

# 3800 SOUTH

200K SF OFFICE + RETAIL

The Station at LoSo is a thoughtfully designed mixed-use development located adjacent to the Scaleybark light rail station.

3800 South will anchor this development, and provide a hub for the growing and vibrant neighborhood.



# AREA OVERVIEW



# GETTING HERE IS EASY

## NOTABLE TRAVEL TIMES

### 10-MINUTE

Drive to Charlotte Douglas International Airport, Uptown, Dilworth, and Myers Park

### 7-MINUTE

Light Rail ride to Uptown and 8 minutes to Pineville

### 1-77 NEARBY

Access connects drivers to the greater Charlotte region



# WORK HERE

- +/-200,000 SF of premier office space
- First floor restaurant + coffee shop
- Floor-to-ceiling glass
- Expansive private terraces on each floor
- Direct access to The Rail Trail
- Adjacent to the Scaleybark Light Rail stop
- 3,000 SF Rooftop amenity space
- Indoor/outdoor fitness center
- Abundant on-site parking
- Unparalleled views of South End and Uptown Charlotte

3800  
**SOUTH**





# HANG HERE

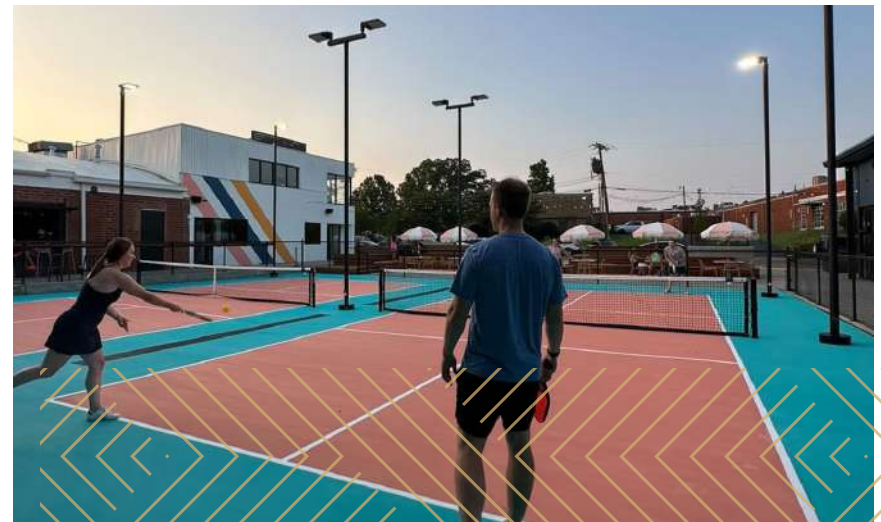
**EAT, DRINK & PLAY**  
20 BREWERIES  
ENTERTAINMENT

**A BUSTLING ENTERTAINMENT DISTRICT IN LOWER SOUTH END**



## ACCESS

BIKABLE  
WALKABLE  
SCOOTABLE





## LOWER SOUTH END

20 BREWERIES

50+ RESTAURANTS

±10K  
NEW MF UNITS DELIVERED

40,000+  
RESIDENTS

## HIGHLIGHTS

10 ENTERTAINMENT  
VENUES

CONVENIENT  
ACCESS TO AIRPORT  
AND MAJOR HIGHWAYS

ULTIMATE WALK TO  
WORK CONVENIENCE

HOUSING OPTIONS AVAILABLE AT  
EVERY PRICE POINT

# SURROUNDING RETAIL

SOUTH TRYON ST

**YAMA**  
 THE EVERYDAY Market  
 SUPPERCLUB SOUTHWEND  
**PINK BURRITO**  
**BODYROK**  
**TAGOBY** TAPIN  
 LAND OF A THOUSAND HILLS COFFEE  
 salata salad kitchen  
 STATE OF CONFUSION  
**SWEAT METHOD.**  
**BEAT THE BOMB**  
 Gilde

Harris Teeter Chick-fil-A NAKED FARMER  
 THE WATERMAN FISH BAR FIVE GUYS  
 Goldies Jersey Mikes  
 STARBUCKS COFFEE GREEN BROTHERS SUFFOLK PUNCH  
 Dom's HARAZ COFFEE HOUSE

3800  
SOUTH

LIGHT RAIL & RAIL TRAIL

SOUTH BLVD.

Sugar Creek BREWING COMPANY RALLY  
 Queen Park SOCIAL PROTAGONIST  
 NIGHT & SWIM COFFEE 4001 YANCEY OMB

# SURROUNDING DEVELOPMENT

3800 SOUTH

## MULTIFAMILY & TOWNHOMES

1. MAA LoSo ñ MAA: 344 Units
2. Bronson Square ñ Copper Builders: 18 Units
3. Artizia at LoSo ñ RangeWater: 350 Units
4. LoSo Terraces Townhomes ñ Hopper Communities: 81 Units
5. Ello House ñ Proffitt Dixon: 343 Units
6. Boulevard Townhomes ñ Boulevard RE Advisors
7. South & Hollis ñ Akridge & Kettler: 310 Units
8. Southerly at LoSo ñ Embrey: 403 Units
9. 5Line ñ Kairoi Residential: 434 Units
10. South End at Tryon Townhomes ñ TriPointe Homes
11. LoSo Walk Townhomes - Beauwright: 87 Units
12. Elan LoSo ñ Greystar: 350 Units
13. Miller & York ñ Quarterra: 273 Units
14. Solis LoSo ñ Terwilliger Pappas: 310 Units
15. Levels at LoSo ñ NRP: 310 Units
16. Modera LoSo ñ Mill Creek: 351 Units
17. 3119 South Blvd. ñ Ackridge/Kettler: 416 Units
18. Alexan LoSo ñ Trammell Crow: 317 Units
19. The Sloan at LoSo: 368 Units
20. Northwood Ravin ñ Northwestern Mutual (TBD)

## MIXED-USE

21. The Garten - Madison Capital: 320 Units
22. JE Dunn & Protagonist Adaptive Reuse ñ Acram Group
23. Zepso Alley ñ Zepso
24. Bowers - The RMR Group
25. Piedmont Natural Gas - Technology & Design Center





# 3800 SOUTH

UPTOWN

SOUTH END

DILWORTH

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