

# OFFICE • RETAIL • BUILT-TO-SUIT

JULY 2025



## OFFICE | LOSO & SOUTH END CHARLOTTE

PROPERTY/ADDRESS	AVAILABLE SF	DATE AVAILABLE	COMMENTS
THE STATION AT LOSO   STATION 3 3700 South Boulevard, Suite 250 Charlotte, NC 28209	±8,487	Immediately	Spec suite features one large board room, one large conference room, seven private offices, one focus room, and private patio with two roll up doors; free on-site parking, fitness center with locker rooms, and shared conference room; this 15-acre mixed-use development brings office space, apartments, shops, and restaurants to the area surrounding Scaleybark light rail station in LoSo; LEED Silver and Fitwel Healthy Building Design Certified
THE STATION AT LOSO   STATION 4 3600 South Boulevard, Suite 350 Charlotte, NC 28209	±6,693	Immediately	Spec suite features three conference rooms, five private offices, expansive break room, open floor plan, private covered patio, and two operable windows; free on-site parking, fitness center with locker rooms, and shared conference room; this 15-acre mixed-use development brings office space, apartments, shops, and restaurants to the area surrounding Scaleybark light rail station in LoSo; LEED Silver and Fitwel Healthy Building Design Certified
THE STATION AT LOSO   STATION 4 3600 South Boulevard, Suite 125 Charlotte, NC 28209	±3,000 - ±9,199	Immediately	Shell space on ground floor; free on-site parking, fitness center with locker rooms, and shared conference room; this 15-acre mixed-use development brings office space, apartments, shops, and restaurants to the area surrounding Scaleybark light rail station in LoSo; LEED Silver and Fitwel Healthy Building Design Certified
4111 SOUTH BOULEVARD Charlotte, NC 28209	±21,179	2/1/26	Single-tenant building with abundant parking; originally built as two airplane hangars in the 1930s, the building was dismantled and moved in 1955; renovated in 2022 with high-end features; large open workspace with central private offices
FOWLER BUILDING 1447 S Tryon Street, Suite 100 Charlotte, NC 28203	±5,073	Immediately	Move-in ready spec suite; located directly on the Bland Street light rail station; free surface parking; in the heart of South End; walking distance to retail and restaurants; less than five minutes from I-77, I-277 and Charlotte CBD

For More Information, Please Contact:

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## OFFICE | SOUTH END CHARLOTTE

PROPERTY/ADDRESS	AVAILABLE SF	DATE AVAILABLE	COMMENTS
1616 CENTER 1616 Camden Road, Suite 450 Charlotte, NC 28203	±5,440	Immediately	Move-in ready suite includes two conference rooms, open workspace, and four private offices; first-class fitness center with locker rooms and showers; free private parking deck, at a 2.7 per 1,000 SF ratio; located directly by East-West light rail station; ground floor retail and restaurant space including Leroy Fox, Clean Juice, and Sabor Latin Grill
1616 CENTER 1616 Camden Road, Suite 500 Charlotte, NC 28203	±4,460 - ±17,963	11/1/26	Creative, boutique office in the heart of South End; full top floor of building available with building signage; first-class fitness center with locker rooms and showers; free private parking deck, at a 2.7 per 1,000 SF ratio; located directly by East-West light rail station; ground floor retail and restaurant space including Leroy Fox, Clean Juice, and Sabor Latin Grill
1520 SOUTH 1520 South Blvd, Suite 215 Charlotte, NC 28203	±4,213	Immediately	Second floor office suite with frontage along South Blvd for prominent visibility; located on the Lynx Light Rail Blue Line at the Bland Street light rail station; validated parking for customers or employees available in adjacent parking deck at 3 per 1,000 SF
1520 SOUTH 1520 South Boulevard, Suite 300 Charlotte, NC 28203	±33,515	1/1/26	Located on the light rail at Bland Street light rail station in the heart of South End; excellent visibility at prominent intersection on South Blvd.; free parking at 3.0/1,000 SF in adjacent, structured parking deck; walking distance to countless restaurants; less than two minutes from I-77, I-277, and Charlotte CBD
SOUTHBOROUGH 2201 South Boulevard, Suite 220 Charlotte, NC 28203	±1,588	Immediately	Second floor office suite in South End with floor-to-ceiling glass sides; adjacent free parking; located on the South End Rail Trail within walking distance of East-West light rail station; less than five minutes from I-77, I-277, and Uptown Charlotte; conveniently located to CLT Airport
SOUTHBOROUGH 2201 South Boulevard, Suite 230 Charlotte, NC 28203	±2,455	Immediately	Second floor office suite in South End with floor-to-ceiling glass sides; adjacent free parking; located on the South End Rail Trail within walking distance of East-West light rail station; less than five minutes from I-77, I-277, and Uptown Charlotte; conveniently located to CLT Airport
SOUTHBOROUGH 2201 South Boulevard, Suite 420 Charlotte, NC 28203	2,446	Immediately	Fourth floor office suite in South End with a private balcony off conference room; adjacent free parking; located on the South End Rail Trail within walking distance of East-West light rail station; less than five minutes from I-77, I-277, and Uptown Charlotte; conveniently located to CLT Airport

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## OFFICE | FREEMOREWEST CHARLOTTE

PROPERTY/ADDRESS	AVAILABLE SF	DATE AVAILABLE	COMMENTS
CEDAR WEST 800 Westmere Avenue, Suite 104 Charlotte, NC 28208	±588	Immediately	A premier five-story historic brick building, built in 1926; located off of W. Morehead Street at the corner of Cedar and Westmere Avenue; adjacent to Bank of America Stadium; exposed brick, expansive ceilings; free surface parking; 3 per 1,000
CEDAR WEST 800 Westmere Avenue, Suite 201 Charlotte, NC 28208	±6,500	Immediately	Recently renovated suite features 2 conference rooms, 4 private offices and open break area with access to shared patio; a premier five-story historic brick building, built in 1926; located off of W. Morehead Street at the corner of Cedar and Westmere Avenue; adjacent to Bank of America Stadium; exposed brick, expansive ceilings; free surface parking; 3 per 1,000
CEDAR WEST 800 Westmere Avenue, Suite 203 Charlotte, NC 28208	±859	Immediately	A premier five-story historic brick building, built in 1926; located off of W. Morehead Street at the corner of Cedar and Westmere Avenue; adjacent to Bank of America Stadium; exposed brick, expansive ceilings; free surface parking; 3 per 1,000
CEDAR WEST 800 Westmere Avenue, Suite 204 Charlotte, NC 28208	±3,594	Immediately	A premier five-story historic brick building, built in 1926; located off of W. Morehead Street at the corner of Cedar and Westmere Avenue; adjacent to Bank of America Stadium; exposed brick, expansive ceilings; free surface parking; 3 per 1,000
BOXER BUILDING 1000 W Morehead Street, Suite 200 Charlotte, NC 28208	±13,768	Immediately	Full, top-floor, creative suite in the historic Boxer Building; features a healthy mix of private offices and open collaboration space; tenants will benefit from windows throughout the suite with unparalleled views of Bank of America Stadium; free on-site parking

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## OFFICE | MIDTOWN CHARLOTTE

PROPERTY/ADDRESS	AVAILABLE SF	DATE AVAILABLE	COMMENTS
500 EAST MOREHEAD Suite 200 Charlotte, NC 28202	±10,978	1/1/26	Move-in ready suite with a mix of private working space and collaboration areas; free attached parking garage, fitness center with locker rooms, LEED Silver certified; situated on one of Charlotte's historic tree-lined streets; less than one mile from South End and Uptown, within two blocks of walkable to Carson Light Rail Stop; easy access to I-77 and I-277
THE ADDISON 831 E Morehead Street, Suite 150 Charlotte, NC 28202	±5,646	Immediately	Open, flexible floor plan; abundant parking with a covered deck at a 3 per 1,000 SF ratio; situated in the heart of Charlotte's Midtown market, adjacent to Uptown, the Atrium Pearl District Campus and access to I-277/I-77; walkable to Carson Street light rail station; and numerous Midtown and South End restaurants and amenities.
THE ADDISON 831 E Morehead Street, Suite 255 Charlotte, NC 28202	±3,901	Immediately	Eight private offices, three conference rooms, expansive break room, and welcoming reception area; abundant parking with a covered deck at a 3 per 1,000 SF ratio; situated in the heart of Charlotte's Midtown market, adjacent to Uptown, the Atrium Pearl District Campus and access to I-277/I-77; walkable to Carson Street light rail station and numerous Midtown and South End restaurants and amenities.
THE ADDISON 831 E Morehead Street, Suite 355 Charlotte, NC 28202	±3,052	11/01/25	Six private; abundant parking with a covered deck at a 3 per 1,000 SF ratio; situated in the heart of Charlotte's Midtown market, adjacent to Uptown, the Atrium Pearl District Campus and access to I-277/I-77; walkable to Carson Street light rail station and numerous Midtown and South End restaurants and amenities.
610 EAST MOREHEAD Executive Suites Charlotte, NC 28202	±150 - 250	Immediately	5 private executive suites with access to shared conference rooms; free surface parking; E. Morehead Street visibility; within walking distance to walkable to Carson Street light rail station;; easy access to I-77 and I-277

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## FOR SALE | MIDTOWN & SOUTH END CHARLOTTE

PROPERTY/ADDRESS	AVAILABLE SF	DATE AVAILABLE	COMMENTS
1016 & 1020 EUCLID Charlotte, NC 28203	±7,866	Immediately	Two single tenant buildings available for sale in Midtown, Charlotte; ideal for single tenant users or redevelopment; 22 surface parking spaces and surrounding street parking; within walking distance to the walkable to Carson Street light rail station; numerous amenities located in the immediate area; less than three miles from I-77, I-277 and Charlotte CBD
FOWLER BUILDING 1447 S Tryon Street	±18,692	Immediately	Located directly on the Bland Street light rail station; free surface parking; in the heart of South End; walking distance to retail and restaurants; less than five minutes from I-77, I-277 and Charlotte CBD
BOXER BUILDING 1000 W Morehead Street Charlotte, NC 28208	±41,688	Immediately	Three story, centrally located adaptive reuse building; built in 1927 and listed on the National Register of Historic Places; features exposed brick, expansive high ceilings and large steel sash windows; prominent views of Uptown Charlotte; free surface parking; adjacent to Central Business District, South End and FreeMoreWest

## RETAIL | SOUTH END

THE STATION AT LOSO 3600 -3700 South Boulevard Charlotte, NC 28209	±12,448	Immediately	The LoSo neighborhood is the newest hotspot for breweries, restaurants, residential and on-trend office space; this 15-acre mixed-use development is ideally located on the Rail Trail in front of the Scaleybark light rail station; the first phase, Station 3 and Station 4, anchor this development, and provide a hub for the growing and vibrant neighborhood.
1520 SOUTH 1520 South Blvd, Suite 115 Charlotte, NC 28203	+1,282	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 1,000 SF

## PROPOSED OFFICE | CHARLOTTE

THE STATION AT LOSO Station #2 Charlotte, NC 28209	±200,000 - 500,000	Proposed Office Building	This 15-acre mixed-use development will bring office space, apartments, shops and restaurants to the area surrounding Scaleybark Station in LoSo; adjacent to Station 3 & 4 is a build-to-suit site for one to two corporate office users; the site will allow for each building to be between 200,000 to 500,000 square feet with its own dedicated parking deck; located at the Scaleybark light rail station
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### VILLAGE DISTRICT | RALEIGH

PROPERTY/ADDRESS	AVAILABLE SF	DATE AVAILABLE	COMMENTS
702 OBERLIN 702 Oberlin Road, Suite 430 Raleigh, NC 27605	±2,683	Immediately	Located adjacent to Village District with abundant restaurant, shopping, and fitness amenities; lobby, restrooms and the exterior facade renovations completion; conveniently located minutes from Downtown Raleigh, I-440, and Wade Avenue

### OFFICE | DURHAM

DURHAM SUMMIT 3414 Duke Street, Suite 100 Durham, NC 27704	5,003	Immediately	Flexible floor plans with direct suite entrances available immediately; Prominent visibility with convenient proximity to numerous nearby amenities; Ideally positioned between Durham's Main Thoroughfares leading to Downtown; North Duke Street (30,000 VPD) and North Roxboro Street (17,500 VPD); Situated within North Durham's established medical office sub-market; Monument and building signage opportunities available
DURHAM SUMMIT 3414 Duke Street, Suite 105 Durham, NC 27704	3,979	Immediately	Flexible floor plans with direct suite entrances available immediately; Prominent visibility with convenient proximity to numerous nearby amenities; Ideally positioned between Durham's Main Thoroughfares leading to Downtown; North Duke Street (30,000 VPD) and North Roxboro Street (17,500 VPD); Situated within North Durham's established medical office sub-market; Monument and building signage opportunities available
DURHAM SUMMIT 3414 Duke Street, Suite 200 Durham, NC 27704	5,967	Immediately	Flexible floor plans with direct suite entrances available immediately; Prominent visibility with convenient proximity to numerous nearby amenities; Ideally positioned between Durham's Main Thoroughfares leading to Downtown; North Duke Street (30,000 VPD) and North Roxboro Street (17,500 VPD); Situated within North Durham's established medical office sub-market; Monument and building signage opportunities available
DURHAM SUMMIT 3414 Duke Street, Suite 210 Durham, NC 27704	6,029	Immediately	Flexible floor plans with direct suite entrances available immediately; Prominent visibility with convenient proximity to numerous nearby amenities; Ideally positioned between Durham's Main Thoroughfares leading to Downtown; North Duke Street (30,000 VPD) and North Roxboro Street (17,500 VPD); Situated within North Durham's established medical office sub-market; Monument and building signage opportunities available

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