

227 Southside

FOR LEASE 19,093 RSF AVAILABLE



In the
Heart of LoSo

CBRE

In the

Heart of LoSo



PROPERTY Highlights



Well-Capitalized
Ownership



Free, On-Site Parking at an Above
Market Parking Ratio 3.8/1,000



17'
Ceilings



Creative Office Space
That Will Attract Young Talent



Quick Access
via I-77



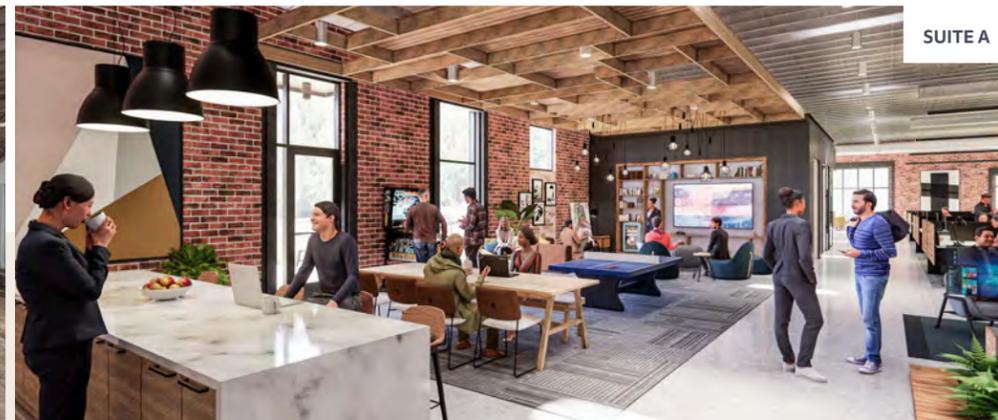
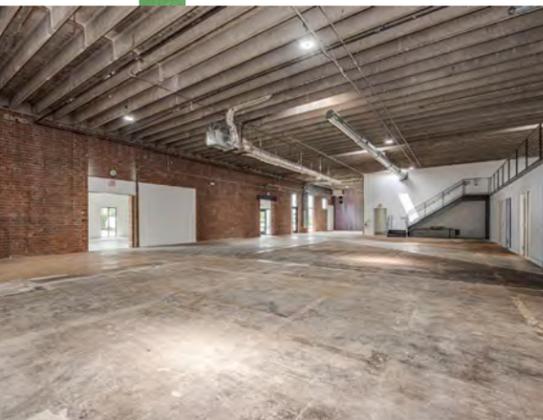
10 Minute Drive to
Charlotte Douglas Intl' Airport



Walkable to LYNX Light Rail Line and
Close Proximity to S. Tryon Street

Class A Creative, Adaptive Reuse Office Space

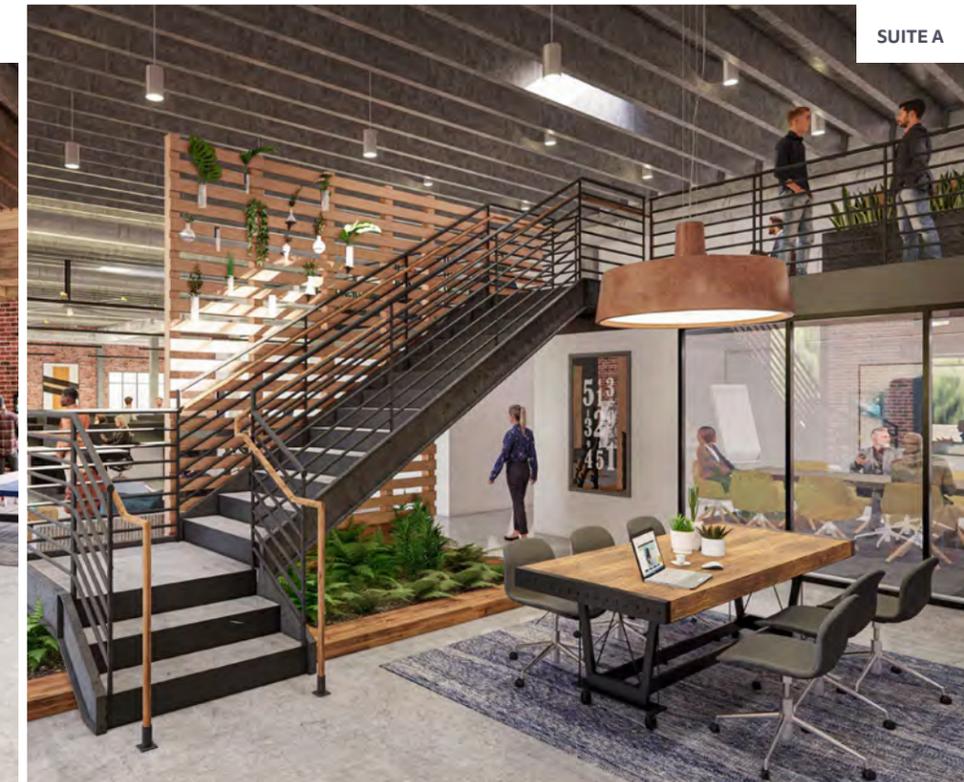
Strategically located in the vibrant LoSo Neighborhood and backed by well-capitalized ownership, 227 Southside elevates the premier creative office experience. Boasting high ceilings and thoughtfully designed open floor plans, this adaptive reuse building fosters collaboration, ideation, and productivity at every turn. Whether you are a single-tenant user requiring an entire floor or a small business user looking for less space, 227 Southside can flex to suit your needs. Enjoy the convenience of an idealistic, walkable location and access an array of restaurants, breweries, retail options, and the LYNX light rail. You'll never run out of options to unwind from the 9-5.



SUITE A



SUITE A



SUITE A



SINGLE TENANT



MULTI-TENANT

19,093
— RSF —
AVAILABLE

SUITE A
19,093 RSF

- 1 Reception
- 2 Conference (Seat 12)
- 2 Huddle (Seat 4-6)
- 4 Focus
- 1 Community / Break 1 Wellness
- 1 IT
- 1 Copy Room
- 1 Jan.
- 1 Women's Restroom
- 1 Men's Restroom
- 1 Exec. Office
- 11 Offices
- 3 Open Collaborative
- 86 Workstations (Sizes Vary)
- 98 Employee Seats

TENANT 1
8,565 RSF + 953 RSF (Mezzanie)

- 1 Reception
- 1 Conference (Seat 12)
- 2 Meeting (Seat 4-6)
- 1 Community / Break Wellness
- 1 IT/Storage
- 1 Copy/Work
- 1 Jan.
- 1 Women's Restroom
- 1 Men's Restroom
- 1 Exec. Office
- 4 Offices
- 1 Open Collaborative
- 1 Mezzanine
- 39 Workstations (Sizes Vary)
- 43 Employee Seats

TENANT 2
9,534 RSF

- 1 Reception
- 2 Conference (Seat 10)
- 1 Huddle (Seat 5)
- 1 Focus
- 1 Community / Break Wellness
- 1 IT
- 1 Equip./Storage
- 2 Copy/Work
- 1 Jan.
- 1 Women's Restroom
- 1 Men's Restroom
- 1 Exec. Office
- 6 Offices
- 38 Workstations (Sizes Vary)
- 44 Employee Seats



BLOW OFF SOME STEAM
COURTSIDE STYLE



NEARBY BREWERIES +
ENTERTAINMENT VENUES

20



Gather for
HAPPY HOUR WITH FRIENDS

FEEL *the vibrancy*
THAT IS INHERENTLY

10

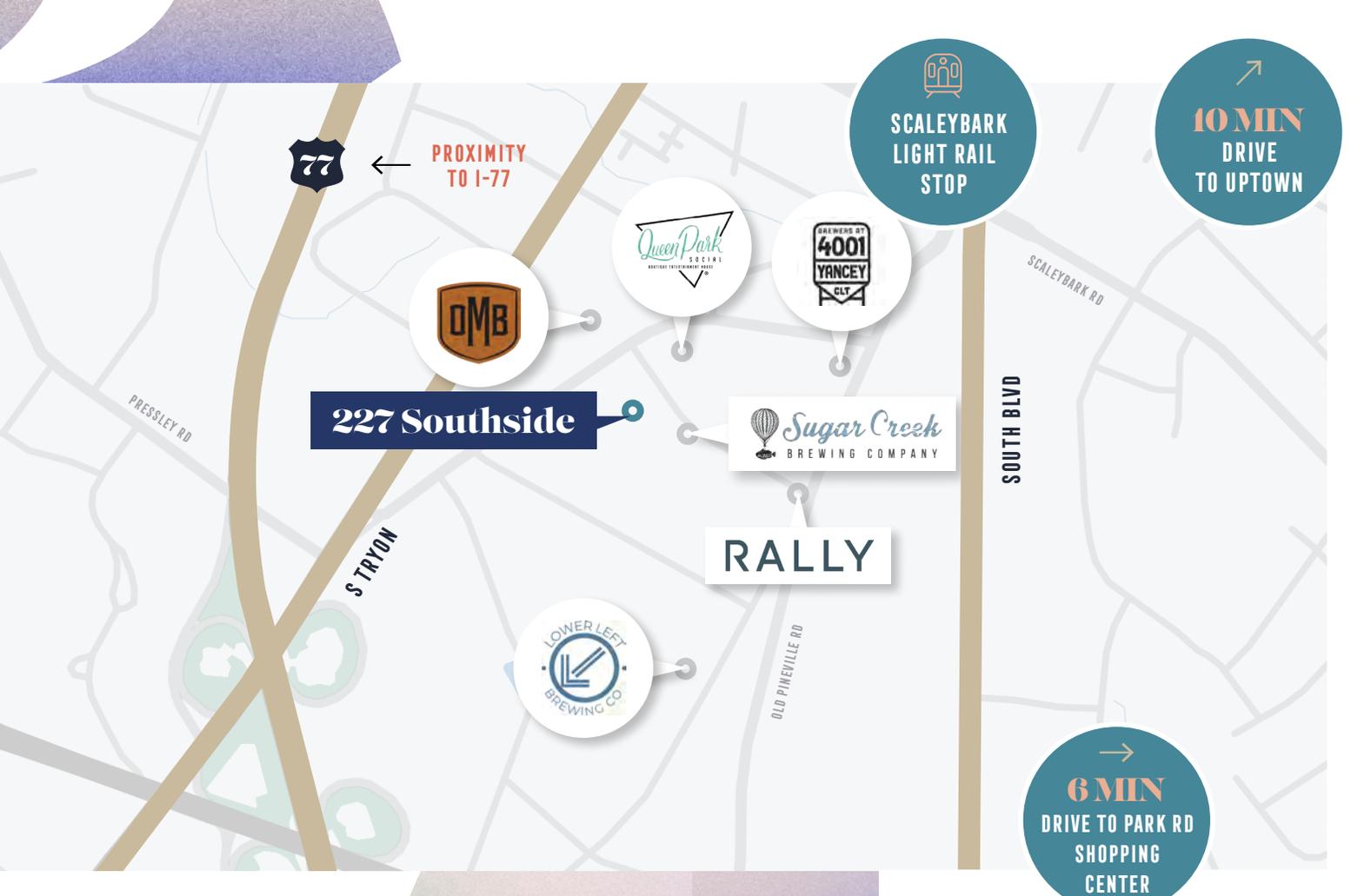


AN ARRAY OF
RESTAURANTS,
BREWERY, RETAIL
AT YOUR DISPOSAL



20





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