

OFFICE • RETAIL • BUILD-TO-SUIT

SEPTEMBER 2023

OFFICE

VIEW PROPERTY	PROPERTY/ADDRESS	AVAILABLE SF	LEASE RATE PER SF	AVAILABLE	COMMENTS
SOUTH END CHARLOTTE					
	THE STATION AT LOSO Station 3 3700 South Boulevard, Suite 250 Charlotte, NC 28209	±8,487	Call for Pricing	Immediately	Secured access to each floor via touchless elevators and exterior staircases; Operable windows throughout; 1,334 USF private balcony not included in floor measurement; Station includes a 70-person training room with private terrace; Located at the Scaleybark Light Rail Stop and Charlotte Rail Trail; LEED Silver and Fitwell Healthy Building Design Certified
	THE STATION AT LOSO Station 3 3700 South Boulevard, Suite 300 Charlotte, NC 28209	±4,876	Call for Pricing	Immediately	Corner speculative suite under construction; Secured access to each floor via touchless elevators and exterior staircases; Operable windows throughout; Indoor-outdoor work-space on every floor; Station includes a 70-person training room with private terrace; Located at the Scaleybark Light Rail Stop and Charlotte Rail Trail; LEED Silver and Fitwell Healthy Building Design
	THE STATION AT LOSO Station 4 3600 South Boulevard Charlotte, NC 28209	±5,000 - 96,000	Call for Pricing	Immediately	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; Ftiwel certified; LEED Silver and Fitwell Healthy Building Design Certified
	1616 CENTER 1616 Camden Road, Suite 450 Charlotte, NC 28203	±4,876	Call for Pricing	02/01/2024	Suite includes two conference rooms, open work space, and 4 private offices; First-class fitness center with men and women's locker rooms and showers; Private parking deck free, at a 2.7 per 1,000 SF ratio; Located directly by Lynx light rail, East/West 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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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.

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SOUTH END CHARLOTTE					
	CEDAR WEST 800 Westmere Avenue, Suite 104 Charlotte, NC 28208	±588	\$38.00	Immediately	Located off of Morehead Street at the corner of Cedar and Westmere Avenue - directly next to Bank of America Stadium; Exposed brick, expansive ceilings; Free surface parking; 3 per 1,000; A premier five-story historic brick building; built in 1926
	BOXER BUILDING 1000 W Morehead Street, G-100 Charlotte, NC 28208	±6,092	Call for Pricing	Immediately	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-180 Charlotte, NC 28208	±3,336	Call for Pricing	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 throughout 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	09/01/2023	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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MIDTOWN CHARLOTTE					
	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; Ideal location between Dilworth, Midtown and CBD, with easy access to I-77 & I-277; Abundant parking with a covered deck at a 3 per 1,000 SF ratio
	THE ADDISON 831 E Morehead Street, Suite 255 Charlotte, NC 28202	±3,506	Call for Pricing	06/30/2023	Numerous private offices; welcoming reception area and breakroom; 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 Light Rail and numerous Midtown and South End restaurants and amenities
	THE ADDISON 831 E Morehead Street, Suite 540 Charlotte, NC 28202	±5,653	Call for Pricing	Immediately	Suite includes 12 private offices, a conference room and collaborative work space; Abundant parking with a covered deck at a 3 per 1,000 SF ratio; Excellent visibility at a signalized intersection at the corner of S McDowell and East Morehead Street; Abundant parking with a covered deck at a 3 per 1,000 SF ratio
	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; Abundant parking with a covered deck at a 3 per 1,000 SF ratio
	THE ADDISON 831 E Morehead Street, Suite 750 Charlotte, NC 28202	±900	Call for Pricing	Immediately	Situated in the heart of Charlotte's Midtown market, adjacent to Uptown, the Atrium Pearl District Campus and access to I-277/I-77; Abundant parking with a covered deck at a 3 per 1,000 SF ratio; Excellent visibility at a signalized intersection at the corner of S McDowell and East Morehead Street
	THE ADDISON 831 E Morehead Street, Suite 760 Charlotte, NC 28202	±3,454	Call for Pricing	07/01/2023	An upper floor, corner suite with Uptown views and six private offices; Excellent visibility at a signalized intersection at the corner of S McDowell and East 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; Abundant parking with a covered deck at a 3 per 1,000 SF ratio

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MIDTOWN CHARLOTTE					
	801 EAST MOREHEAD 801 E Morehead Street, Suite 200 Charlotte, NC 28202	±10,607	Call for Pricing	09/01/2023	Move-in ready suite; Free and secured surface parking; A mix of private working spaces and colloboration 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
	610 EAST MOREHEAD 610 E Morehead Street, First Floor Charlotte, NC 28202	±9,494	Call for Pricing	11/01/2023	A two-story office building with signage opportunities; Creative, open space with access to shared conference rooms; Suite 100 is 7,784 SF and Suite 101 is 1,710 SF; Free surface parking; East Morehead Street visibility; Signage opportunity; Within walking distance to the Carson Light Rail Station
VILLAGE DISTRICT RALEIGH					
	702 OBERLIN 702 Oberlin Road Raleigh, NC 27605	±4,717- 18,719	Call for Pricing	Immediately	Located adjacent to Village District with abundant restaurant, shopping, and fitness amenities; Lobby, restrooms and the exterior façade renovations completion; Conveniently located minutes from Downtown Raleigh, I-440, and Wade Avenue

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1520 SOUTH

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RETAIL

VIEW PROPERTY	PROPERTY/ADDRESS	AVAILABLE SF	LEASE RATE PER SF	AVAILABLE	COMMENTS
MIDTOWN & SOUTH END CHARLOTTE					
	<p>THE ADDISON 831 E Morehead Street, Suite 150 Charlotte, NC 28202</p>	±5,646	Call for Pricing	Immediately	±3,000 multifamily residential units planned in the immediate area; 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 Light Rail and numerous Midtown and South End amenities; Excellent visibility at a signalized intersection at the corner of S McDowell and East Morehead Street
	<p>THE STATION AT LOSO 3600 -3700 South Boulevard Charlotte, NC 28209</p>	±20,576	Call for Pricing	Immediately	The LoSo neighborhood is the newest up and coming location in South End for new breweries, restaurants, residential and on-trend office space. The Station at LoSo is a 15-acre mixed-use development ideally located on the Rail Trail in front of the Scaleybark Light Rail Stop. The first phase, Station 3 and Station 4, will anchor this development, and provide a hub for the growing and vibrant neighborhood
	<p>1520 SOUTH 1520 South Blvd, Suite 150 (B) Charlotte, NC 28203</p>	±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
	<p>1520 SOUTH 1520 South Blvd, Suite 115 (C) Charlotte, NC 28203</p>	±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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OFFICE

VIEW
PROPERTY

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

Proposed
Office
Building

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

Proposed
Office
Building

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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