

MAY 2020 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	±10,000 - 150,000	Call for Pricing	1Q 2021	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 150,000 SF of office and 10,000 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, Suites 100, 101, 104 Charlotte, NC 28208	±4,409 - 11,858	\$34.00/SF	August 2020	Suite 104: Open room with kitchenette, \$1,950 per month, full service. Suite 100: Creative suite with glass entry off lobby, includes large outdoor patio Suite 101: Creative, open suite off first floor lobby
CEDAR HILL 800 W Hill Street, Suite 300 Charlotte, NC 28208	±16,751	\$34.00/SF	Immediately	Full floor, creative space available with amazing views of Uptown; Free surface parking: 3 per 1,000; Located off of Morehead Street at the corner of Cedar Street and Hill Street; directly next to Bank of America Stadium
CEDAR HILL 800 W Hill Street, Suite 400 Charlotte, NC 28208	±6,226	\$34.00/SF	September 2020	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
CEDAR HILL 800 W Hill Street, Suite 408 Charlotte, NC 28208	±4,521	\$34.00/SF	March 2021	Fourth floor, open creative space available; Located off of Morehead Street at the corner of Cedar Street and Hill Street; directly next to Bank of America Stadium; Exposed brick, expansive ceilings with floor-to ceiling-glass; Free surface parking: 3 per 1,000
BOXER BUILDING 1000 W Morehead St, Suite 100 Charlotte, NC 28208	±2,755	\$31.00/SF	Immediately	Space is creative; exposed ceilings, large windows; Free on-site parking; Highly visible with immediate access to I-77, I-277 and Charlotte Business District
BOXER BUILDING 1000 W Morehead St, B-150 Charlotte, NC 28208	±1,464	\$32.00/SF	August 2020	Free on-site parking; Highly visible with immediate access to I-77, I-277, near Uptown, South End, and FreeMoreWest, Ground floor

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SOUTH END				
1520 SOUTH 1520 South Blvd, Suite 100, 115 Charlotte, NC 28208	±2,392 - 9,690	\$34.00/SF	Immediately	Ground floor space can be subdivided into three different suites; Highly visible on South Blvd and Park Ave; Located within walking distance to Bland Street Light Rail Station
1520 SOUTH 1520 South Blvd, Suite 300 Charlotte, NC 28208	±33,515	\$34.00/SF	January 2021	Three-story Class A, retail office building; Located on the light rail at Bland Street Station, in the heart of South End; Free parking in covered deck at 3 per 1,000 SF; Numerous amenities available within walking distance



For More Information, Please Contact:

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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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Charlotte, NC 28202

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LOWER SOUTH END				
LOSO STATION Corporate Site 1 Charlotte, NC 28209	±20,000 - 900,000	Call for Pricing	3Q 2021	This 15-acre mixed use development will bring a boutique hotel, office space, apartments, shops and restaurants to the area surrounding Scaleybank Station in South End. ±900,000 SF of office, 50,000 SF of retail/restaurant space, and 350 apartment units.
LOSO STATION Corporate Site 2 Charlotte, NC 28209	±20,000 - 900,000	Call for Pricing	3Q 2021	This 15-acre mixed use development will bring a boutique hotel, office space, apartments, shops and restaurants to the area surrounding Scaleybank Station in South End. ±900,000 SF of office, 50,000 SF of retail/restaurant space, and 350 apartment units.
LOSO STATION 3800 South Blvd Charlotte, NC 28209	±80,000	Call for Pricing	Late Summer 2021	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 VILLAGE Clanton Road Charlotte, NC 28209	±2,700 - 10,000	Call for Pricing	Mid-2021	Converted six industrial buildings with arched wood ceilings and brick detail, creating space with great character and charm; Situated directly behind the Scaleybank Light Rail Station and adjacent to the LoSo Station project, which features multi-family, office and a hotel development in addition to ground floor retail; Each building features dedicated parking and flexible outdoor space

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MIDTOWN				
MOREHEAD CORPORATE PLAZA 1043 E. Morehead St, Suite 300 Charlotte, NC 28204	±5,471	\$28.00/SF	Immediately	A three-story office building in the heart of Midtown, Morehead Corporate Plaza is a prime location with abundant parking. Full Service Rate.
801 EAST MOREHEAD 801 E. Morehead St, Executive Suites Charlotte, NC 28202	±160 - ±311	\$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, Executive Suite 114 Charlotte, NC 28202	±898	\$1,800/month	11.30.19	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
THE ADDISON 831 E Morehead St, Suite 740 Charlotte, NC 28202	±4,224	\$32.00/SF	Immediately	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 460 Charlotte, NC 28202	±2,580	\$32.00/SF	Immediately	An upper floor, move-in ready corner suite; Creative environment - registered as a local Historic Landmark; Free and secured parking. Full Service Rate.
900 BAXTER 900 Baxter Street Charlotte, NC 28204	±19,430	\$34.00/SF	September 2020	±19,430 SF, 1 story building for a single tenant user; Ideally located just outside of Uptown for superior access, Parking ratio 3 per 1,000 surface parking; prominent signage opportunity. Triple Net Rate.
500 EAST MOREHEAD 500 E. Morehead St, 4th Floor Charlotte, NC 28202	±31,000 - 61,000	Call for Pricing	30 days	Unobstructed views of Uptown Charlotte; next door to the Dowd YMCA; Two blocks from the Carson Blvd light rail station; Convenient, attached, free parking deck; LEED Gold certification
500 EAST MOREHEAD 500 E. Morehead St, 5th Floor Charlotte, NC 28202	±31,000 - 61,000	Call for Pricing	30 days	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

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NODA				
NODA CO-OP 2226 N Davidson Street Charlotte, NC 28205	±47,000	Call for Pricing	November 2020	Located at the corner of North Davidson Street spanning 25th to 26th Street; In proximity to LYNX Blue Line's 25th Street Light Rail Station. Numerous restaurants, breweries and fitness amenities are within walking distance from NoDa Co-Op! Ideal location to Uptown, I-277 and I-77.



LEASE / BUILD-TO-SUIT

PARK / SITE	PRODUCT TYPE	SUBMARKET	ACREAGE AVAILABLE	PROPOSED SF	ZONING	PRICE	COMMENTS
HARRIS CORNERS CORPORATE PARK 9500 Harris Corners Pkwy Charlotte, NC 28269	Proposed Office Building	North	±11.44	±100,000 - ±200,000	I-1	Call for Pricing	Build-to-suit opportunity; Unmatched exposure on I-77; Ideal site for a premier corporate headquarters

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SOUTH END				
THE RAILYARD 1414 S Tryon St (North Tower) 1422 S Tryon St (South Tower) Charlotte, NC 28203	±992 - ±2,908	Call for Pricing	Immediately	Outdoor courtyard on street level; Excellent visibility at the corner of S. Tryon St and Bland St; One block from the Bland St light rail stop in the heart of South End; 6 floors of office tenants above
1520 SOUTH 1520 South Blvd, Suites 100, 115 Charlotte, NC 28203	±2,392 – 9,690	Call for Pricing	Immediately	Highly visible corner location at South Blvd and Park Ave; Outdoor patio; A premier three-story office/retail development; Located on the Bland St Lynx station; Free covered and surface parking; Pedestrian-friendly
THE SQUARE 200 West Blvd Charlotte, NC 28203	±10,000	Call for Pricing	1Q 2021	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 150,000 SF of office, apartment units, large outdoor plaza, as well as retail.
LOSO STATION 3800 South Blvd Charlotte, NC 28209	±50,000	Call for Pricing	3Q 2021	This 15-acre mixed use development will bring a boutique hotel, office space, apartments, shops and restaurants tot he area surrounding Scaleybark Station in South End; ±900,000 SF of office/retail and 350 apartment units.

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