

# OFFICE • RETAIL • BUILT-TO-SUIT

MAY 2025



## OFFICE | LOSO & SOUTH END CHARLOTTE

| PROPERTY/ADDRESS  | AVAILABLE SF        | DATE AVAILABLE | COMMENTS   |
|---|---------------------|----------------|--|
| THE STATION AT LOSO   STATION 3<br>3700 South Boulevard, Suite 250<br>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 |
| THE STATION AT LOSO   STATION 4<br>3600 South Boulevard, Suite 350<br>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             |
| THE STATION AT LOSO   STATION 4<br>3600 South Boulevard, Suite 125<br>Charlotte, NC 28209 | ±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<br>Charlotte, NC 28209   | ±21,179             | 12/1/25        | 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<br>1447 S Tryon Street, Suite 100<br>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.   |
| 1616 CENTER<br>1616 Camden Road, Suite 500<br>Charlotte, NC 28203                         | ±4,460 -<br>±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.   |

For More Information, Please Contact:

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## OFFICE | SOUTH END CHARLOTTE

| PROPERTY/ADDRESS   | AVAILABLE SF | DATE AVAILABLE | COMMENTS   |
|--|--------------|----------------|--|
| 1616 CENTER<br>1616 Camden Road, Suite 450<br>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. |
| 1520 SOUTH<br>1520 South Boulevard, Suite 300<br>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.                                    |
| 1520 SOUTH<br>1520 South Blvd, Suite 215<br>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.   |
| SOUTHBOROUGH<br>2201 South Boulevard, Suite 220<br>Charlotte, NC 28203 | ±1,588       | 6/1/25         | 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<br>2201 South Boulevard, Suite 230<br>Charlotte, NC 28203 | ±2,455       | 7/1/25         | 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<br>2201 South Boulevard, Suite 420<br>Charlotte, NC 28203 | 2,446        | 7/1/25         | 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<br>800 Westmere Avenue, Suite 104<br>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<br>800 Westmere Avenue, Suite 201<br>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<br>800 Westmere Avenue, Suite 203<br>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<br>800 Westmere Avenue, Suite 207<br>Charlotte, NC 28208        | ±2,790       | Immediately    | Suite features 5 offices, 1 conference room and open work 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.                              |
| BOXER BUILDING<br>1000 W Morehead Street, Suite 200<br>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.   |
| BOXER BUILDING<br>1000 W Morehead Street, Suite BS1<br>Charlotte, NC 28208 | ±1,349       | Immediately    | Adjacent to Bank of America Stadium; exposed brick; free surface parking; 3 per 1,000.   |

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# OFFICE • RETAIL • BUILT-TO-SUIT

## MAY 2025



## OFFICE | MIDTOWN CHARLOTTE

| PROPERTY/ADDRESS   | AVAILABLE SF | DATE AVAILABLE | COMMENTS  |
|--|--------------|----------------|---|
| THE ADDISON<br>831 E Morehead Street, Suite 150<br>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<br>831 E Morehead Street, Suite 255<br>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<br>831 E Morehead Street, Suite 540<br>Charlotte, NC 28202 | ±5,653       | Immediately    | Eight private offices, two conference rooms, open collaboration space, 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<br>831 E Morehead Street, Suite 750<br>Charlotte, NC 28202 | ±900         | Immediately    | Spec suite; three private offices and one conference room; 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.   |
| 801 EAST MOREHEAD<br>Suite 200<br>Charlotte, NC 28202                  | ±10,607      | Immediately    | Move-in ready; 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.  |
| 801 EAST MOREHEAD<br>Suite 303<br>Charlotte, NC 28202                  | ±833         | Immediately    | Move-in ready; Free and secured surface parking; 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.   |

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## OFFICE | MIDTOWN CHARLOTTE

| PROPERTY/ADDRESS   | AVAILABLE SF | DATE AVAILABLE | COMMENTS   |
|--|--------------|----------------|--|
| 801 EAST MOREHEAD<br>Executive Suites<br>Charlotte, NC 28202 | ±195 - 898   | Immediately    | Move-in ready executive suites on first floor; free and secured surface parking; 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>Suite 200<br>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 |
| 610 EAST MOREHEAD<br>Executive Suites<br>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 Lwalkable to Carson Street light rail station;; easy access to I-77 and I-277   |

## FOR SALE | MIDTOWN & SOUTH END CHARLOTTE

|   |         |             |   |
|---|---------|-------------|---|
| 1016 & 1020 EUCLID<br>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        |
| FOWLER BUILDING<br>1447 S Tryon Street<br>Charlotte, NC 28203     | ±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.  |
| 801 EAST MOREHEAD<br>801 E Morehead Street<br>Charlotte, NC 28202 | ±30,549 | Immediately | Three-story office building available for sale; free and secured surface parking with 73 spaces; 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. |

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### RETAIL | SOUTH END

| PROPERTY/ADDRESS   | AVAILABLE SF | DATE AVAILABLE | COMMENTS   |
|--|--------------|----------------|--|
| THE STATION AT LOSO<br>3600 -3700 South Boulevard<br>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<br>1520 South Blvd, Suite 115<br>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<br>Station #2<br>Charlotte, NC 28209 | ±200,000 -<br>500,000 | Proposed<br>Office<br>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<br>702 Oberlin Road, Suite 430<br>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 CHARLOTTE

|  |       |             |   |
|--|-------|-------------|---|
| DURHAM SUMMIT<br>3414 Duke Street, Suite 100<br>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<br>3414 Duke Street, Suite 105<br>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<br>3414 Duke Street, Suite 200<br>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<br>3414 Duke Street, Suite 210<br>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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