

FOR LEASE

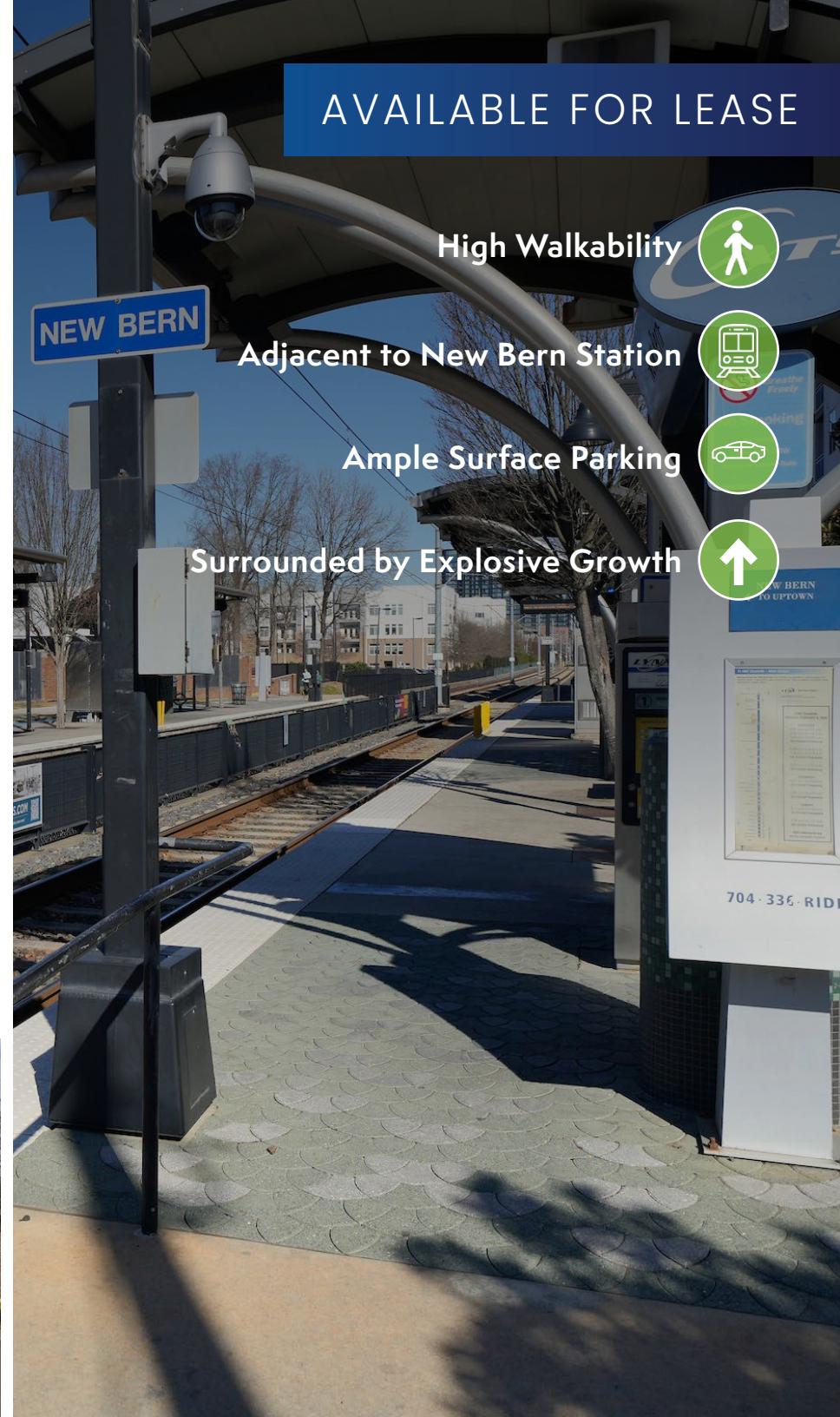
CLASS A ADAPTIVE REUSE OFFICE/RETAIL

123 New Bern St, Charlotte, NC 28203



PROPERTY DETAILS

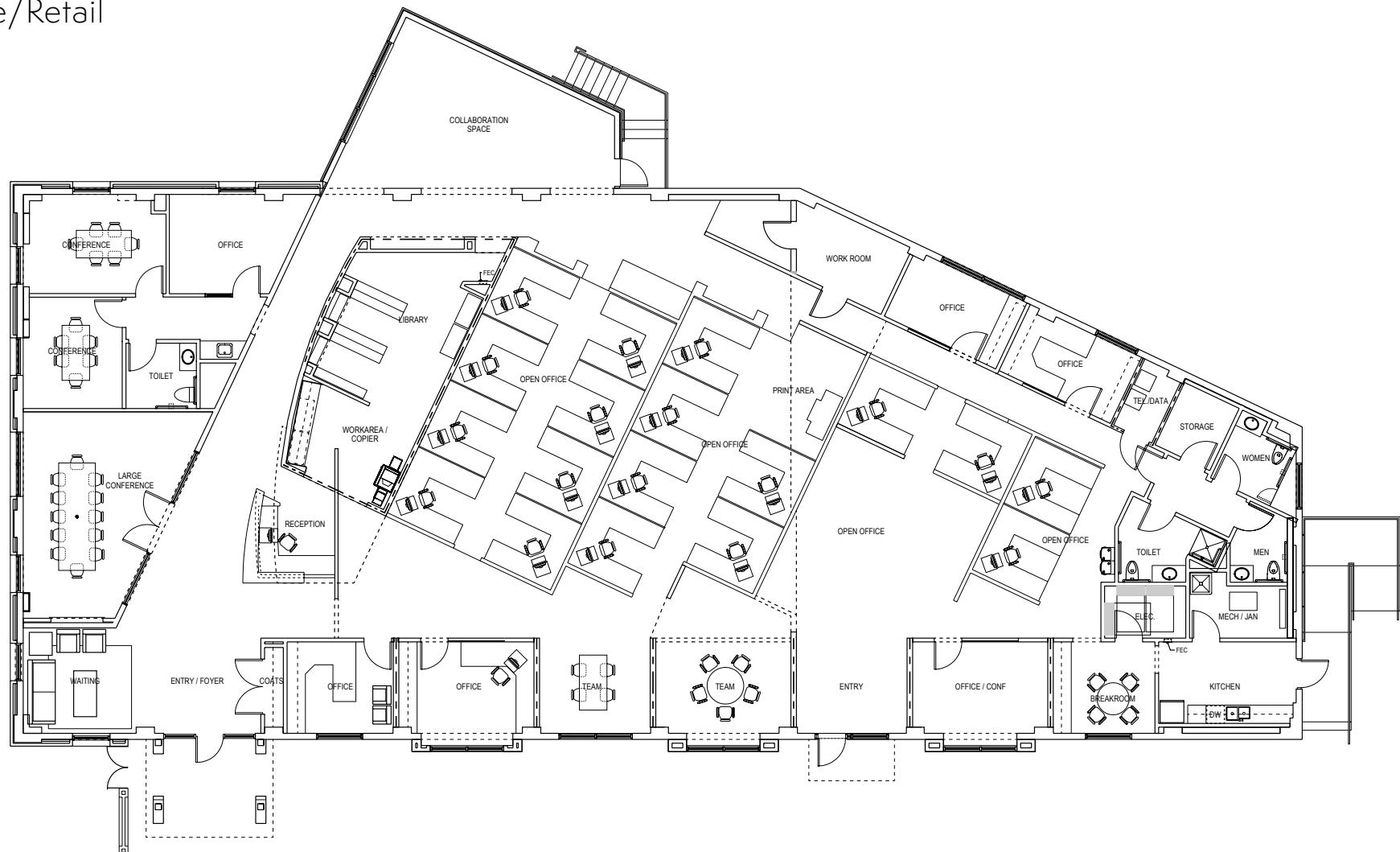
- +/- 8,352 SF
- Class A Adaptive Reuse Office/Retail Building
- Immediate access to the Light Rail at New Bern Station
- Located in the heart of South End
- Pedestrian friendly location surrounded by multifamily, restaurants, retail, and entertainment
- Highly visible corner lot
- Across the street 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**

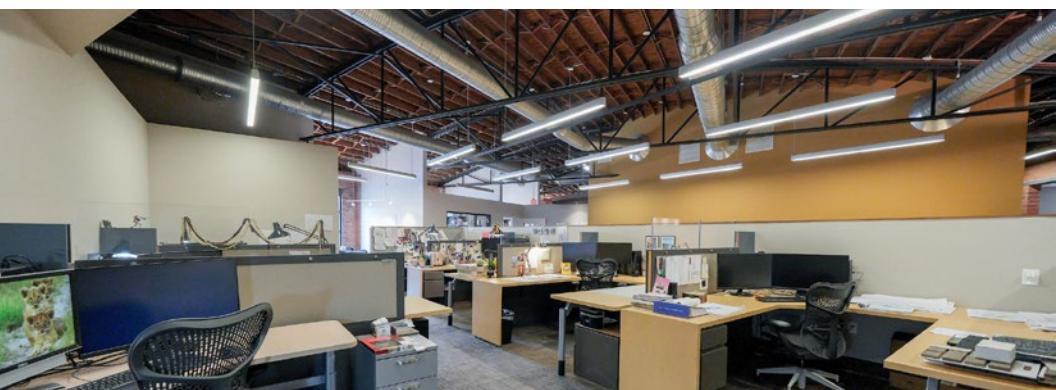
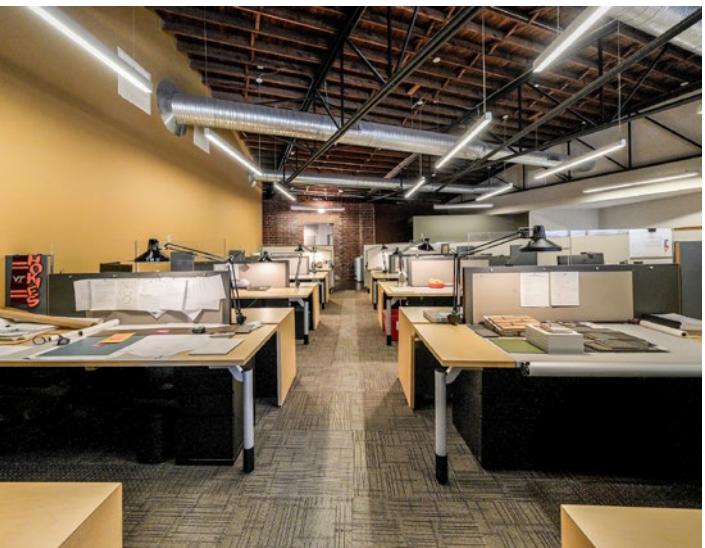


Available

+/- 8,352 SF

Class A Adaptive Reuse Office/Retail

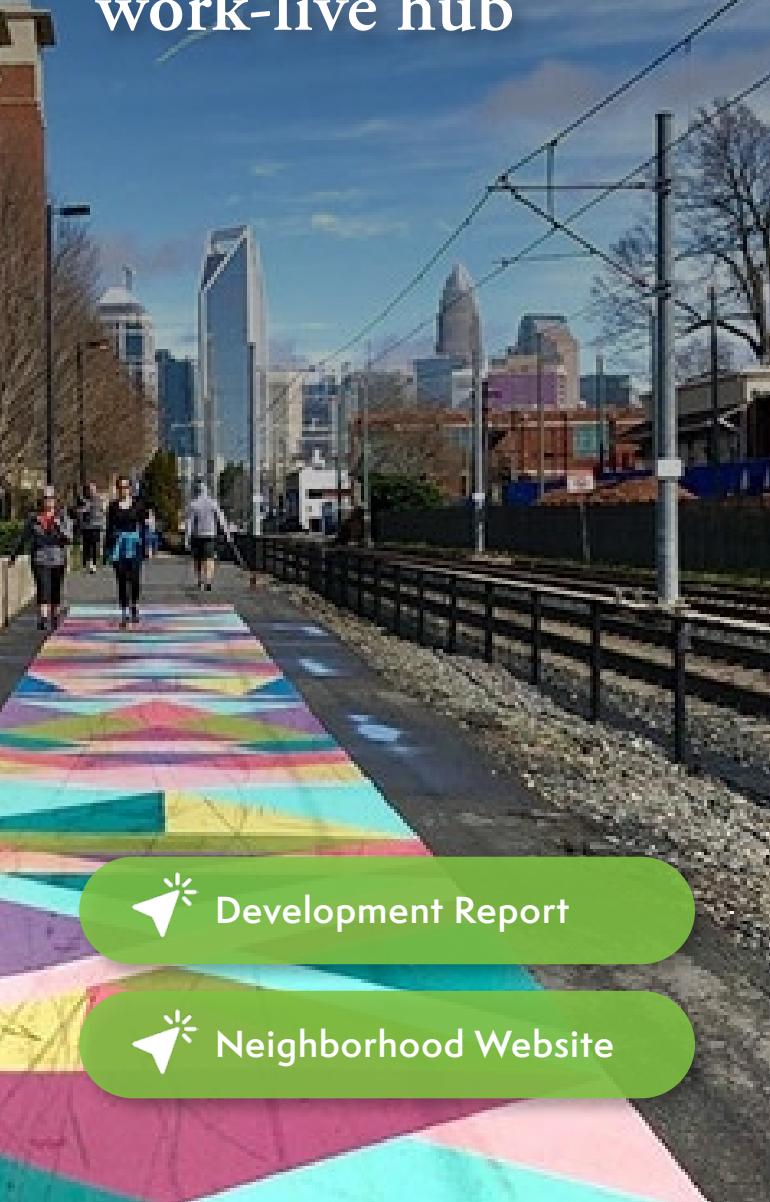




PROPERTY PHOTOS

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

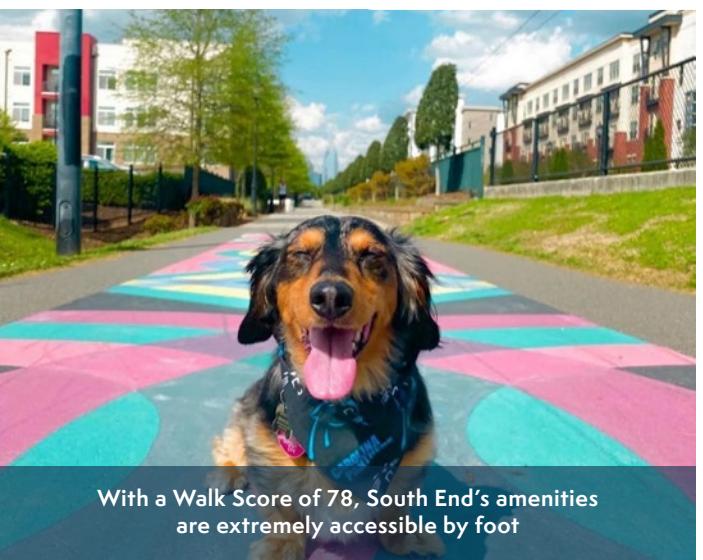
123 Hotel Rooms
506+ Hotel Rooms Under Construction or Planned

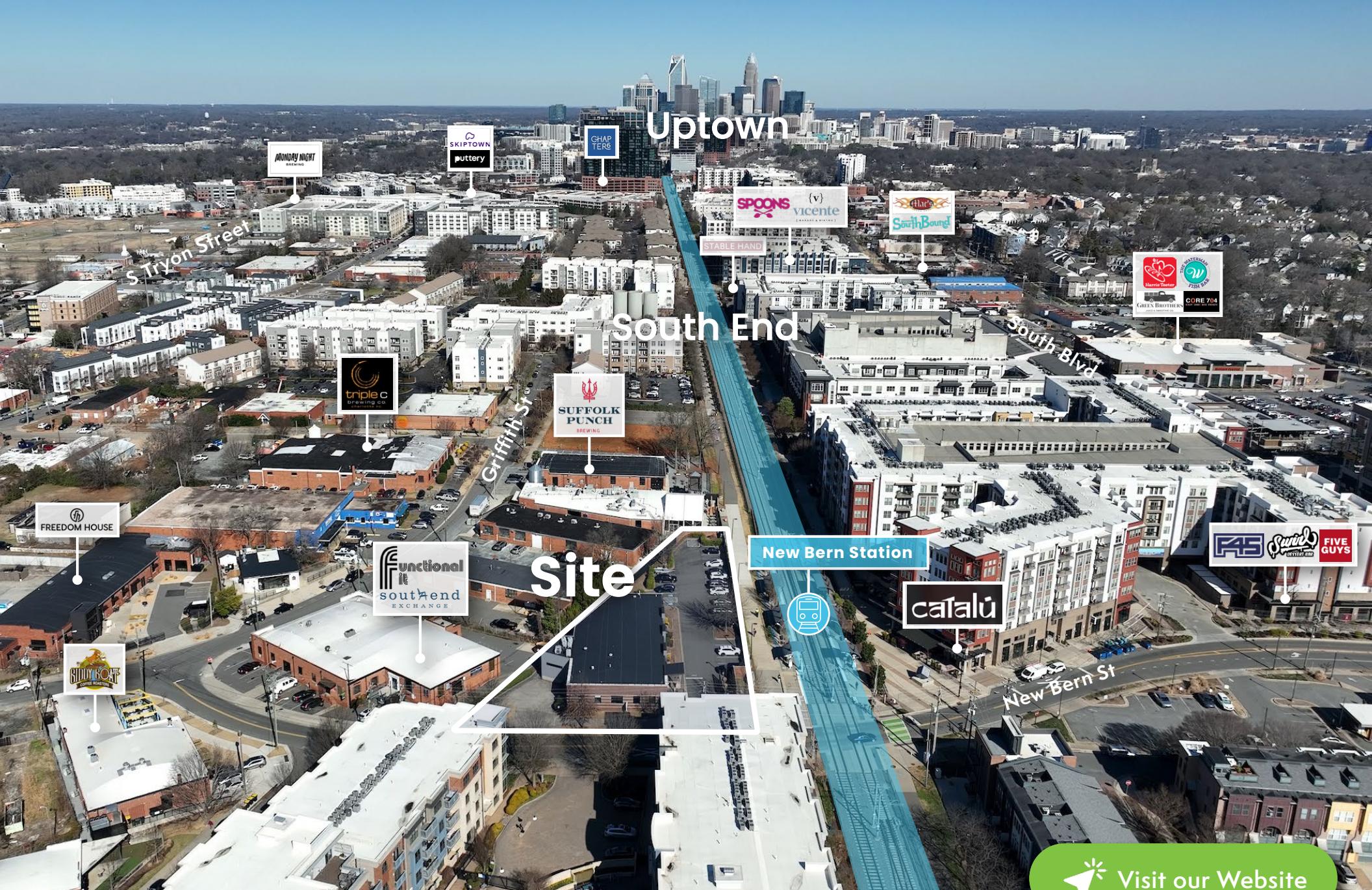
13,100+ Residents
30 Median Age of Residents
\$93,700 Median Household Income
11,669 Existing Residential Units
4,661 Residential Units Under Construction or Planned

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

SOUTH END'S WALKABLE AMENITIES





FOR MORE INFORMATION:

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