](mailto:erin@beacondevelopment.com)

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.

[beacondevelopment.com](http://beacondevelopment.com)



# 702

## JULY 2022 LISTINGS

OFFICE • RETAIL • BUILD-TO-SUIT MEDISPA

### OFFICE

PROPERTY/ADDRESS	TOTAL SF AVAILABLE	FULL SERVICE	AVAILABLE	COMMENTS
<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

### 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 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 <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 Scaleybark Station in South End. ±900,000 SF of office, 25,000 SF of retail/restaurant space, and 350 apartment units.

For More Information, Please Contact:

**CLAIRE SHEALY**

Associate | Office

704.926.1409 | [claire@beacondevelopment.com](mailto:claire@beacondevelopment.com)

**ERIN SHAW**

Director | Office Investments

704.926.1414 | [erin@beacondevelopment.com](mailto:erin@beacondevelopment.com)

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.

[beacondevelopment.com](http://beacondevelopment.com)



# JULY 2022 LISTINGS

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 STATION AT LOSO <a href="#">3700 South Boulevard</a> Charlotte, NC 28209	±3,000 - 25,000	Call for Pricing	1Q 2023	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

For More Information, Please Contact:

### CLAIRE SHEALY

Associate | Office  
704.926.1409 | [claire@beacondevelopment.com](mailto:claire@beacondevelopment.com)

### ERIN SHAW

Director | Office Investments  
704.926.1414 | [erin@beacondevelopment.com](mailto:erin@beacondevelopment.com)

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.

[beacondevelopment.com](http://beacondevelopment.com)