



NOVEMBER 2021 LISTINGS

OFFICE

PROPERTY/ADDRESS	TOTAL SF AVAILABLE	LEASE RATE PER SF	AVAILABLE	COMMENTS
SOUTH END				
THE SQUARE 200 West Blvd Charlotte, NC 28203	±7,300 - 34,500	\$45.00/SF	Immediately	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 153,000 SF of office and 8,000 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, Suite 101 Charlotte, NC 28208	±4,997	\$32.00/SF	Immediately	Virtual Tour : Creative, open suite off first floor lobby; Black grid windows creating light-filled work areas; Kitchen area with bar brings teams together for breaks and brainstorming; Cedar's ease of navigation onto Morehead Street with immediate access to I-77 and I-277
CEDAR HILL 800 W Hill Street, Suite 404 Charlotte, NC 28208	±3,731	\$34.00/SF	Immediately	Virtual Tour : Class A, Move-in ready office space available; Exposed brick, expansive ceilings; industrial-chic decor; Located off of Morehead Street at the corner of Cedar and Hill Street
SOUTHBOROUGH 2201 South Boulevard, Suite 230 Charlotte, NC 28208	±2,455	\$40.00/SF	Immediately	Within walking distance to the East Blvd Light Rail Station; Poppy's Bagels & additional future retailer on the 1st Floor; Adjacent to Lowe's Home Improvement and Publix; Less than 5 minutes from I-77, I-277 and Charlotte CBD
BOXER BUILDING 1000 W Morehead St, G-150 Charlotte, NC 28208	±1,464	\$32.00/SF	Immediately	Virtual Tour : Free on-site parking; Highly visible with immediate access to I-77, I-277, near Uptown, South End, and FreeMoreWest; Recently renovated space with new finishes throughout.

For More Information, Please Contact:

ERIN SHAW

Director | Office Investments

704.926.1414 | erin@beacondevelopment.com

500 East Morehead Street, Suite 200
Charlotte, NC 28202

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.

beacondevelopment.com

NOVEMBER 2021 LISTINGS

OFFICE • RETAIL • BUILD-TO-SUIT

OFFICE

PROPERTY/ADDRESS	TOTAL SF AVAILABLE	FULL SERVICE	AVAILABLE	COMMENTS
SOUTH END				
1616 CENTER 1616 Camden Road, Suite 250 Charlotte, NC 28203	±6,092	\$41.00/SF	Immediately	Virtual Tour : Creative, 80,000 SF boutique office in the heart of South End; Ground floor retail and restaurant space including Leroy Fox, Clean Juice and Sabor Latin Grill; State-of-the-art conference center overlooking the light rail; Private parking deck: 2.7 per 1,000 SF ratio
MIDTOWN				
THE ADDISON 831 E Morehead St, Suite 740 Charlotte, NC 28202	±4,394	\$31-33.00/SF	Immediately	Virtual Tour : 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
500 EAST MOREHEAD 500 E. Morehead St, Suite 525 Charlotte, NC 28202	±8,246	\$43.00/ per SF	Immediately	New video! 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 - View Available Space

RETAIL

PROPERTY/ADDRESS	TOTAL SF AVAILABLE	LEASE RATE PER SF	AVAILABLE	COMMENTS
SOUTH END/MIDTOWN				
1520 SOUTH 1520 South Blvd, Suite 100 Charlotte, NC 28203	±2,952	Call for Pricing	Immediately	First floor retail suite with Camden-facing corner for prominent South End signage; Existing below-grade grease trap and venting infrastructure in place; Private patio at no additional charge on quiet, tree-lined Park Avenue; Located on the Lynx Light Rail Blue Line at the Bland Street Station
1520 SOUTH 1520 South Blvd, Suites 115 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 1,000sf
THE SQUARE 200 West Blvd Charlotte, NC 28203	±4,019	Call for Pricing	Immediately	The Square, a ten-story mixed-use development is coming to the corner of S. Tryon Street and West Boulevard. The property will consist of 153,000 SF of office, apartment units, large outdoor plaza, as well as retail.
THE STATION AT LOSO 3700 South Boulevard Charlotte, NC 28209	±3,000 - 25,000	Call for Pricing	4Q 2022	The Station's unsurpassed connectivity to the Charlotte area includes a 10 minute drive to Charlotte Douglas International Airport and Uptown, almost immediate access to I-77, a seven minute light rail ride to Uptown Charlotte and an eight minute ride from South Park. This site is also located directly on the Rail Trail



NOVEMBER 2021 LISTINGS

OFFICE • RETAIL • BUILD-TO-SUIT

LEASE / BUILD-TO-SUIT

PARK / SITE	PROPOSED SF	SUBMARKET	AVAILABLE	COMMENTS
HARRIS CORNERS CORPORATE PARK 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
THE STATION AT LOSO Station #1 Charlotte, NC 28209	±20,000 - 900,000	Lower South End	2023	This 15-acre mixed use development will bring a boutique hotel, office space, apartments, shops and restaurants to the area surrounding Scaleybark Station in South End. ±900,000 SF of office, 25,000 SF of retail/restaurant space, and 350 apartment units.
THE STATION AT LOSO Station #2 Charlotte, NC 28209	±20,000 - 900,000	Lower South End	2023	This 15-acre mixed use development will bring a boutique hotel, office space, apartments, shops and restaurants to the area surrounding Scaleybark Station in South End. ±900,000 SF of office, 25,000 SF of retail/restaurant space, and 350 apartment units.
THE STATION AT LOSO Station #3 Charlotte, NC 28209	±95,000	Lower South End	4Q 2022	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 + Fitness Studio; Free 3:1,000 parking
THE STATION AT LOSO Station #4 Charlotte, NC 28209	±95,000	Lower South End	4Q 2022	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 + Fitness Studio; Free 3:1,000 parking

For More Information, Please Contact:

ERIN SHAW

Director | Office Investments

704.926.1414 | erin@beacondevelopment.com

500 East Morehead Street, Suite 200
Charlotte, NC 28202

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.

beacondevelopment.com