







OFFICE • RETAIL • BUILD-TO-SUIT

NOVEMBER 2022

OFFICE

| VIEW PROPERTY | PROPERTY/ADDRESS | AVAILABLE SF | LEASE RATE PER SF | AVAILABLE | COMMENTS |
|---|---|---------------------|----------------------|-------------|---|
| SOUTH END CHARLOTTE | | | | | |
|  | THE STATION AT LOSO 3700 South Boulevard Charlotte, NC 28209 | ±5,000 - 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. The Station's Website . |
|  | THE STATION AT LOSO 3600 South Boulevard Charlotte, NC 28209 | ±5,000 - 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. The Station's Website . |
|  | CEDAR WEST 800 Westmere Avenue, Suite 203 Charlotte, NC 28208 | ±859 | \$36.00/SF | 12/1/2022 | Stadium adjacent office space available; Exposed brick, expansive ceilings; Located off of Morehead Street at the corner of Cedar and Westmere Avenue; Highly visible with immediate access to I-77, I-277, near Uptown, South End and FreeMoreWest |
|  | BOXER BUILDING 1000 W Morehead Street, G-100 Charlotte, NC 28208 | ±6,092 | \$37.00/SF | 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 1000 W Morehead Street, M-100 Charlotte, NC 28208 | ±3,336 | \$35.00/SF | 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 1447 S Tryon Street, Suites 100 - 200 Charlotte, NC 28203 | ±10,486 | Call for Pricing | Immediately | 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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| SOUTH END CHARLOTTE | | | | | |
|  | 1616 CENTER 1616 Camden Road, Suite 300 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 1616 Camden Road, Suite 350 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 1616 Camden Road, Suites 400 & 410 Charlotte, NC 28203 | ±4,039 - 12,518 | Call for Pricing | 08/01/2023 | Suite 410 (+4,039 SF) and Suite 400 (+8,479 SF) are both available for a combined 12,518 SF at 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 |
|  | SOUTHBOROUGH 2201 South Boulevard, Suite 410 Charlotte, NC 28203 | ±1,580 | Call for Pricing | 01/01/2023 | Amenitized with three ground floor restaurants and across the street from Atherton Mill retail shops and restaurant offerings; Directly along the South End Rail Trail and walkable to East/West Light Rail Station; Adjacent, Free Structured Parking; Less than 5 minutes from I-77, I-277 and Uptown Charlotte |
| MIDTOWN CHARLOTTE | | | | | |
|  | THE ADDISON 831 E Morehead Street, Suite 440 Charlotte, NC 28202 | ±712 | Call for Pricing | 02/01/2023 | Excellent visibility at a signalized intersection at the corner of S McDowell and East Morehead Street; ±3,000 multifamily residential units planned in the immediate area; Ideal location between Dilworth, Midtown and CBD, with easy access to I-77 & I-277 |

For More Information, Please Contact:

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|---|---|--------------|----------------------|-------------|---|
| MIDTOWN CHARLOTTE | | | | | |
|  | THE ADDISON 831 E Morehead Street, Suite 750 Charlotte, NC 28202 | ±900 | Call for Pricing | 01/01/2023 | Excellent visibility at a signalized intersection at the corner of S McDowell and East Morehead Street; ±3,000 multifamily residential units planned in the immediate area; Ideal location between Dilworth, Midtown and CBD, with easy access to I-77 & I-277 |
|  | THE ADDISON 831 E Morehead Street, Suite 640 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; Free parking |
|  | THE ADDISON 831 E Morehead Street, Suite 150 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; ±3,000 multifamily residential units planned in the immediate area; Ideal location between Dilworth, Midtown and CBD, with easy access to I-77 & I-277 |
|  | 801 EAST MOREHEAD 801 E Morehead Street, Executive Suites Charlotte, NC 28202 | ±190-898 | 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 801 E Morehead Street, Suite 150 Charlotte, NC 28202 | ±2,126 | Call for Pricing | 01/01/2023 | Move-in ready suite; Private offices and collaboration space included; Free & secured surface parking; Numerous amenities located within immediate area, including restaurants, retail (Metropolitan) and the Dowd YMCA |
|  | 500 EAST MOREHEAD 500 E Morehead Street, Suite 525 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. 500 E Morehead's Website. |

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| VILLAGE DISTRICT RALEIGH | | | | | |
|  | 702 OBERLIN 702 Oberlin Road Raleigh, NC 27605 | ±42,184 | 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 |

RETAIL

SOUTH END | CHARLOTTE

| | | | | | |
|---|---|--------|------------------|-------------|--|
|  | THE STATION AT LOSO 3750 South Boulevard Charlotte, NC 28209 | ±3,721 | Call for Pricing | Q1 2023 | 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 Station's Website. |
|  | 1520 SOUTH 1520 South Blvd, Suite 150 (B) 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 1520 South Blvd, Suite 115 (C) 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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| PARK/SITE | PROPOSED SF | SUBMARKET | AVAILABLE | COMMENTS |
|--|-----------------------|-----------|--------------------------------|--|
| LEASE/BUILD-TO-SUIT CHARLOTTE | | | | |
| THE STATION AT LOSO Station #1 Charlotte, NC 28209 | ±20,000 - 900,000 | South End | 2023 | 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 Station #2 Charlotte, NC 28209 | ±20,000 - 900,000 | South End | 2023 | 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 9500 Harris Corners Pkwy 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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