

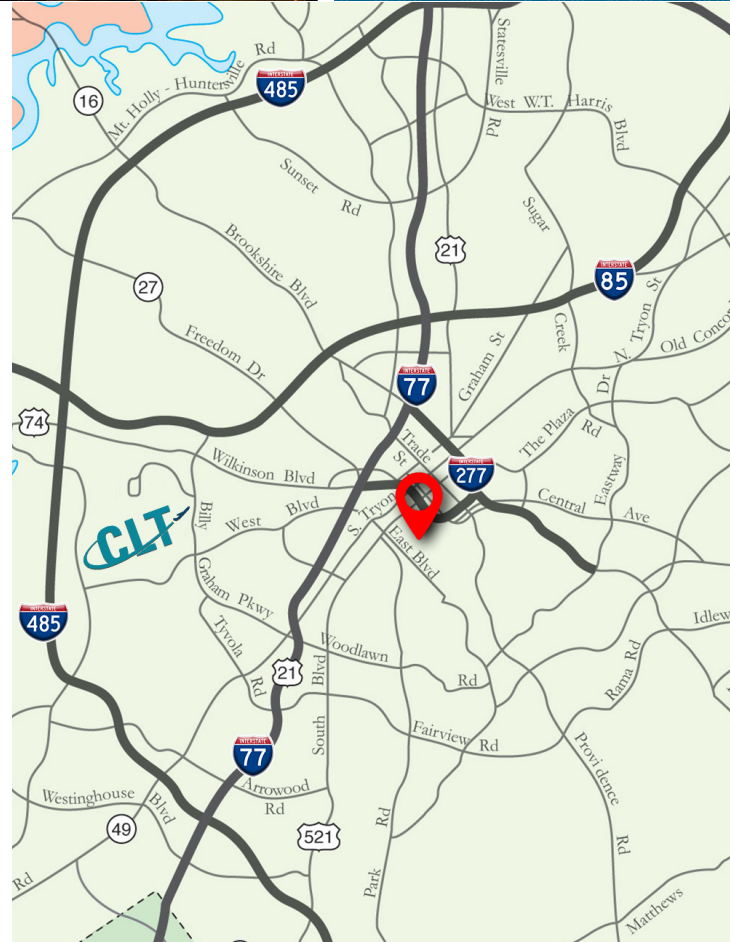


# THE ADDISON

831 E MOREHEAD STREET  
SUITE 540  
CHARLOTTE, NC 28202

## ±5,653 SF MOVE-IN READY OFFICE

- Nine-story office building, ±68,000 SF
- Built in 1926 as Charlotte's first luxury condominium, converted to office and expanded in 1997. Registered as a local Historic Landmark
- Suite furniture included with 10 private offices, conference rooms and collaborative work spaces
- 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
- ±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 Station and numerous Midtown and South End restaurants and amenities



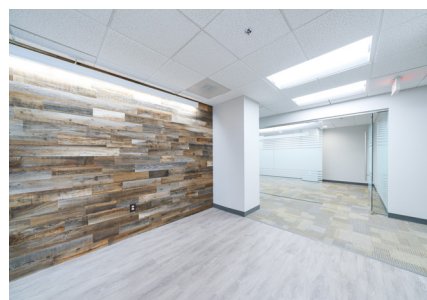
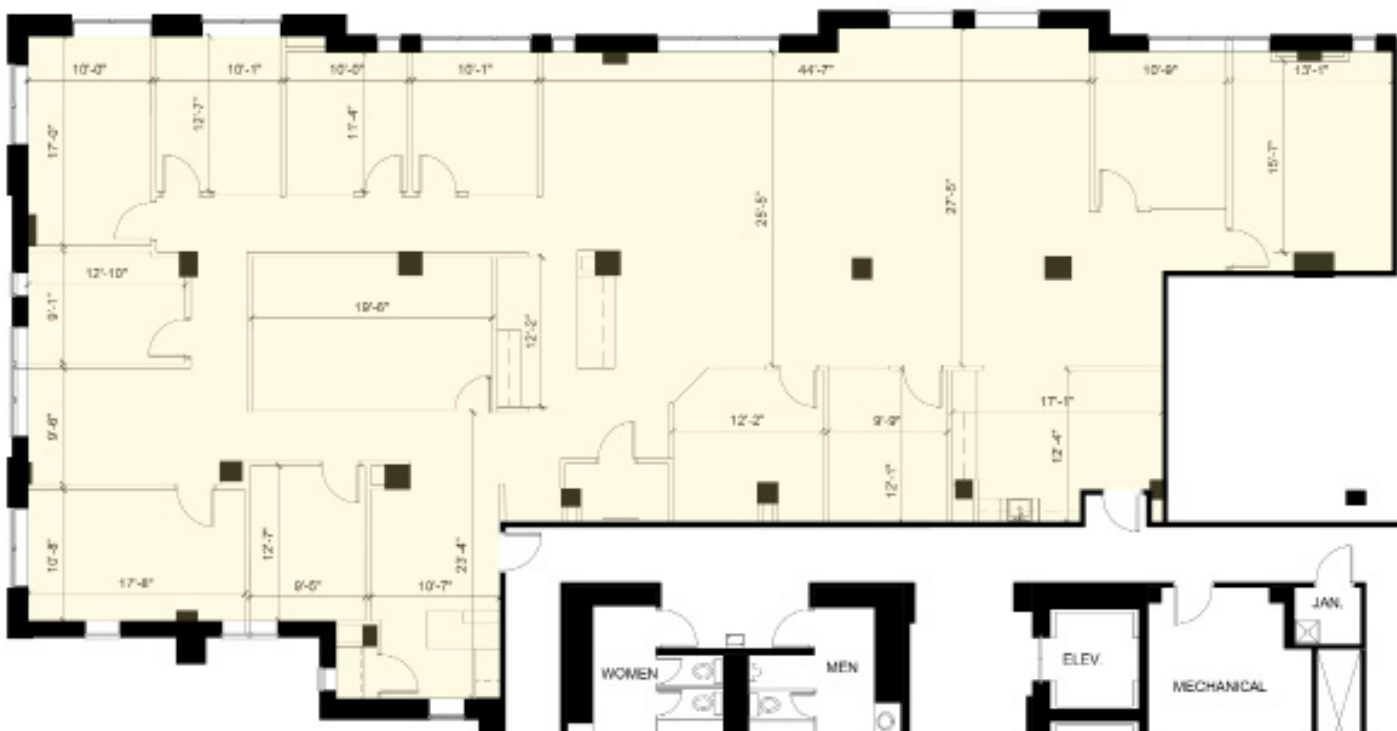




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# SURROUNDING AMENITIES

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Beacon Partners is a commercial real estate firm specialising in the development, acquisition, and operation of industrial, office and mixed-use properties. Beacon leases, owns or manages more than 17.5+ million square feet of space throughout the Carolinas.