



DELIVERING 2023



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SOUTH

NEW 64,000 SF BUILDING IN LOSO

FOR LEASE

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SOUTH

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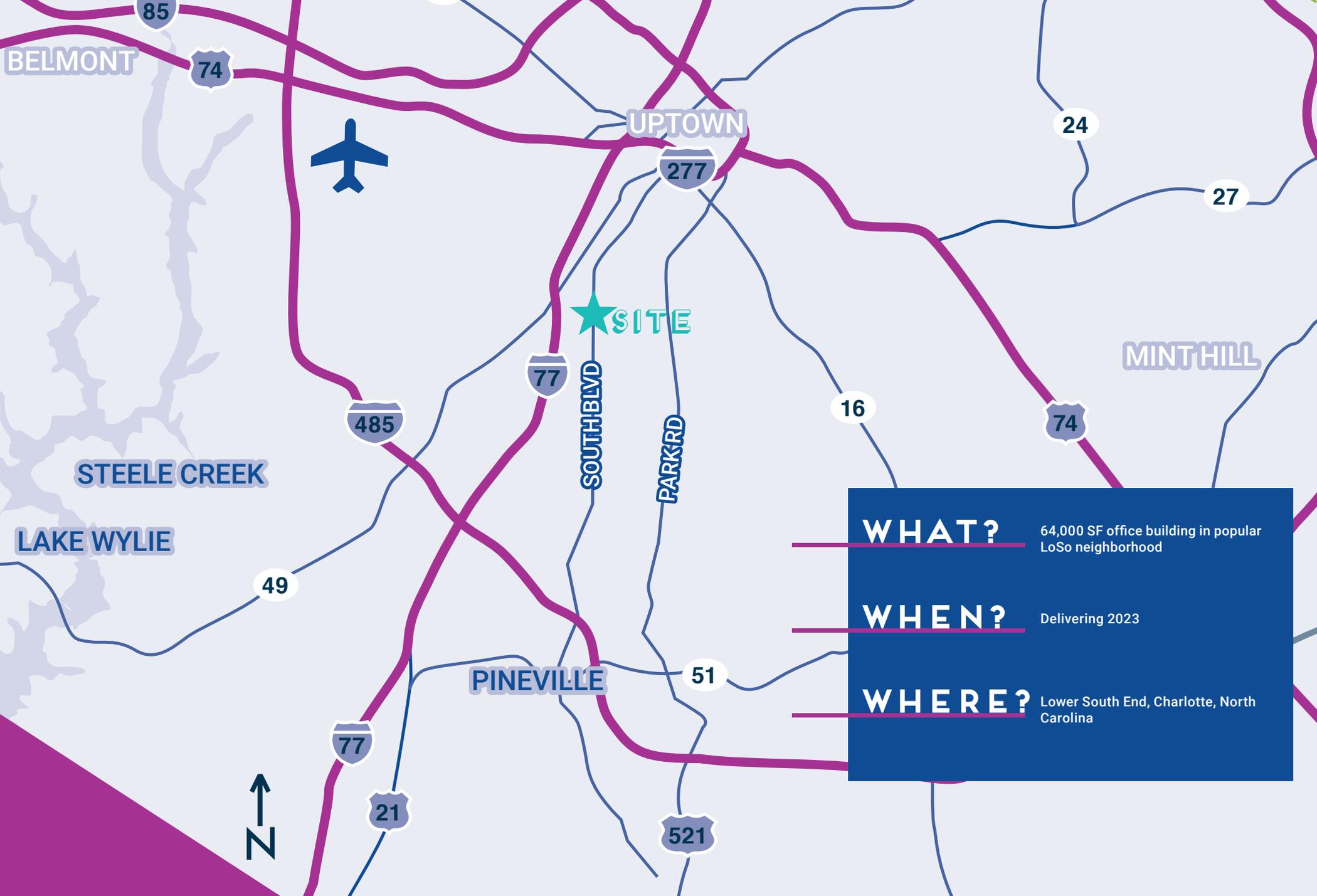
# PROPERTY OVERVIEW

- 64,000 SF office building
- 5 parking spaces per 1,000 SF
- Exterior building signage available
- Great visibility and access from South Blvd and Sterling Dr
- Spaces available from 2,000 SF
- Located in popular Lower South End (LoSo) neighborhood

Total Acreage	±1.88 acres
Parcel ID#	17304166
Existing Zoning	UR-2 (CD)
Price	TBD by market



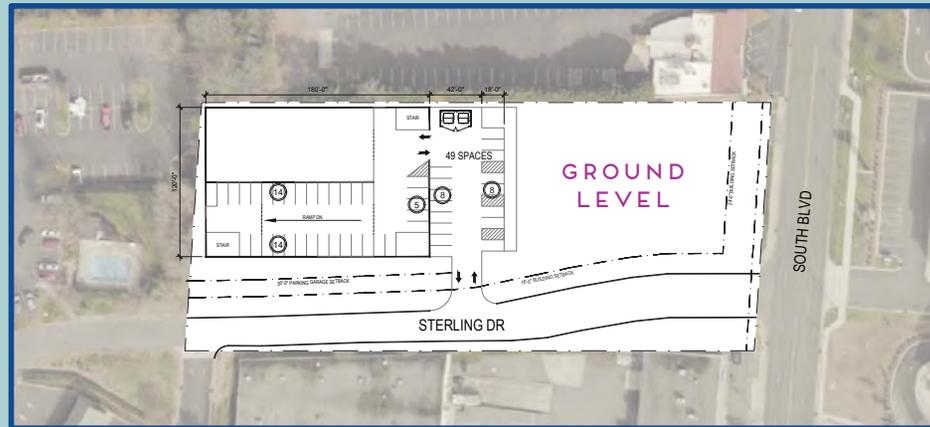
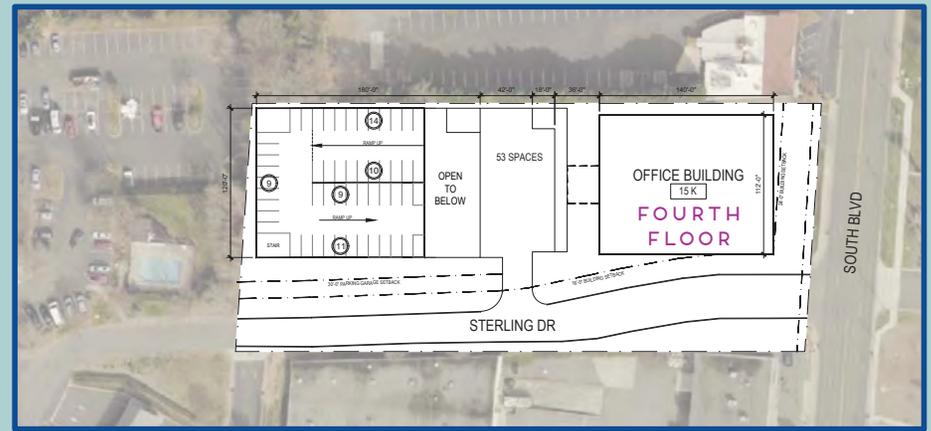
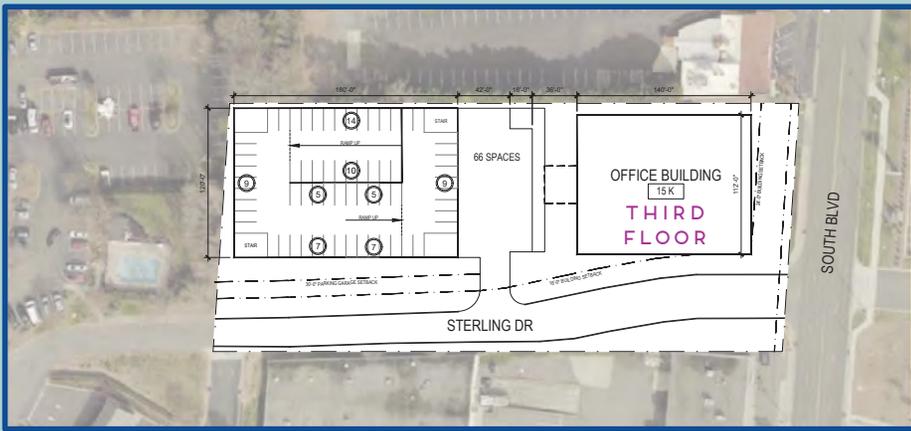
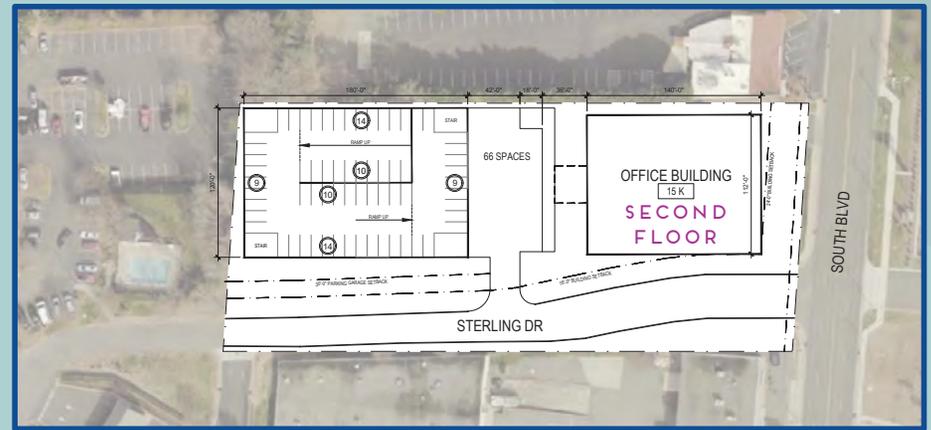
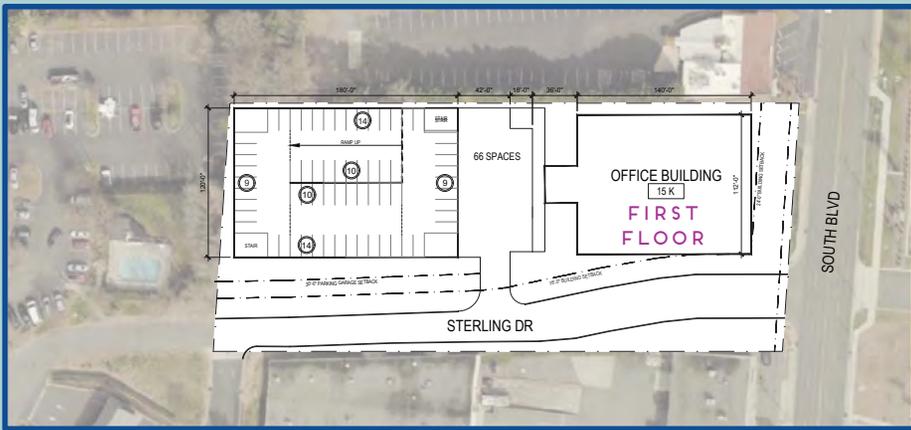




**WHAT?** 64,000 SF office building in popular LoSo neighborhood

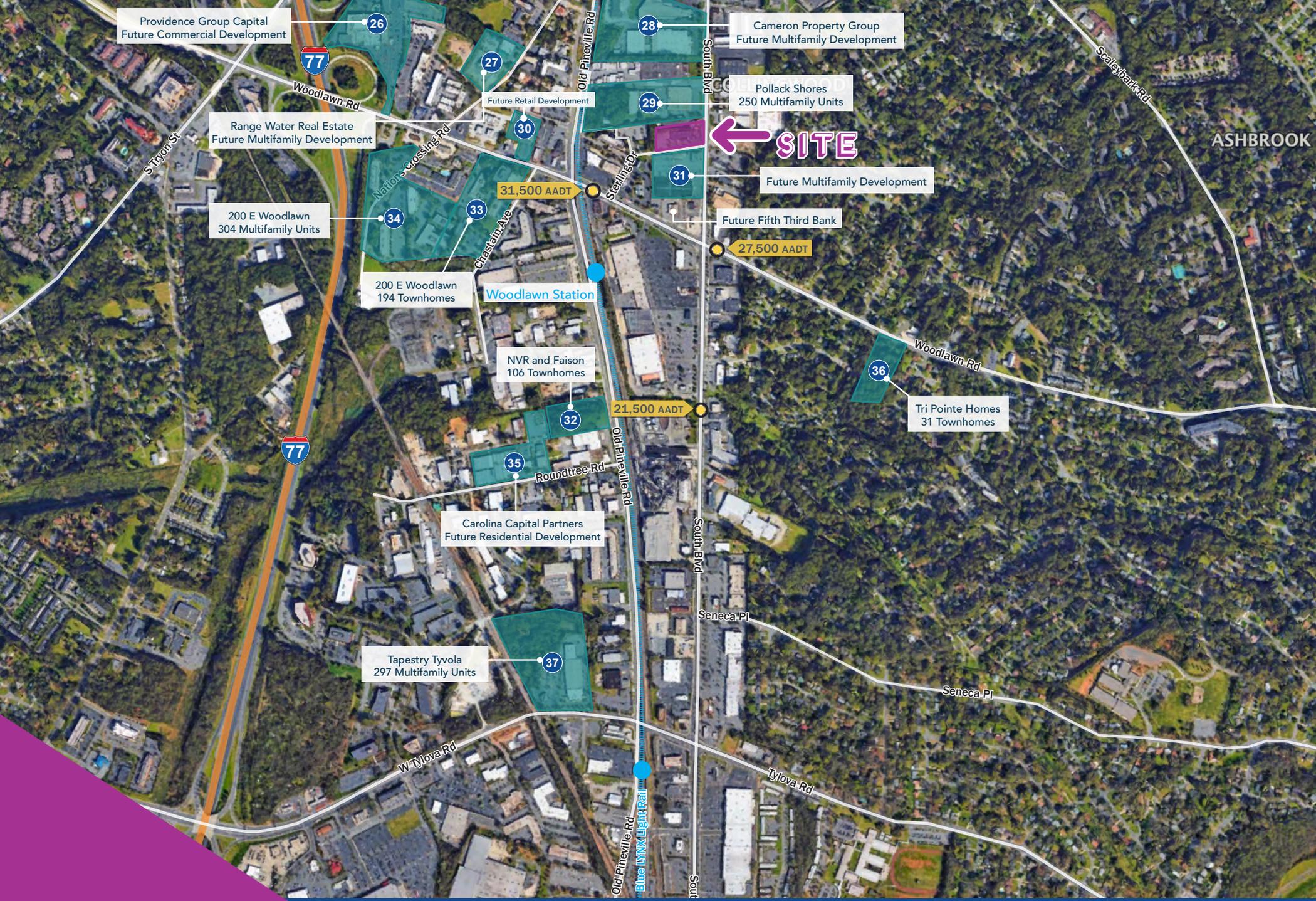
**WHEN?** Delivering 2023

**WHERE?** Lower South End, Charlotte, North Carolina









# FUTURE DEVELOPMENT

4544 SOUTH BLVD



WALKABLE

ECLECTIC

INDUSTRIAL

LAIID-BACK

ENTERTAINING

## LOWER SOUTH END OVERVIEW

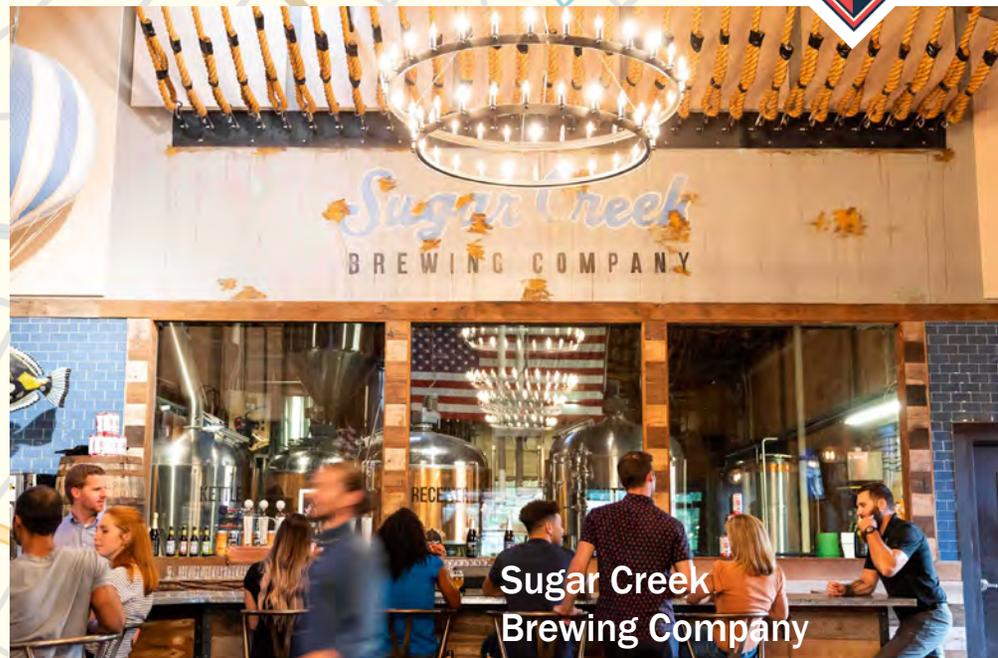
"You are likely already familiar with Charlotte's historic South End neighborhood. But what you may not know is that just a few blocks further down Tryon Street, you'll arrive in a whole new area called "LoSo," also known as "Lower South End." Easily accessible by light rail at the Scaleybark Station, this entertainment district is home to a growing number of watering holes, crafting all sorts of alcoholic beverages (including beer, cider, liquor and even mead) — along with neighboring restaurants, coffee shops and fitness studios."

Source: <https://www.charlottesgotalot.com/neighborhoods/lower-south-end>

## WIDELY CONSIDERED CHARLOTTE'S ENTERTAINMENT DISTRICT



# DESTINATIONS IN LOSO



# #3

REAL ESTATE MARKET TO WATCH  
- PWC & Urban Land Institute

# #4

HOTTEST HOUSING MARKET IN  
2018  
- Zillow

# #5

BEST CITIES FOR JOBS  
- Forbes

# #6

BEST PLACES TO LIVE  
- U.S. News & World Report

## CHARLOTTE OVERVIEW

People keep coming to the Charlotte Region. Nearly 100 people a day, in fact. Why do they come here? They come for jobs in a healthy and growing economy with thriving health care, finance and professional services sectors, and a tech talent pool growing twice as fast as the national average. They come to start and grow businesses in a region with an educated, talented and innovative workforce, regularly ranked in the top three places to start a business. They come for lower cost of living and affordable real estate in neighborhoods fit for any lifestyle - from vibrant urban centers, to suburban cul-de-sac to quaint small towns and rural areas. And 226 days of sunshine a year doesn't hurt either.

- Charlotte is located in Mecklenburg County, the most populous county in the state of North Carolina.
- Charlotte's population is 874,579 (2020), a nearly 20% increase since April 2010.
- The Charlotte-Concord-Gastonia MSA is the 22nd largest MSA in the country, with a population of 2,636,883 as of 2019.
- Charlotte's cost of living is 98.1% of the national average. That's lower than 30 of the 40 largest cities in the US.
- Charlotte is home to Charlotte Douglas International Airport, the 6th busiest airport in the world.

## TOP NEW & EXPANDING JOBS

Amazon - 1,500

Ernst & Young - 375

Corvid Technologies - 267

Metyx Group - 200

Cheney Brothers - 105

New York Air Brake - 100

Prysmian Cables & Services - 100

Yokohama Tire Corporation - 56

Southern States Machinery - 35

Meritor Inc. - 26

Sources: Charlotte Regional Business Alliance <http://www.charlotteregion.com> & <http://www.census.gov>

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