

FOR LEASE

CLASS A ADAPTIVE REUSE OFFICE/RETAIL

123 New Bern St, Charlotte, NC 28203



AVAILABLE
OFFICE / RETAIL
CHANDLER KNOX / CHARLIE S
704-218-92
PARKCCRE.COM

PROPERTY DETAILS

- +/- 8,352 SF
- Class A Adaptive Reuse Office/Retail Building
- Immediate access to the Light Rail at New Bern Station
- Located in the heart of South End
- Pedestrian friendly location surrounded by multifamily, restaurants, retail, and entertainment
- Highly visible corner lot
- Across the street from brand new Giddy Goat Coffee Shop
- 32 surface parking spaces with gated access
- Surrounded by residential development and urban amenities
- Quick access to both I-77 and I-85, providing excellent connectivity throughout Charlotte
- 1 mile to Uptown and 6.7 miles to Charlotte Douglas International Airport
- **Lease Rate: Call Broker for Details**



AVAILABLE FOR LEASE

High Walkability



Adjacent to New Bern Station



Ample Surface Parking



Surrounded by Explosive Growth

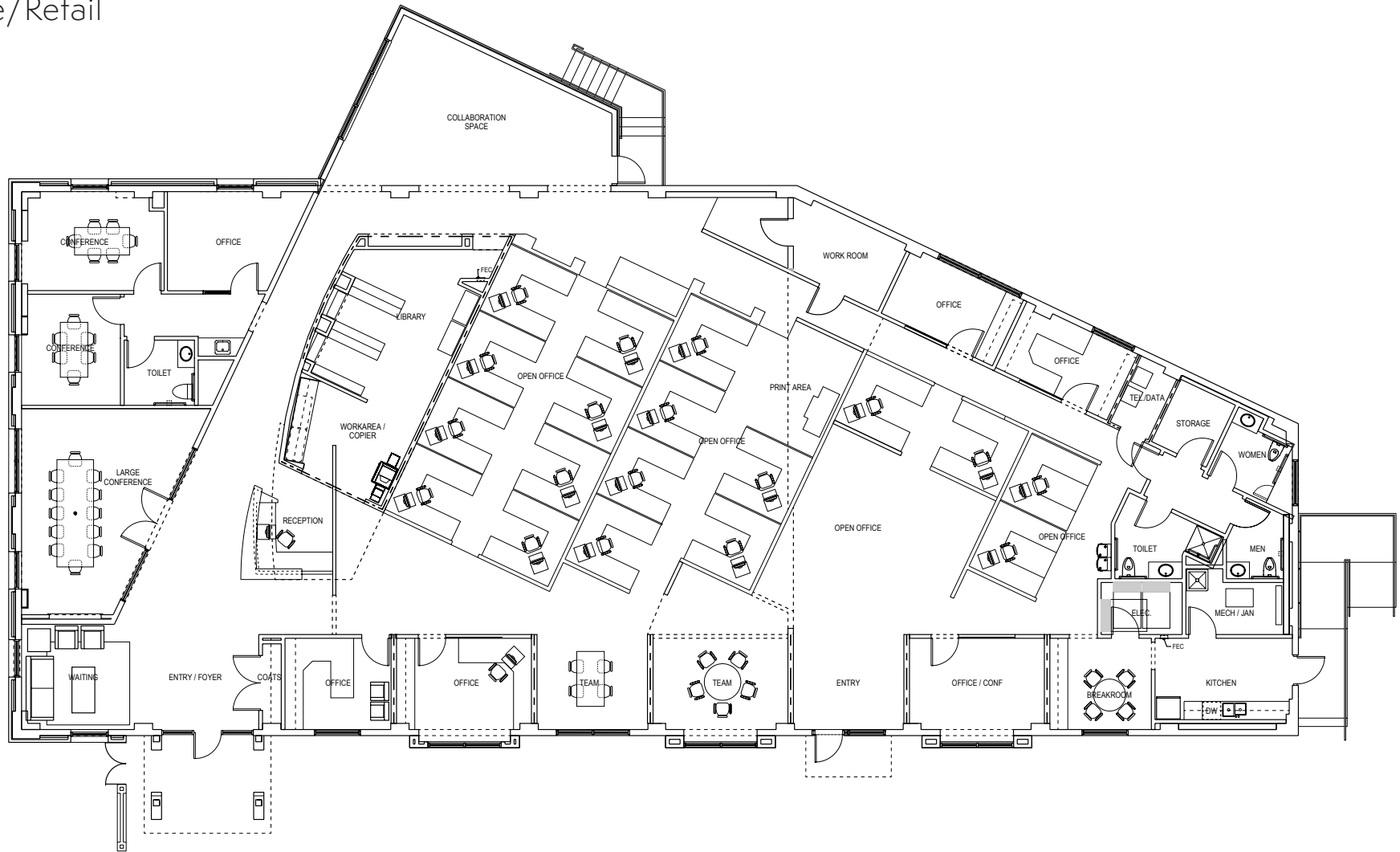


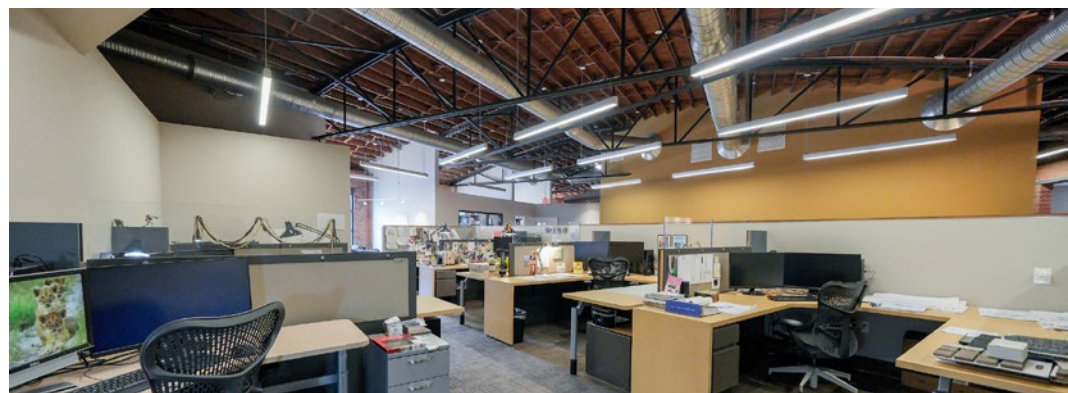
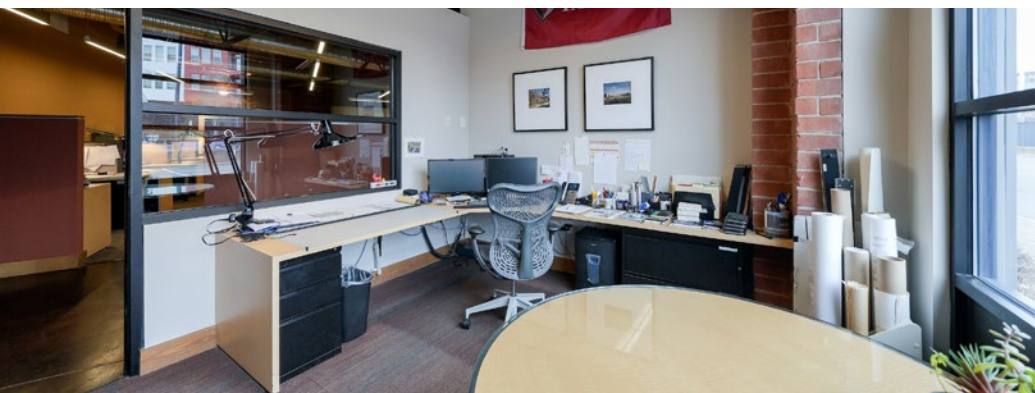
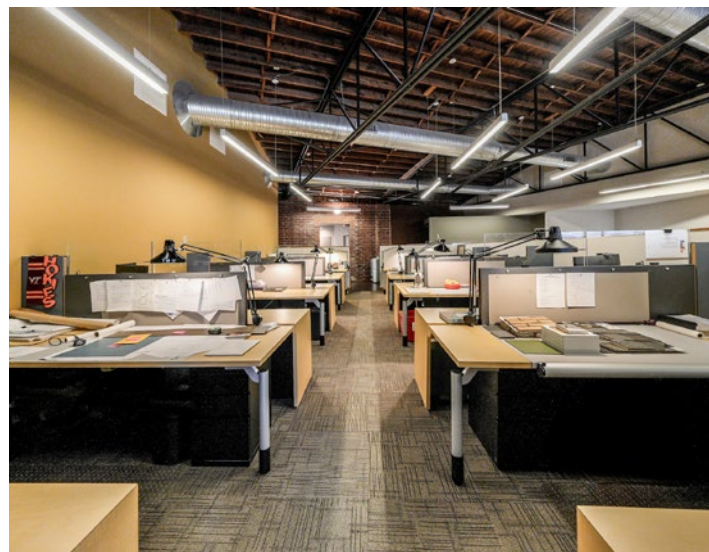
Available

+/- 8,352 SF

Class A Adaptive Reuse

Office/Retail

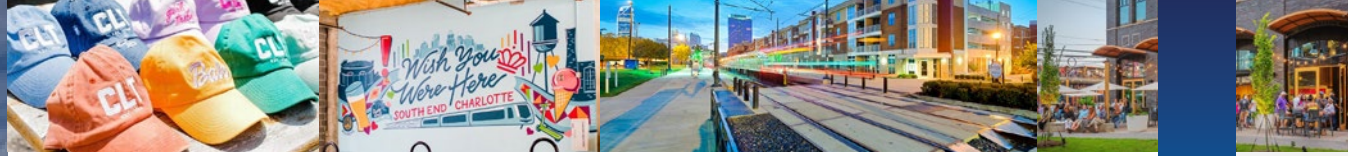




PROPERTY PHOTOS

SOUTH END

Charlotte's most popular, urban work-live hub



19,700+ Employees
5.4 MM SF Existing Office Space
2.49 MM SF Office Under Construction or Planned
7 Co-Working Spaces



123 Hotel Rooms
506+ Hotel Rooms Under Construction or Planned



13,100+ Residents
30 Median Age of Residents
\$93,700 Median Household Income
11,669 Existing Residential Units
4,661 Residential Units Under Construction or Planned



1.7 MM SF Retail Shops & Restaurants
134.5K SF Retail Under Construction or Planned
11 Craft Breweries
200 Restaurants and **200+** Shops



25,900 Average Daily Light Rail Riders
4 Light Rail Stations (Carson, Bland, East/West, and New Bern)
8,892,100 Light Rail Passengers Boarded Annually
3 Charlotte Joyride Bike Share Stations



Development Report



Neighborhood Website



SOUTH END'S WALKABLE AMENITIES

New Bern Station



123
NEW BERN
STREET

Adjacent to the Giddy Goat Coffee Roasters new South End location

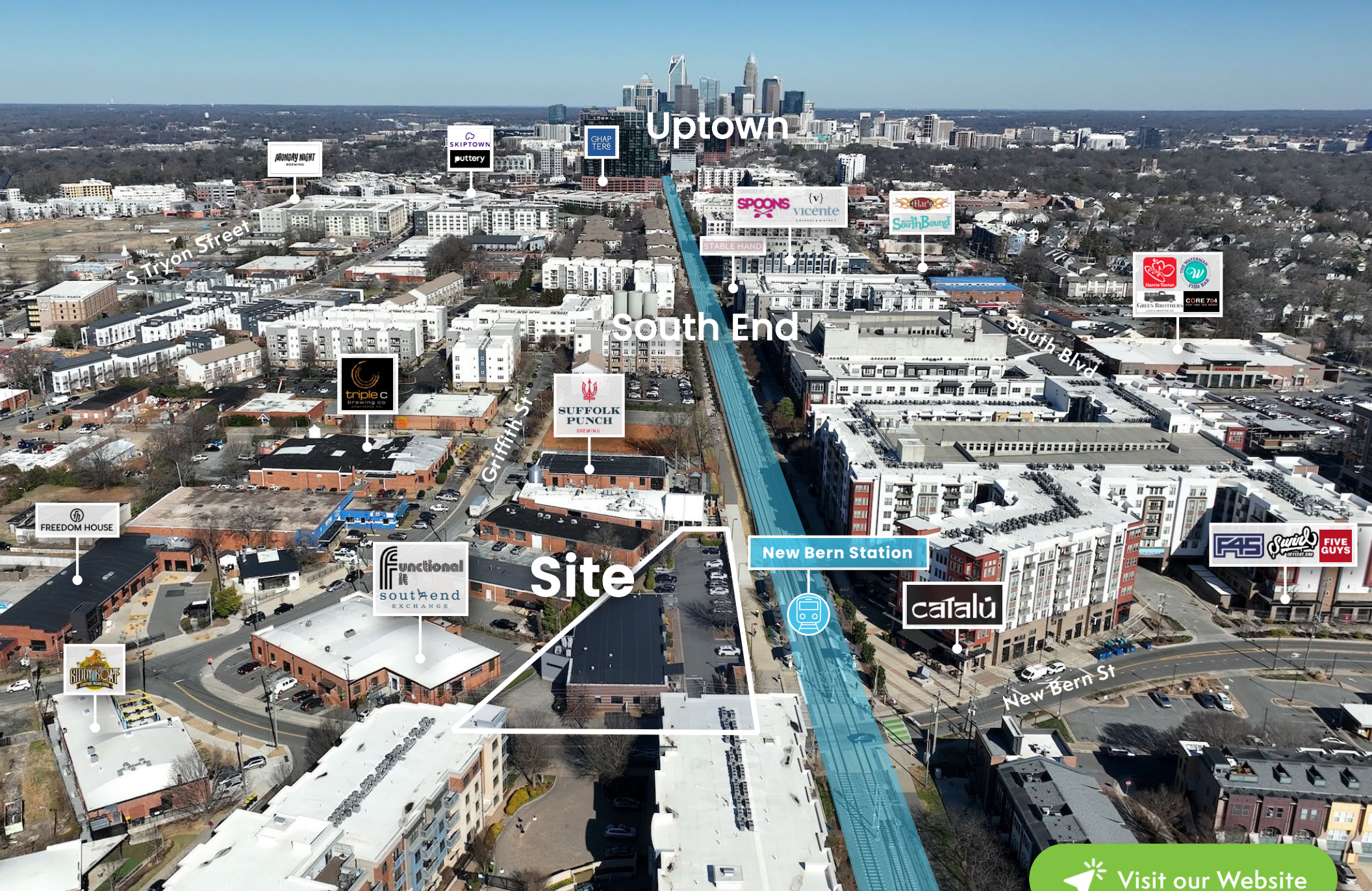
Directly on the Rail Trail, connecting South End's restaurants, coffee shops, retail, breweries/bars, multifamily and grocery stores

Suffolk Punch Brewing and Triple C Brewing Company are within walking distance, two of Charlotte's most popular breweries

With a Walk Score of 78, South End's amenities are extremely accessible by foot

Surrounded by new and adaptive reuse buildings, featuring unique office and retailers

Right on the Light Rail's Blue Line at New Bern Station, directly adjacent to the building



 Visit our Website