

An architectural rendering of a modern multi-story building with a mix of brick and glass facades. The building has a complex, angular design with several wings. The name 'FIVE FIFTY SOUTH' is visible on the upper part of the building. The sky is blue with some clouds.

550 SOUTH

A FRONT DOOR LOCATION WITH UNPARALLELED VISIBILITY

Nestled at the entrance to Uptown Charlotte, 550 South offers an exceptional opportunity to showcase your brand at an iconic location with unparalleled access and visibility. Situated directly off I-277, 550 South offers seamless connectivity to the South End and Midtown neighborhoods while also within walking distance to some of the best amenities Uptown has to offer.

Consisting of 394,000 square feet of Class A office space, on-site amenities, easily accessible parking, and unparalleled 360 views.

SPECTACULAR 360°
PANORAMIC VIEWS





TOP OF BUILDING
SIGNAGE OPPORTUNITY

THE DETAILS

394,072 SF
TOTAL OFFICE SPACE

170,000 SF
AVAILABLE + CONTIGUOUS

FLOOR	SUITE	NOTES	SQUARE FOOTAGE
18	1810+1860	now	8,280 / 2,169 SF
17	1700	available 7/26	24,490 SF
16	1600	available 7/26	24,408 SF
15	1500	available 7/26	24,325 SF
14	1400	available 7/26	24,241 SF
12	1200	furnished	24,158 SF
11	1100	now	24,075 SF
10	1000	now	23,992 SF
9	910+925	now	6,155 / 7,145 SF
7	700	divisible	UP TO 23,593 SF
6	600	available 5/26	24,443 SF
5	500 WHITE BOX	now	19,848 SF
4	400 WHITE BOX	now	19,650 SF
3	350 SPEC SUITE	delivering 2/26	5,646 SF
3	325 SPEC SUITE	delivering 2/26	7,785 SF

VIEW FLOORPLAN

VIEW FLOORPLAN



LEVEL UP
YOUR WORK PLACE



LOBBY & AMENITY RENOVATIONS

Renovations are currently underway throughout the building to create a modern and dynamic workspace. Anticipate a sophisticated lobby, on-site cafe, state-of-the-art fitness center, and multiple collaborative spaces designed with today's office tenant in mind.



AMENITIES
ABOUND

CONCEPTUAL RENDERING



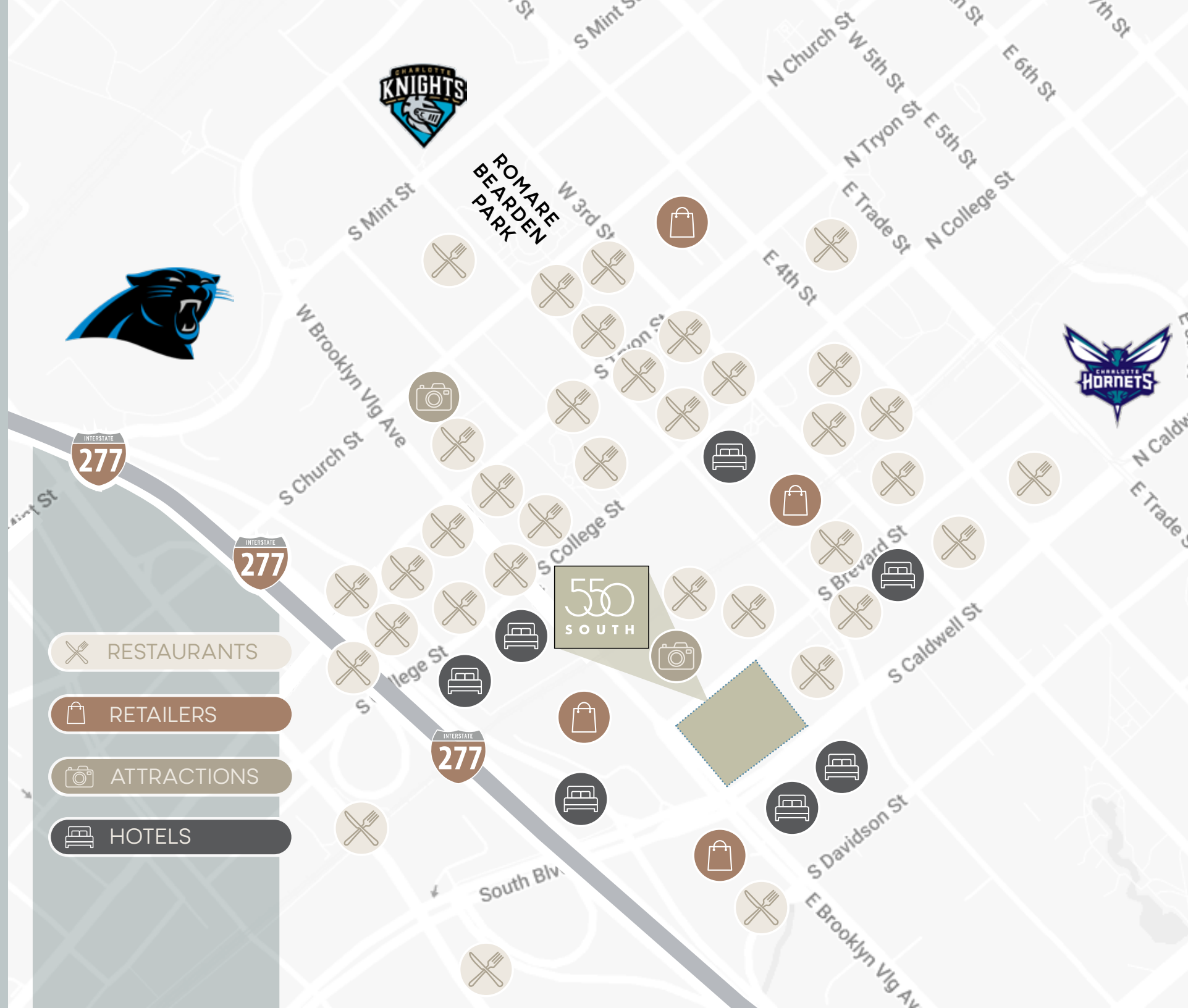
ON-SITE COFFEE SHOP & CAFE

STATE-OF-THE-ART
FITNESS CENTER

CONFERENCE/
TRAINING ROOM

COMMUNITY LOBBY





NOTABLE AMENITIES WITHIN WALKING DISTANCE

RESTAURANTS

AURA ROOFTOP
DOS CAMINOS
401 SOCIAL HOUSE
MILKBREAD
KING OF FIRE PIZZA
THE SANDWICH CLUB
JINYA RAMEN BAR
GOLDEN COW CREAMERY
EINSTEIN BROS. BAGELS
THE PUBLIC HOUSE
DEAN'S STEAKHOUSE
SALATA
BROWN BAG SEAFOOD
CAROLINE'S OYSTER BAR
ANGELINE'S
EXOTICA INDIAN KITCHEN
COQUETTE
LA BELLE HELENE
STK STEAKHOUSE
RED GINGER JAPANESE
FAHRENHEIT
TUPELO HONEY
AMELIE'S BAKERY
COSTAL KITCHEN

BERNARDINS

MIDNIGHT DINER

BOJANGLES

SHOWMARS

PANERA BREAD

CAPISHE

MARKET ON MOREHEAD
COMING 2025

RETAILERS

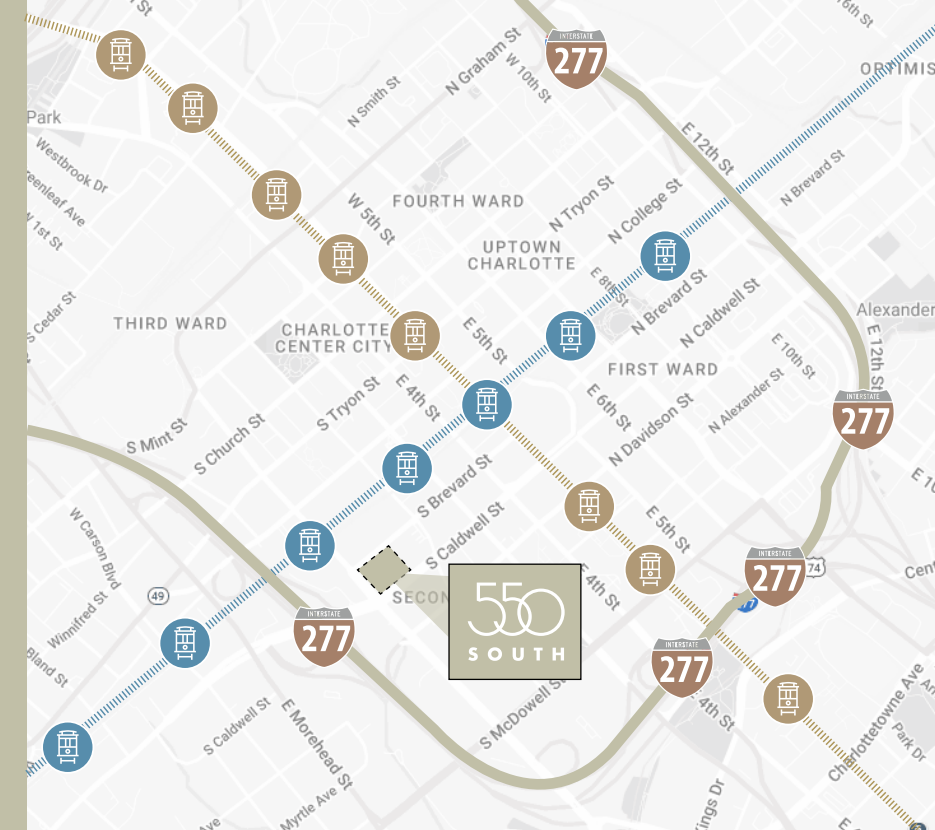
WHOLE FOODS MARKET
ORANGE THEORY FITNESS
HUSTLE HOUSE

ATTRACTIONS

MINT MUSEUM
TRIUST BALLPARK
BANK OF AMERICA STADIUM
SPECTRUM CENTER
CHARLOTTE CONVENTION CENTER

HOTELS

HAMPTON INN
JW MARRIOTT
KIMPTON HOTEL
EMBASSY SUITES
HILTON
WESTIN



GREAT ACCESS.
GREAT LOCATION.
GREAT BUILDING.



CONTACT US

CHARLEY LEAVITT

704.634.8254

charley.leavitt@streamrealty.com

BARRY FABYAN

704.907.2532

barry.fabyan@streamrealty.com

KENNEDY FERTITTA

704.962.7430

kennedy.fertitta@streamrealty.com

