

# OCTOBER 2020 LISTINGS

OFFICE • RETAIL • BUILD-TO-SUIT



## OFFICE

PROPERTY/ADDRESS	TOTAL SF AVAILABLE	LEASE RATE PER SF	AVAILABLE	COMMENTS
<b>SOUTH END</b>				
THE SQUARE <a href="#">200 West Blvd</a> Charlotte, NC 28203	±10,000 - 150,000	Call for Pricing	1Q 2021	<a href="#">The Square</a> , 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 <a href="#">800 W Hill Street, First Floor</a> Charlotte, NC 28208	±4,409 - 11,858	\$34.00/SF	August 2020	Suite 104: Open room with kitchenette, \$1,950 per month, full service. <a href="#">Virtual Suite 100</a> : Creative suite with glass entry off lobby, includes large outdoor patio <a href="#">Virtual Suite 101</a> : Creative, open suite off first floor lobby
CEDAR HILL <a href="#">800 W Hill Street, Suite 300</a> 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 - <a href="#">View Available Space</a>
CEDAR HILL <a href="#">800 W Hill Street, Suite 400</a> Charlotte, NC 28208	±6,238	\$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
BOXER BUILDING <a href="#">1000 W Morehead St, Suite 100</a> 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. <a href="#">View Available Space</a>
BOXER BUILDING <a href="#">1000 W Morehead St, G-150</a> 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

For More Information, Please Contact:

**KRISTY VENNING**

Senior Leasing Representative | Office

704.926.1409

[kristy@beacondevelopment.com](mailto:kristy@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](http://beacondevelopment.com)

# OCTOBER 2020 LISTINGS

OFFICE • RETAIL • BUILD-TO-SUIT



## OFFICE

PROPERTY/ADDRESS	TOTAL SF AVAILABLE	LEASE RATE PER SF	AVAILABLE	COMMENTS
<b>SOUTH END</b>				
1616 CENTER <a href="#">1616 Camden Road, Suite 250</a> Charlotte, NC 28203	±5,674	\$38.00/SF	07.01.2021	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 free, at a 2.7 per 1,000 SF ratio; <a href="#">Take a 360 Tour of Space!</a>
1616 CENTER <a href="#">1616 Camden Road, Suite 450</a> Charlotte, NC 28203	±5,193	\$38.00/SF	04.01.2021	Private parking deck free, at a 2.7 per 1,000 SF ratio and on-street parking; Creative, 80,000 SF boutique office in the heart of South End; Ground floor retail and restaurant; <a href="#">Take a 360 Tour of Space!</a>
SOUTHBOROUGH <a href="#">2201 South Blvd, Suite 300</a> Charlotte, NC 28203	±5,500	\$35.00/SF	-	Class A building with retail on the first floor; Free surface and covered parking; Within walking distance to the East Blvd. Light Rail Station; Adjacent to Lowe's Home Improvement and Publix; Floor to ceiling glass; Less than 5 minutes from I-77, I-277 and Charlotte CBD



For More Information, Please Contact:

**KRISTY VENNING**

Senior Leasing Representative | Office

704.926.1409

[kristy@beacondevelopment.com](mailto:kristy@beacondevelopment.com)

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.



500 East Morehead Street, Suite 200  
Charlotte, NC 28202

[beacondevelopment.com](http://beacondevelopment.com)



# OCTOBER 2020 LISTINGS

OFFICE • RETAIL • BUILD-TO-SUIT



## OFFICE

PROPERTY/ADDRESS	TOTAL SF AVAILABLE	LEASE RATE PER SF	AVAILABLE	COMMENTS
<b>LOWER SOUTH END</b>				
LOSO STATION <a href="#">Corporate Site 1</a> 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 <a href="#">Corporate Site 2</a> 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 <a href="#">3800 South Blvd</a> 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 <a href="#">Clanton Road</a> 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

For More Information, Please Contact:

**KRISTY VENNING**

Senior Leasing Representative | Office  
704.926.1409

[kristy@beacondevelopment.com](mailto:kristy@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](http://beacondevelopment.com)

# OCTOBER 2020 LISTINGS

OFFICE • RETAIL • BUILD-TO-SUIT



## OFFICE

PROPERTY/ADDRESS	TOTAL SF AVAILABLE	LEASE RATE PER SF	AVAILABLE	COMMENTS
<b>MIDTOWN</b>				
801 EAST MOREHEAD <a href="#">801 E. Morehead St, Executive Suites</a> 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 <a href="#">801 E. Morehead St, Executive Suite 114</a> Charlotte, NC 28202	±898	\$1,800/month	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 <a href="#">801 E. Morehead St, Executive Suite 200</a> Charlotte, NC 28202	±10,607	\$30.00/SF	1.1.2021	Entire single floor - main lobby level; Monument signage opportunity; Numerous amenities located within immediate area, including restaurants, retail (Metropolitan) and the Dowd YMCA. <a href="#">View Available Space!</a>
801 EAST MOREHEAD <a href="#">801 E. Morehead St, Executive Suite 308</a> Charlotte, NC 28202	±1,702	\$28.00/SF	9.1.2020	The building's Midtown location offers convenient access to I-77, Uptown, South End and numerous retail and dining locations.
THE ADDISON <a href="#">831 E Morehead St, Suite 740</a> 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. <a href="#">View Available Space!</a>
THE ADDISON <a href="#">831 E Morehead St, Suite 750</a> Charlotte, NC 28202	±863	\$32.00/SF	30 Days	An upper floor suite; Registered as a local Historic Landmark; Abundant parking with a covered deck at a 3 per 1,000 SF ratio; Ideal location between Dilworth, Southend, Midtown and CBD, with easy access to I-77 & I-277. <a href="#">View Available Space!</a>
THE ADDISON <a href="#">831 E Morehead St, 7th Floor</a> Charlotte, NC 28202	±5,087	\$32.00/SF	30 Days	Access to The Addison from either East Morehead or South McDowell Street, abundant parking, expansive space with numerous glass windows – views of Uptown Charlotte
THE ADDISON <a href="#">831 E Morehead St, Suite 460</a> 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. <a href="#">View Available Space!</a>



# OCTOBER 2020 LISTINGS

OFFICE • RETAIL • BUILD-TO-SUIT



## OFFICE

PROPERTY/ADDRESS	TOTAL SF AVAILABLE	LEASE RATE PER SF	AVAILABLE	COMMENTS
<b>MIDTOWN</b>				
500 EAST MOREHEAD <a href="#">500 E. Morehead St, 4th Floor</a> Charlotte, NC 28202	±31,000 - 61,000	Call for Pricing	January 2021	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 - <a href="#">View Available Space</a>
500 EAST MOREHEAD <a href="#">500 E. Morehead St, 5th Floor</a> Charlotte, NC 28202	±32,000 - 61,000	Call for Pricing	June 2020	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 - <a href="#">View Available Space</a>



For More Information, Please Contact:

ERIN SHAW  
Director | Office Investments  
704.926.1414  
[erin@beacondevelopment.com](mailto: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](http://beacondevelopment.com)



# OCTOBER 2020 LISTINGS

OFFICE • RETAIL • BUILD-TO-SUIT



## OFFICE

PROPERTY/ADDRESS	TOTAL SF AVAILABLE	LEASE RATE PER SF	AVAILABLE	COMMENTS
<b>NODA</b>				
NODA CO-OP <a href="#">2226 N Davidson Street</a> 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 <a href="#">9500 Harris Corners Pkwy</a> 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
CITY PARK <a href="#">City Park Drive</a> Charlotte, NC 28217	Proposed Office Building	West	-	±40,000 - ±200,000	I-1	Call for Pricing	Build-to-suit opportunity; Unmatched exposure on I-77, CLT Airport & South End; Ideal site for a premier corporate headquarters

For More Information, Please Contact:

**ERIN SHAW**  
Director | Office Investments  
704.926.1414  
[erin@beacondevelopment.com](mailto:erin@beacondevelopment.com)

**KRISTY VENNING**  
Senior Leasing Representative | Office  
704.926.1409  
[kristy@beacondevelopment.com](mailto:kristy@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](http://beacondevelopment.com)

# OCTOBER 2020 LISTINGS

OFFICE • RETAIL • BUILD-TO-SUIT



## RETAIL

PROPERTY/ADDRESS	TOTAL SF AVAILABLE	LEASE RATE PER SF	DATE AVAILABLE	COMMENTS
<b>SOUTH END/MIDTOWN</b>				
THE RAILYARD <a href="#">1414 S Tryon St (North Tower)</a> <a href="#">1422 S Tryon St (South Tower)</a> 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 <a href="#">1520 South Blvd, Suite 100</a> 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
1520 SOUTH <a href="#">1520 South Blvd, Suites 115</a> 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
THE SQUARE <a href="#">200 West Blvd</a> 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 <a href="#">3800 South Blvd</a> 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.
500 EAST MOREHEAD <a href="#">500 E. Morehead Street, Suite 150</a> Charlotte, NC 28202	±6,200	Call for Pricing	Immediately	+/-6,200 square foot space that can be sub-divided; An outdoor patio fronts E. Morehead and offers covered and open seating; Existing kitchen in place; Walk-in freezer; Located in a 7-story, +/-180,000-square-office building

For More Information, Please Contact:

**ERIN SHAW**  
 Director | Office Investments  
 704.926.1414  
[erin@beacondevelopment.com](mailto:erin@beacondevelopment.com)

**KRISTY VENNING**  
 Senior Leasing Representative | Office  
 704.926.1409  
[kristy@beacondevelopment.com](mailto:kristy@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](http://beacondevelopment.com)