

# FOR LEASE

CLASS A ADAPTIVE REUSE OFFICE/RETAIL

123 New Bern St, Charlotte, NC 28203



AVAILABLE  
OFFICE / RETAIL  
CHANDLER KNOX / CHARLIE S  
704-218-92  
PARKCCRE.COM



# PROPERTY DETAILS

- +/- 8,352 SF
- Class A Adaptive Reuse Office/Retail Building
- Immediate access to the Light Rail at New Bern Station
- Located in the heart of South End
- Pedestrian friendly location surrounded by multifamily, restaurants, retail, and entertainment
- Highly visible corner lot
- Across the street from brand new Giddy Goat Coffee Shop
- 32 surface parking spaces with gated access
- Surrounded by residential development and urban amenities
- Quick access to both I-77 and I-85, providing excellent connectivity throughout Charlotte
- 1 mile to Uptown and 6.7 miles to Charlotte Douglas International Airport
- **Lease Rate: Call Broker for Details**

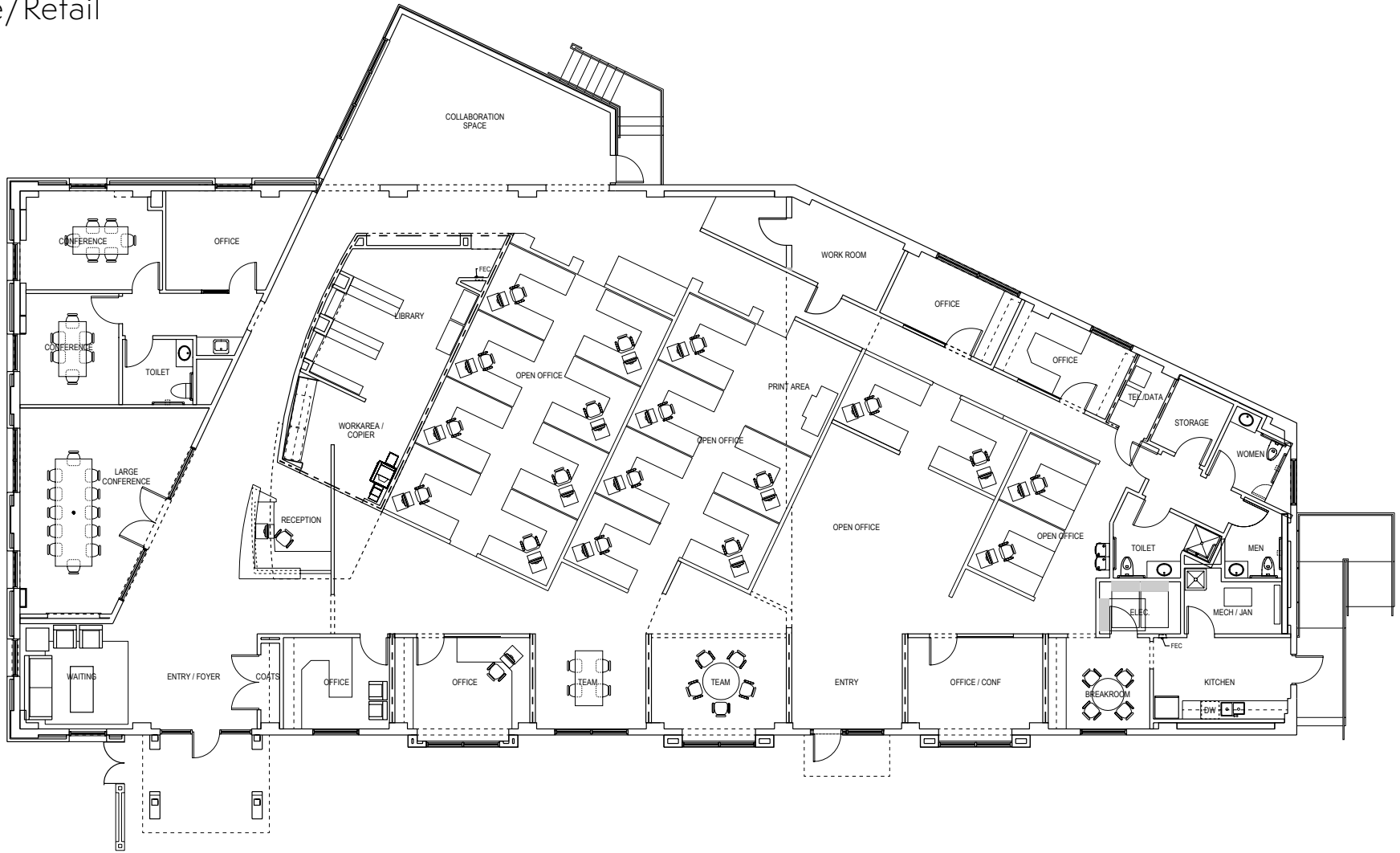


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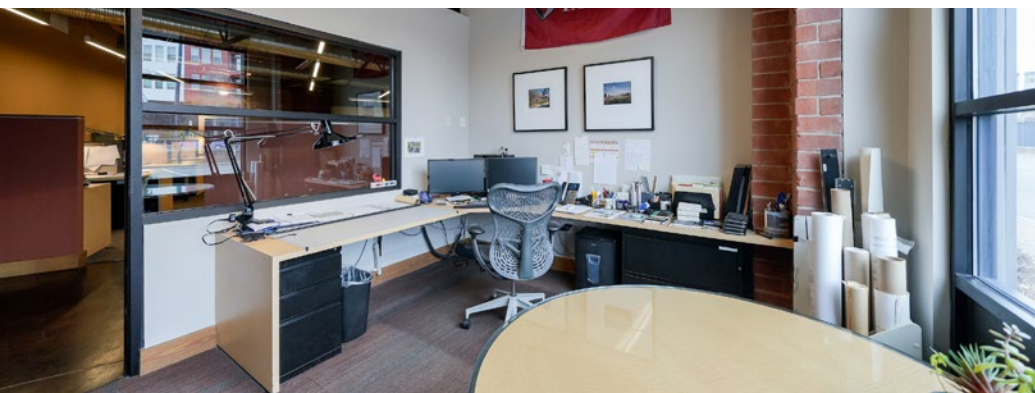
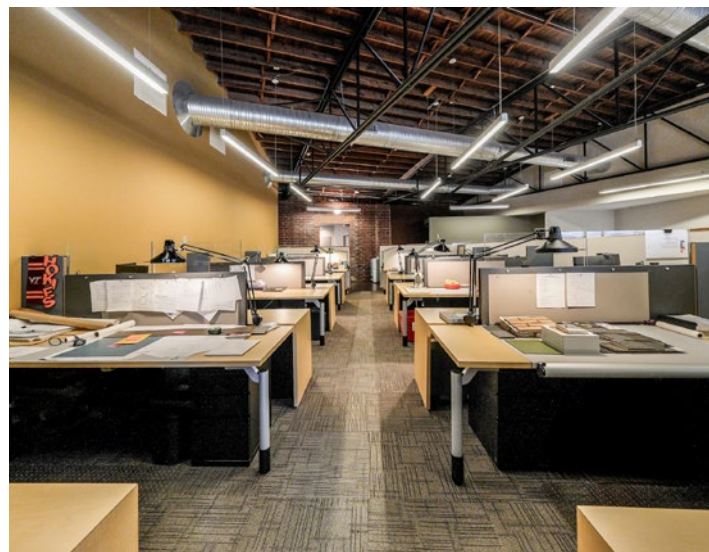
$$\pm 8,352 \text{ SF}$$

## Class A Adaptive Reuse

Office/Retail





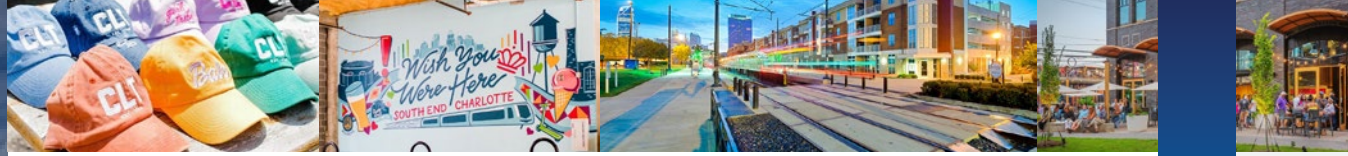


PROPERTY PHOTOS



# SOUTH END

Charlotte's most popular, urban work-live hub



**19,700+** Employees  
**5.4 MM SF** Existing Office Space  
**2.49 MM SF** Office Under Construction or Planned  
**7** Co-Working Spaces



**123** Hotel Rooms  
**506+** Hotel Rooms Under Construction or Planned



**13,100+** Residents  
**30** Median Age of Residents  
**\$93,700** Median Household Income  
**11,669** Existing Residential Units  
**4,661** Residential Units Under Construction or Planned



**1.7 MM SF** Retail Shops & Restaurants  
**134.5K SF** Retail Under Construction or Planned  
**11** Craft Breweries  
**200** Restaurants and **200+** Shops



**25,900** Average Daily Light Rail Riders  
**4** Light Rail Stations (Carson, Bland, East/West, and New Bern)  
**8,892,100** Light Rail Passengers Boarded Annually  
**3** Charlotte Joyride Bike Share Stations



Development Report



Neighborhood Website





# SOUTH END'S WALKABLE AMENITIES

New Bern Station



123  
NEW BERN  
STREET

Adjacent to the Giddy Goat Coffee Roasters new South End location

Directly on the Rail Trail, connecting South End's restaurants, coffee shops, retail, breweries/bars, multifamily and grocery stores

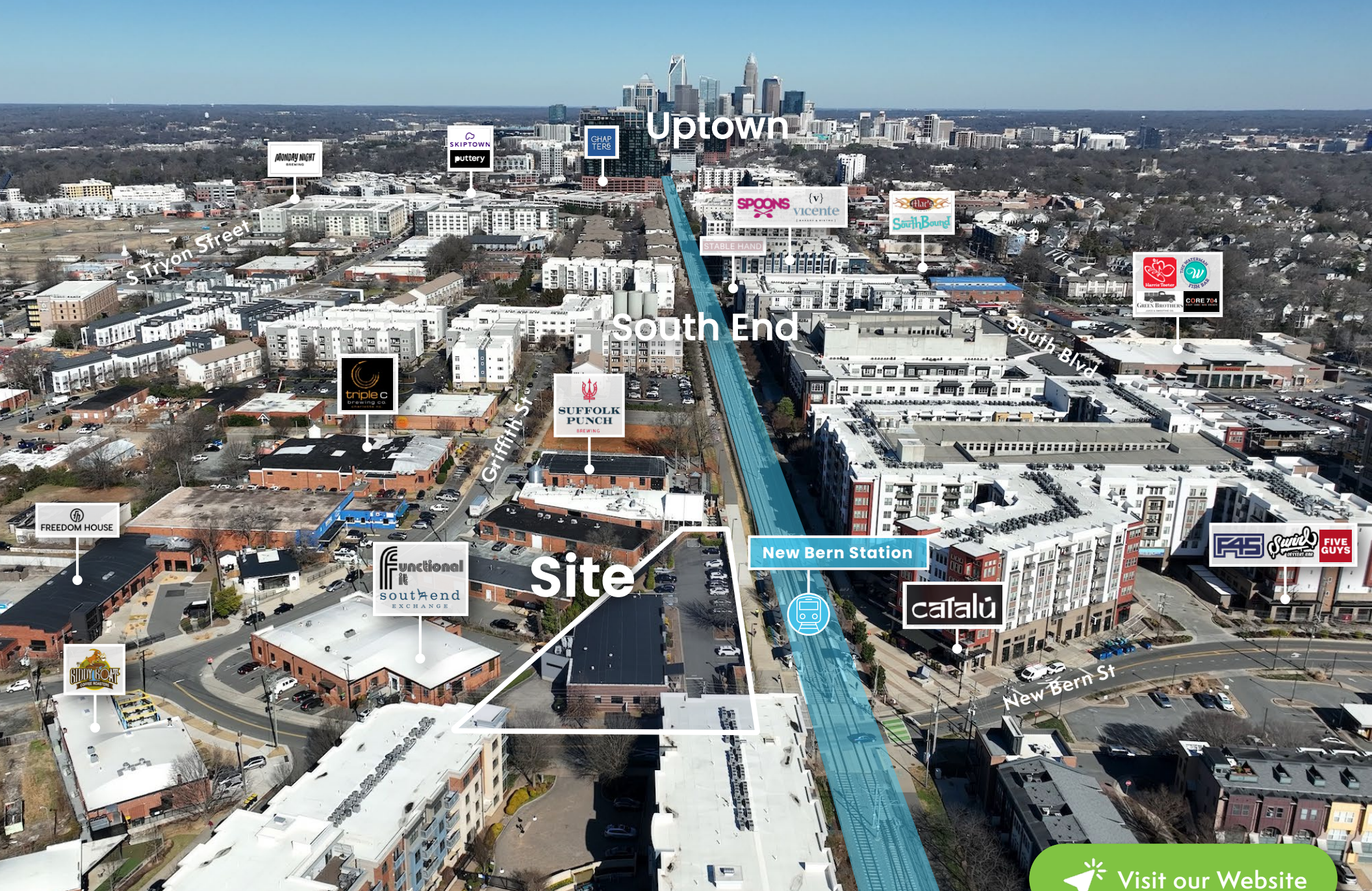
Suffolk Punch Brewing and Triple C Brewing Company are within walking distance, two of Charlotte's most popular breweries

With a Walk Score of 78, South End's amenities are extremely accessible by foot

Surrounded by new and adaptive reuse buildings, featuring unique office and retailers

Right on the Light Rail's Blue Line at New Bern Station, directly adjacent to the building





## FOR MORE INFORMATION:

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