







# SEPTEMBER 2022 LISTINGS

OFFICE • RETAIL • BUILD-TO-SUIT

## OFFICE

PROPERTY/ADDRESS	TOTAL SF AVAILABLE	LEASE RATE PER SF	AVAILABLE	COMMENTS
<b>SOUTH END</b>				
THE STATION AT LOSO <a href="#">3700 South Boulevard</a> Charlotte, NC 28217	±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. <a href="#">The Station's Website</a> .
THE STATION AT LOSO <a href="#">3600 South Boulevard</a> Charlotte, NC 28217	±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. <a href="#">The Station's Website</a> .
CEDAR WEST <a href="#">800 Westmere Avenue, Suite 101</a> Charlotte, NC 28208	±4,409	\$36.00/SF	Immediately	 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 WEST <a href="#">800 Westmere Avenue, Suite 203</a> 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 <a href="#">1000 W Morehead Street, G-100</a> 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 <a href="#">1000 W Morehead Street, G-150</a> Charlotte, NC 28208	±1,513	\$35.00/SF	Immediately	 Free on-site parking; Highly visible with immediate access to I-77, I-277, near Uptown, South End, and FreeMoreWest; Renovated space with new finishes throughout; Storage spaces available; The Boxer Building is listed in the National Register Historic Places, Built in 1927

For More Information, Please Contact:

**CLAIRE SHEALY**

Associate | Office

704.926.1409 | [claire@beacondevelopment.com](mailto:claire@beacondevelopment.com)

**ERIN SHAW**

Director | Office Investments

704.926.1414 | [erin@beacondevelopment.com](mailto:erin@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.

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







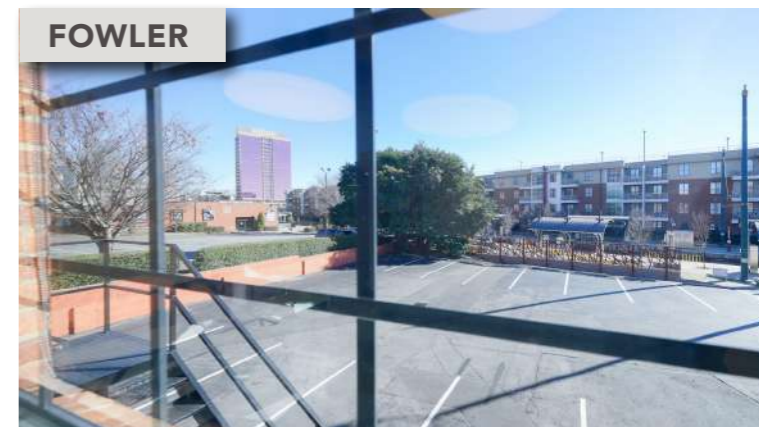


# SEPTEMBER 2022 LISTINGS

OFFICE • RETAIL • BUILD-TO-SUIT

## OFFICE

PROPERTY/ADDRESS	TOTAL SF AVAILABLE	LEASE RATE PER SF	AVAILABLE	COMMENTS
<b>SOUTH END</b>				
<b>BOXER BUILDING</b> <a href="#">1000 W Morehead Street, M-100</a> 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
<b>1616 CENTER</b> <a href="#">1616 Camden Road, Third Floor</a> Charlotte, NC 28203	±8,099 - 17,963	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 charging stations and bike share program; Easy access to I-77, Charlotte Business District and Charlotte Douglas International Airport Suite 300      Suite 350
<b>FOWLER BUILDING</b> <a href="#">1447 S Tryon Street, Suites 100 - 200</a> Charlotte, NC 28202	±10,486	Call for Pricing	10/01/2022	 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



For More Information, Please Contact:

**CLAIRE SHEALY**  
 Associate | Office  
 704.926.1409 | [claire@beacondevelopment.com](mailto:claire@beacondevelopment.com)

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








# SEPTEMBER 2022 LISTINGS

OFFICE • RETAIL • BUILD-TO-SUIT

## OFFICE

PROPERTY/ADDRESS	TOTAL SF AVAILABLE	RATE	AVAILABLE	COMMENTS
<b>MIDTOWN</b>				
THE ADDISON <a href="#">831 E Morehead Street, Suite 640</a> Charlotte, NC 28202	±3,721	\$36.00/SF	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 <a href="#">831 E Morehead Street, Suite 740</a> Charlotte, NC 28202	±4,394	\$36.00/SF	Immediately	 An upper floor, corner suite with Midtown views; Ideal location between Dilworth, Midtown and Central Business District, Abundant parking with a covered deck at a 3 per 1,000 SF ratio
500 EAST MOREHEAD <a href="#">500 E. Morehead Street, Suite 525</a> 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. <a href="#">500 E Morehead's Website.</a>
801 EAST MOREHEAD <a href="#">801 E Morehead Street, Executive Suites</a> Charlotte, NC 28202	±191-898	Call for Pricing	Immediately	Move-in ready suite; 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 <a href="#">801 E Morehead Street, Suite 150</a> Charlotte, NC 28202	±2,126	Call for Pricing	01/01/2023	Move-in ready suites; Private offices and collaboration space included; Free & secured surface parking; Numerous amenities located within immediate area, including restaurants, retail (Metropolitan) and the Dowd YMCA

For More Information, Please Contact:

**CLAIRE SHEALY**

Associate | Office

704.926.1409 | [claire@beacondevelopment.com](mailto:claire@beacondevelopment.com)

**ERIN SHAW**

Director | Office Investments

704.926.1414 | [erin@beacondevelopment.com](mailto:erin@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.

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



# 702



## SEPTEMBER 2022 LISTINGS

OFFICE • RETAIL • BUILD-TO-SUIT MEDISPA

### OFFICE

PROPERTY/ADDRESS	TOTAL SF AVAILABLE	FULL SERVICE	AVAILABLE	COMMENTS
<b>RALEIGH</b>				
702 OBERLIN <a href="#">702 Oberlin Road</a> Raleigh, NC 27605	±42,184	Call for Pricing	Immediately	58,000 SF office building with ±15,000 SF floor plates to efficiently accommodate office tenants ranging in size from 2,000 – 45,000 SF; Comprehensive building renovations underway completed by mid-2022; Directly adjacent to the Village District with countless restaurant and shopping amenities within a 5-minute walk from the property

### LEASE / BUILD-TO-SUIT

PARK / SITE	PROPOSED SF	SUBMARKET	AVAILABLE	COMMENTS
HARRIS CORNERS CORPORATE PARK <a href="#">9500 Harris Corners Pkwy</a> 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 <a href="#">Station #1</a> Charlotte, NC 28209	±20,000 - 900,000	South End	Q1 2024	 This 15-acre mixed use development will bring 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. <a href="#">The Station's Website</a> .
THE STATION AT LOSO <a href="#">Station #2</a> Charlotte, NC 28209	±20,000 - 900,000	South End	Q1 2024	 This 15-acre mixed use development will bring 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. <a href="#">The Station's Website</a> .

For More Information, Please Contact:

**CLAIRE SHEALY**

Associate | Office

704.926.1409 | [claire@beacondevelopment.com](mailto:claire@beacondevelopment.com)

**ERIN SHAW**

Director | Office Investments

704.926.1414 | [erin@beacondevelopment.com](mailto:erin@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.

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






# SEPTEMBER 2022 LISTINGS

OFFICE • RETAIL • BUILD-TO-SUIT

## RETAIL

PROPERTY/ADDRESS	TOTAL SF AVAILABLE	LEASE RATE PER SF	AVAILABLE	COMMENTS
<b>SOUTH END/MIDTOWN</b>				
1520 SOUTH <a href="#">1520 South Blvd, Suite 100</a> 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 1,000sf
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; Validated parking for customers or employees available in adjacent parking deck at 3 per 1,000sf
THE STATION AT LOSO <a href="#">3600 &amp; 3700 South Boulevard</a> Charlotte, NC 28209	±3,000 - 25,000	Call for Pricing	Q1 2024	 <p>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. <a href="#">The Station's Website</a>.</p>

For More Information, Please Contact:

**CLAIRE SHEALY**

Associate | Office

704.926.1409 | [claire@beacondevelopment.com](mailto:claire@beacondevelopment.com)

**ERIN SHAW**

Director | Office Investments

704.926.1414 | [erin@beacondevelopment.com](mailto:erin@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.

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