






# OFFICE • RETAIL • BUILD-TO-SUIT

## APRIL 2023

### OFFICE

| VIEW PROPERTY   | PROPERTY/ADDRESS  | AVAILABLE SF        | LEASE RATE PER SF | AVAILABLE   | COMMENTS   |
|---|---|---------------------|-------------------|-------------|--|
| <b>SOUTH END   CHARLOTTE</b>  |   |                     |                   |             |  |
|    | THE STATION AT LOSO<br><a href="#">3700 South Boulevard</a><br>Charlotte, NC 28209              | ±5,000 -<br>100,000 | Call for Pricing  | Q1 2023     | 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="#">The Station's Website</a> .   |
|   | THE STATION AT LOSO<br><a href="#">3600 South Boulevard</a><br>Charlotte, NC 28209              | ±5,000 -<br>100,000 | Call for Pricing  | Q1 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="#">The Station's Website</a> . Ftiwel certified! |
|  | BOXER BUILDING<br><a href="#">1000 W Morehead Street, G-100</a><br>Charlotte, NC 28208          | ±6,092              | Call for Pricing  | 5/1/2023    | Move in ready, creative, open office space; Tall exposed ceilings with large windows; The Boxer Building is listed in the National Register Historic Places, Built in 1927; Free on-site parking; Highly visible with immediate access to I-77, I-277, near Uptown, South End, and FreeMoreWest  |
|  | BOXER BUILDING<br><a href="#">1000 W Morehead Street, M-100</a><br>Charlotte, NC 28208          | ±3,336              | Call for Pricing  | Immediately | 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   |
|  | FOWLER BUILDING<br><a href="#">1447 S Tryon Street, Suites 100 - 200</a><br>Charlotte, NC 28203 | ±10,486             | Call for Pricing  | 07/01/2023  | Move-in ready creative open space - furniture included; 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  |

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| <b>SOUTH END   CHARLOTTE</b>  |   |              |                   |             |  |
|    | 1616 CENTER<br><a href="#">1616 Camden Road, Suite 300</a><br>Charlotte, NC 28203 | ±8,099       | Call for Pricing  | Immediately | Private parking deck free, at a 2.7 per 1,000 SF ratio; On-street parking; Located directly by Lynx light rail, East/West Station; Walking distance to restaurants and local hotspots; Electric vehicle changing stations and bike share program; Easy access to I-77, Charlotte Business District and Charlotte Douglas International Airport |
|   | 1616 CENTER<br><a href="#">1616 Camden Road, Suite 350</a><br>Charlotte, NC 28203 | ±9,864       | Call for Pricing  | Immediately | Private parking deck free, at a 2.7 per 1,000 SF ratio; On-street parking; Located directly by Lynx light rail, East/West Station; Walking distance to restaurants and local hotspots; Electric vehicle changing stations and bike share program; Easy access to I-77, Charlotte Business District and Charlotte Douglas International Airport |
|  | 1616 CENTER<br><a href="#">1616 Camden Road, Suite 400</a><br>Charlotte, NC 28203 | ±8,479       | Call for Pricing  | 08/01/2023  | 1616 Center, located directly across from the East/West Light Rail Station; A mix of collaborative workspace and private offices, Private, free parking at 2.7 per 1,000 SF ratio; Within walking distance to restaurants and local hotspots   |
|  | 1616 CENTER<br><a href="#">1616 Camden Road, Suite 410</a><br>Charlotte, NC 28203 | ±4,039       | Call for Pricing  | 08/01/2023  | 1616 Center, located directly across from the East/West Light Rail Station; A mix of collaborative workspace and private offices, Private, free parking at 2.7 per 1,000 SF ratio; Within walking distance to restaurants and local hotspots   |

For More Information, Please Contact:

**CLAIRE SHEALY**

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| VIEW PROPERTY   | PROPERTY/ADDRESS   | AVAILABLE SF | LEASE RATE PER SF | AVAILABLE   | COMMENTS   |
|---|--|--------------|-------------------|-------------|--|
| <b>MIDTOWN   CHARLOTTE</b>  |  |              |                   |             |  |
|    | THE ADDISON<br><a href="#">831 E Morehead Street, Suite 150</a><br>Charlotte, NC 28202 | ±5,646       | Call for Pricing  | Immediately | Excellent visibility at a signalized intersection at the corner of S McDowell and East Morehead Street; Ideal location between Dilworth, Midtown and CBD, with easy access to I-77 & I-277; Abundant parking with a covered deck at a 3 per 1,000 SF ratio   |
|   | THE ADDISON<br><a href="#">831 E Morehead Street, Suite 540</a><br>Charlotte, NC 28202 | ±5,653       | Call for Pricing  | 04/30/2023  | Suite includes 12 private offices, a conference room and collaborative work space; Abundant parking with a covered deck at a 3 per 1,000 SF ratio; Excellent visibility at a signalized intersection at the corner of S McDowell and East Morehead Street; Abundant parking with a covered deck at a 3 per 1,000 SF ratio  |
|  | THE ADDISON<br><a href="#">831 E Morehead Street, Suite 640</a><br>Charlotte, NC 28202 | ±3,721       | Call for Pricing  | Immediately | 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; Abundant parking with a covered deck at a 3 per 1,000 SF  |
|  | THE ADDISON<br><a href="#">831 E Morehead Street, Suite 760</a><br>Charlotte, NC 28202 | ±3,454       | Call for Pricing  | 07/01/2023  | An upper floor, corner suite with Uptown views and six private offices; Excellent visibility at a signalized intersection at the corner of S McDowell and East Morehead Street; Situated in the heart of Charlotte's Midtown market, adjacent to Uptown, the Atrium Pearl District Campus and access to I-277/I-77; Abundant parking with a covered deck at a 3 per 1,000 SF ratio |

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|---|---|--------------|-------------------|-------------|---|
| <b>MIDTOWN   CHARLOTTE</b>  |   |              |                   |             |   |
|    | 801 EAST MOREHEAD<br><a href="#">801 E Morehead Street, Executive Suites</a><br>Charlotte, NC 28202 | ±190-780     | 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<br><a href="#">801 E Morehead Street, Suite 200</a><br>Charlotte, NC 28202        | ±10,607      | Call for Pricing  | 09/01/2023  | Move-in ready suite; Free and secured surface parking; A mix of private working spaces and collaboration areas; Excellent visibility at a signalized light on E Morehead Street; Situated in the heart of Charlotte's Midtown market, adjacent to Uptown, the Atrium Pearl District Campus and access to I-277/I-77 |
|  | 500 EAST MOREHEAD<br><a href="#">500 E Morehead Street, Suite 525</a><br>Charlotte, NC 28202        | ±8,246       | \$48.00/SF        | Immediately | 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. <a href="#">500 E Morehead's Website.</a>                           |
|  | 610 EAST MOREHEAD<br><a href="#">610 E Morehead Street, First Floor</a><br>Charlotte, NC 28202      | ±9,494       | Call for Pricing  | 11/01/2023  | A two-story office building with signage opportunities; Creative, open space with access to shared conference rooms; Suite 100 is 7,784 SF and Suite 101 is 1,710 SF; Free surface parking; East Morehead Street visibility; Signage opportunity; Within walking distance to the Carson Light Rail Station          |
| <b>VILLAGE DISTRICT   RALEIGH</b>   |   |              |                   |             |   |
|  | 702 OBERLIN<br><a href="#">702 Oberlin Road</a><br>Raleigh, NC 27605                                | ±31,642      | Call for Pricing  | Immediately | 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   |

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1520 SOUTH

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**RETAIL**

| VIEW PROPERTY   | PROPERTY/ADDRESS   | AVAILABLE SF | LEASE RATE PER SF | AVAILABLE   | COMMENTS   |
|---|--|--------------|-------------------|-------------|--|
| <b>SOUTH END   CHARLOTTE</b>  |  |              |                   |             |  |
|    | THE ADDISON<br><a href="#">831 E Morehead Street, Suite 150</a><br>Charlotte, NC 28202   | ±24,402      | Call for Pricing  | Immediately | ±3,000 multifamily residential units planned in the immediate area; 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 Light Rail and numerous Midtown and South End amenities; Excellent visibility at a signalized intersection at the corner of S McDowell and East Morehead Street                             |
|   | THE STATION AT LOSO<br><a href="#">3600 -3700 South Boulevard</a><br>Charlotte, NC 28209 | ±24,402      | Call for Pricing  | Q1 2023     | The LoSo neighborhood is the newest up and coming location in South End for new breweries, restaurants, residential and on-trend office space. The Station at Loso is a 15-acre mixed-use development ideally located on the Rail Trail in front of the Scaleybark Light Rail Stop. The first phase, Station 3 and Station 4, will anchor this development, and provide a hub for the growing and vibrant neighborhood |
|  | 1520 SOUTH<br><a href="#">1520 South Blvd, Suite 120 (A)</a><br>Charlotte, NC 28203      | ±3,006       | 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 1,000 SF   |
|  | 1520 SOUTH<br><a href="#">1520 South Blvd, Suite 150 (B)</a><br>Charlotte, NC 28203      | ±2,952       | 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 1,000 SF   |
|  | 1520 SOUTH<br><a href="#">1520 South Blvd, Suite 115 (C)</a><br>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 1,000 SF   |

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## OFFICE

| VIEW PROPERTY   | PARK/SITE  | PROPOSED SF        | SUBMARKET | AVAILABLE                | COMMENTS   |
|---|--|--------------------|-----------|--------------------------|--|
| <b>LEASE/BUILD-TO-SUIT   CHARLOTTE</b>  |  |                    |           |                          |  |
|    | THE STATION AT LOSO<br><a href="#">Station #1</a><br>Charlotte, NC 28209               | ±20,000 - 900,000  | South End | Proposed Office Building | Adjacent to Station's 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.                                   |
|   | THE STATION AT LOSO<br><a href="#">Station #2</a><br>Charlotte, NC 28209               | ±20,000 - 900,000  | South End | Proposed Office Building | Adjacent to Station's 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.                                   |
|  | Four Harris Corners<br><a href="#">9500 Harris Corners Pkwy</a><br>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 |

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