

# SEPTEMBER 2021 LISTINGS

OFFICE • RETAIL • BUILD-TO-SUIT

## OFFICE

| PROPERTY/ADDRESS   | TOTAL SF AVAILABLE | LEASE RATE PER SF | AVAILABLE   | COMMENTS   |
|--|--------------------|-------------------|-------------|--|
| <b>SOUTH END</b>   |                    |                   |             |  |
| THE SQUARE<br><a href="#">200 West Blvd</a><br>Charlotte, NC 28203                     | ±7,300 - 34,500    | \$44.00/SF        | Immediately | <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 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<br><a href="#">800 W Hill Street, Suite 101</a><br>Charlotte, NC 28208      | ±4,997             | \$32.00/SF        | Immediately | <a href="#">Virtual Tour</a> : 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<br><a href="#">800 W Hill Street, Suite 400</a><br>Charlotte, NC 28208      | ±6,238             | \$34.00/SF        | Immediately | <a href="#">Virtual Tour</a> : 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   |
| SOUTHBOROUGH<br><a href="#">2201 South Boulevard, Suite 220</a><br>Charlotte, NC 28208 | ±1,567             | \$40.00/SF        | 10.01.2021  | 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  |
| SOUTHBOROUGH<br><a href="#">2201 South Boulevard, Suite 230</a><br>Charlotte, NC 28208 | ±2,455             | \$40.00/SF        | 10.01.2021  | Class A building with retail on the first floor; Free surface and covered parking: 2.5 per 1,000 SF; Numerous retail and restaurants within walking distance such as, Atherton Mill shopping center.   |
| BOXER BUILDING<br><a href="#">1000 W Morehead St, G-150</a><br>Charlotte, NC 28208     | ±1,464             | \$32.00/SF        | Immediately | <a href="#">Virtual Tour</a> : 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.   |
| 1616 CENTER<br><a href="#">1616 Camden Road, Suite 250</a><br>Charlotte, NC 28203      | ±6,092             | \$42.00/SF        | Immediately | <a href="#">Virtual Tour</a> : 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                   |

For More Information, Please Contact:

**ERIN SHAW**

Director | Office Investments  
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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.

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## OFFICE

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|---|-----------------------|-----------------|-------------|--|
| <b>MIDTOWN</b>  |                       |                 |             |  |
| THE ADDISON<br><a href="#">831 E Morehead St, Suite 740</a><br>Charlotte, NC 28202        | ±4,394 -<br>5,249     | \$31-33.00/SF   | Immediately | <a href="#">Virtual Tour:</a> 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<br><a href="#">831 E Morehead St, Suite 750</a><br>Charlotte, NC 28202        | ±900 - 5,249          | \$31-33.00/SF   | 30 Days     | <a href="#">Virtual Tour:</a> 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  |
| 500 EAST MOREHEAD<br><a href="#">500 E. Morehead St, 5th Floor</a><br>Charlotte, NC 28202 | ±8,246 -<br>27,477    | \$42.00/ per SF | Immediately | <a href="#">New video!</a> 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> |

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## LEASE / BUILD-TO-SUIT

| PARK / SITE  | PROPOSED SF            | SUBMARKET       | AVAILABLE                | COMMENTS   |
|--|------------------------|-----------------|--------------------------|--|
| HARRIS CORNERS CORPORATE PARK<br><a href="#">9500 Harris Corners Pkwy</a><br>Charlotte, NC 28269 | ±100,000 -<br>±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<br><a href="#">Station #1</a><br>Charlotte, NC 28209                         | ±20,000 -<br>900,000   | Lower South End | 2022                     | 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<br><a href="#">Station #2</a><br>Charlotte, NC 28209                         | ±20,000 -<br>900,000   | Lower South End | 2022                     | 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<br><a href="#">Station #3</a><br>Charlotte, NC 28209                         | ±95,000                | Lower South End | 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 + Peloton Studio; Free 3:1,000 parking                                       |
| THE STATION AT LOSO<br><a href="#">Station #4</a><br>Charlotte, NC 28209                         | ±95,000                | Lower South End | 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 + Peloton Studio; Free 3:1,000 parking                                       |

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# 1520 SOUTH

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### RETAIL

| PROPERTY/ADDRESS   | TOTAL SF AVAILABLE | LEASE RATE PER SF | DATE AVAILABLE | COMMENTS   |
|--|--------------------|-------------------|----------------|--|
| SOUTH END/MIDTOWN  |                    |                   |                |  |
| 1520 SOUTH<br><a href="#">1520 South Blvd, Suite 100</a><br>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<br><a href="#">1520 South Blvd, Suites 115</a><br>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<br><a href="#">200 West Blvd</a><br>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.   |
| LOSO VILLAGE<br><a href="#">3500 - 3506 Dewitt Lane</a><br>Charlotte, NC 28217     | ±9,500             | Call for Pricing  | Immediately    | At the corner of Dewitt Lane and Clanton Road within LoSo Village's adaptive re-use development. Within walking distance to LoSo Station, Scaleybark Light Rail Station, and numerous amenities.   |
| THE STATION AT LOSO<br><a href="#">3750 South Boulevard</a><br>Charlotte, NC 28209 | ±25,000            | Call for Pricing  | 2022           | LoSo 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 |

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