

STOP HERE

LIVE HERE

THE STATION  
— AT LOSO —

HANG HERE

WORK HERE



OURSELVES LET US INTRODUCE

# Charlotte's NEXT STOP

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

The first phase, Station 3 and Station 4, will anchor this development, and provide a hub for the growing and vibrant neighborhood.

STATION  
3



Is Here

A 15-ACRE MIXED-USE  
DEVELOPMENT IN THE HEART OF  
CHARLOTTE'S LOWER SOUTH END.



# SITE PLAN



# 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



Stations 3 and 4 deliver a compelling mix of Indoor-outdoor retail and office space that let's you get business done your way. Everything from the smallest detail to the biggest feature was designed to create an inspiring, efficient, wellness-oriented workplace that helps attract and retain employees.

- Office suites from 5,000-105,000 SF
- Brick façades with oversized, operable windows
- Entry via open-air lobby with state-of-the-art elevators, or via exterior staircases
- Expansive private terraces on each floor
- Unparalleled views of South End and Uptown Charlotte
- Free, on site parking, lots and lots of it
- Direct access to The Rail Trail
- Adjacent to the Scaleybark Light Rail stop
- Outdoor park

ATRIUM-STYLE  
OPEN-AIR LOBBIES

EXTERIOR  
STAIRCASES

PRIVATE TERRACES



MORE THAN JUST A  
PLACE TO  
WORK

STATION 3

STATION 4

A WELLNESS, ORIENTED WORKPLACE

# A WORK ENVIRONMENT THAT WORKS FOR YOU

50-PERSON TRAINING ROOM WITH INDOOR/OUTDOOR SPACE

2,000 SF

TENANT DEDICATED FITNESS AND LOCKER ROOMS, FEATURING PELOTON BIKES

TOUCHLESS PLUMBING AND ELECTRICAL FIXTURES

MECHANICAL UNITS WITH 100%

FULL ECONOMIZERS allow more outside air into the building during favorable conditions

FITWEL HEALTHY BUILDING DESIGN CERTIFIED



STATE OF ART

OPERABLE WINDOWS THROUGHOUT

TOUCHLESS BUILDING ACCESS

BEST-IN-CLASS 13 MERV AIR AIR FILTERS

ANTI-MICROBIAL SURFACES



SECURED ACCESS TO EACH FLOOR VIA TOUCHLESS ELEVATORS AND EXTERIOR

INDOOR-OUTDOOR WORKSPACE ON EVERY FLOOR

LEED SILVER CERTIFIED



WILL MEET OR EXCEED ASHRAE 62.1 STANDARDS FOR VENTILATION

**L**  
**S**

# HANG HERE

INDOOR-OUTDOOR DINING AND RETAIL **30,000 SF** ON THE GROUND FLOOR OF STATIONS 3 AND 4 SOON-TO-BE-LAUNCHED

**OUTDOOR LIFESTYLE**



PUBLIC TRANSPORTATION



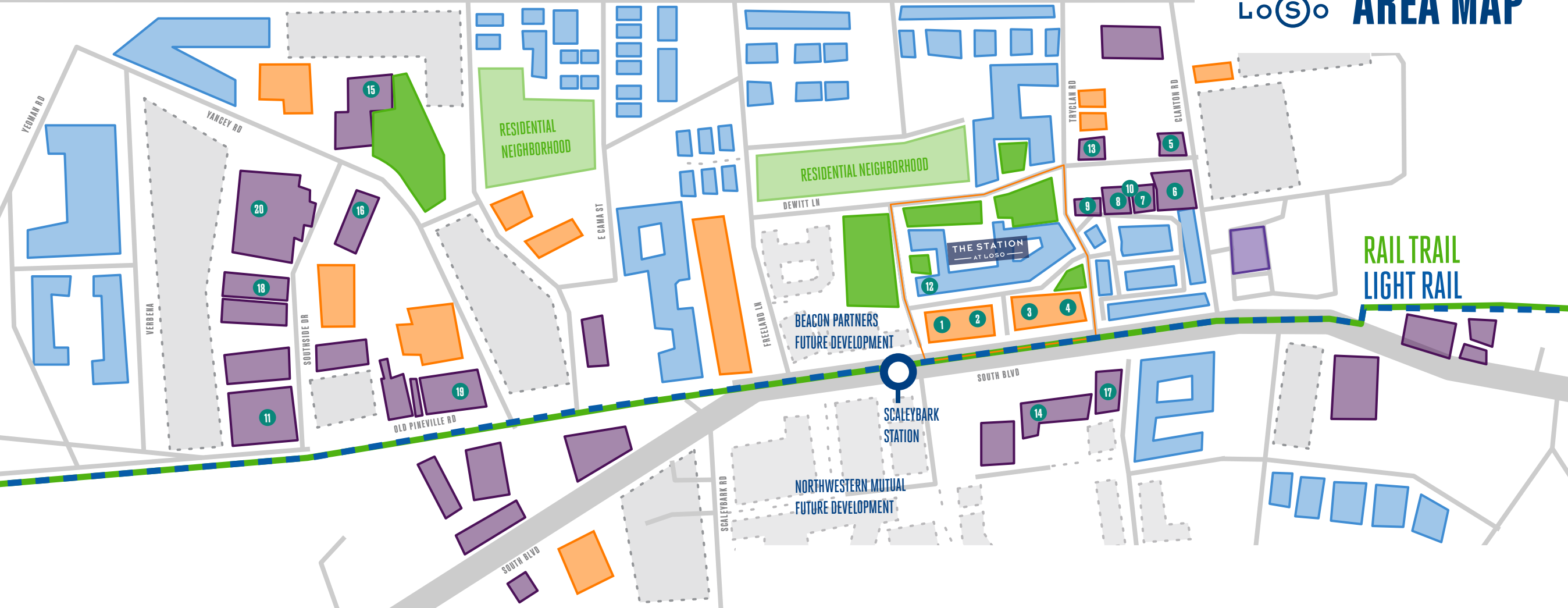
A BUSTLING ENTERTAINMENT DISTRICT ON THE VERGE OF SOUTH END

**LOSO VILLAGE 52,000 SF**  
FOOD AND BEVERAGE DESTINATION



ACCESS  
BIKABLE  
WALKABLE  
SCOOTABLE

**THE PLATFORM**  
A NEW UNIQUE DINING DESTINATION **35,000 SF**  
FEATURING BREWERIES AND MODERN RESTAURANT CONCEPTS



PEDESTRIAN PROXIMITY

20+ NEARBY BREWERIES + ENTERTAINMENT VENUES

+1 MILLION SF OF PLANNED OFFICE

+4,400 NEW MULTIFAMILY UNITS DELIVERED BY Q4 2023

MAP KEY

- MULTI-FAMILY
- OFFICE
- RETAIL
- FUTURE DEVELOPMENT
- OPEN SPACE

RESTAURANT ADDITIONS

- 1 salata
- 2 TACO BOY
- 3 The People's Market
- 4 FARM TO TABLE RESTAURANT
- 5 STATE OF CONFUSION
- 6 WEATHERED SOULS BREWING CO
- 7 YAMA
- 8 PHAT BURRITO
- 9 THE EVERYDAY Market
- 10 SUPPERCLUB
- 11 RALLY PICKLEBALL

EXISTING RESTAURANTS

- 12 THOUSAND HILLS COFFEE
- 13 Gilde
- 14 SEUL BOWL
- 15 OME
- 16 Queen Park SOCIETY
- 17 Goldier
- 18 Sugar Creek BREWING COMPANY
- 19 4001 YANCEY
- 20 PROTAGONIST





**20** NEARBY  
BREWRIES  
+ ENTERTAINMENT  
VENUES

**+10** NEW  
RESTAURANTS

**+1 MILLION SF**  
OF PLANNED OFFICE SPACE

**5,000+**  
RESIDENTS

THE NEXT BEST THING  
IS ALREADY HERE

**4,400**  
NEW UNITS SCHEDULED  
TO BE DELIVERED BY  
Q4 2023

ULTIMATE WALK TO  
WORK CONVENIENCE

HOUSING OPTIONS AVAILABLE AT  
EVERY PRICE POINT



GROUND FLOOR



STATION 4



GROUND FLOOR



THE STATION LoSo



THE STATION AT

Lo **S**o

**OFFICE**

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Beacon Partners is a Carolina-based real estate firm specializing in the development, acquisition, and operation of industrial, office and mixed-use properties.



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