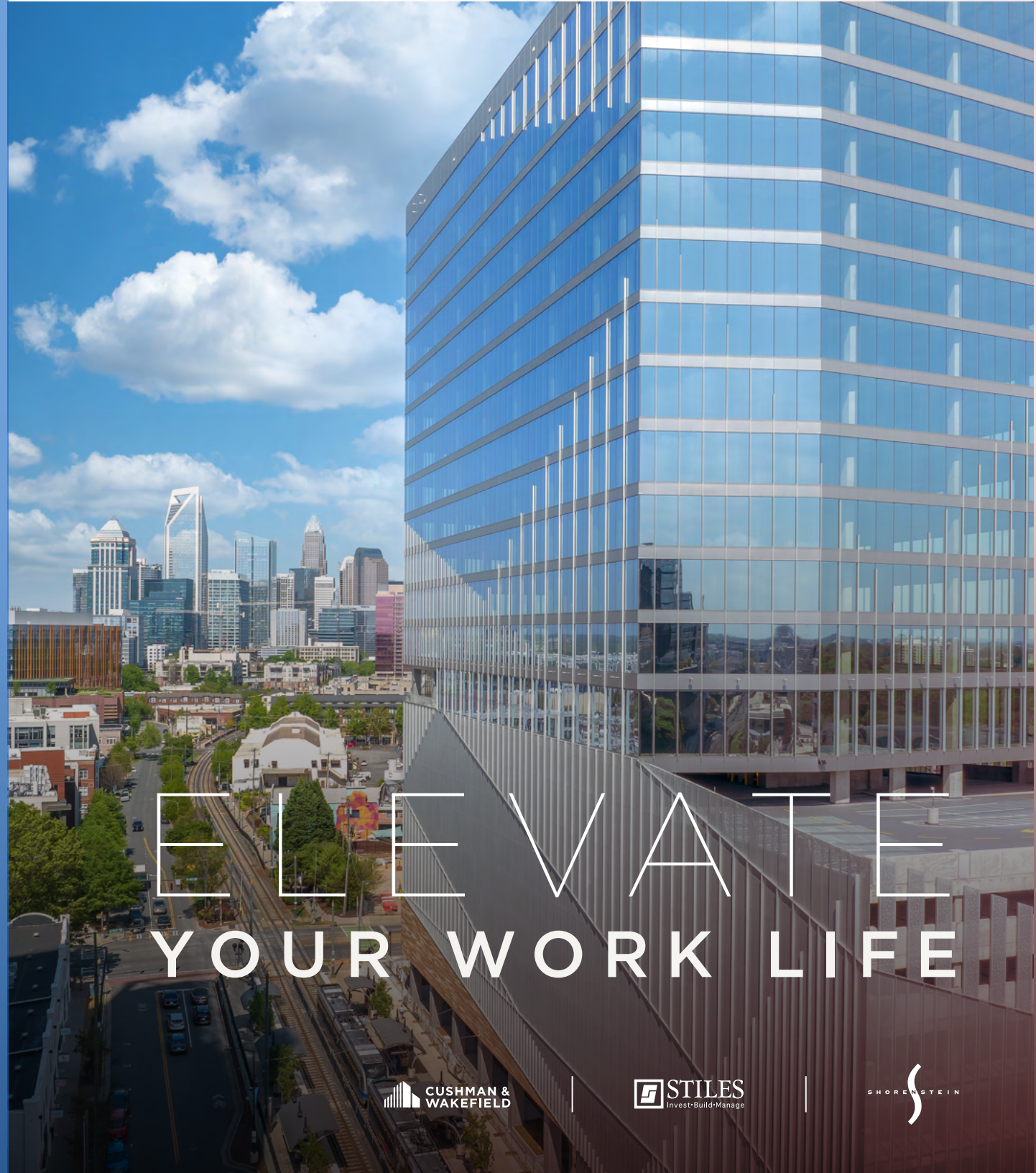


110 EAST BOULEVARD | CHARLOTTE, NC 28203

# 110

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EAST



ELEVATE  
YOUR WORK LIFE

 CUSHMAN &  
WAKEFIELD

 STILES  
Invest-Build-Manage

 SHORENSTEIN



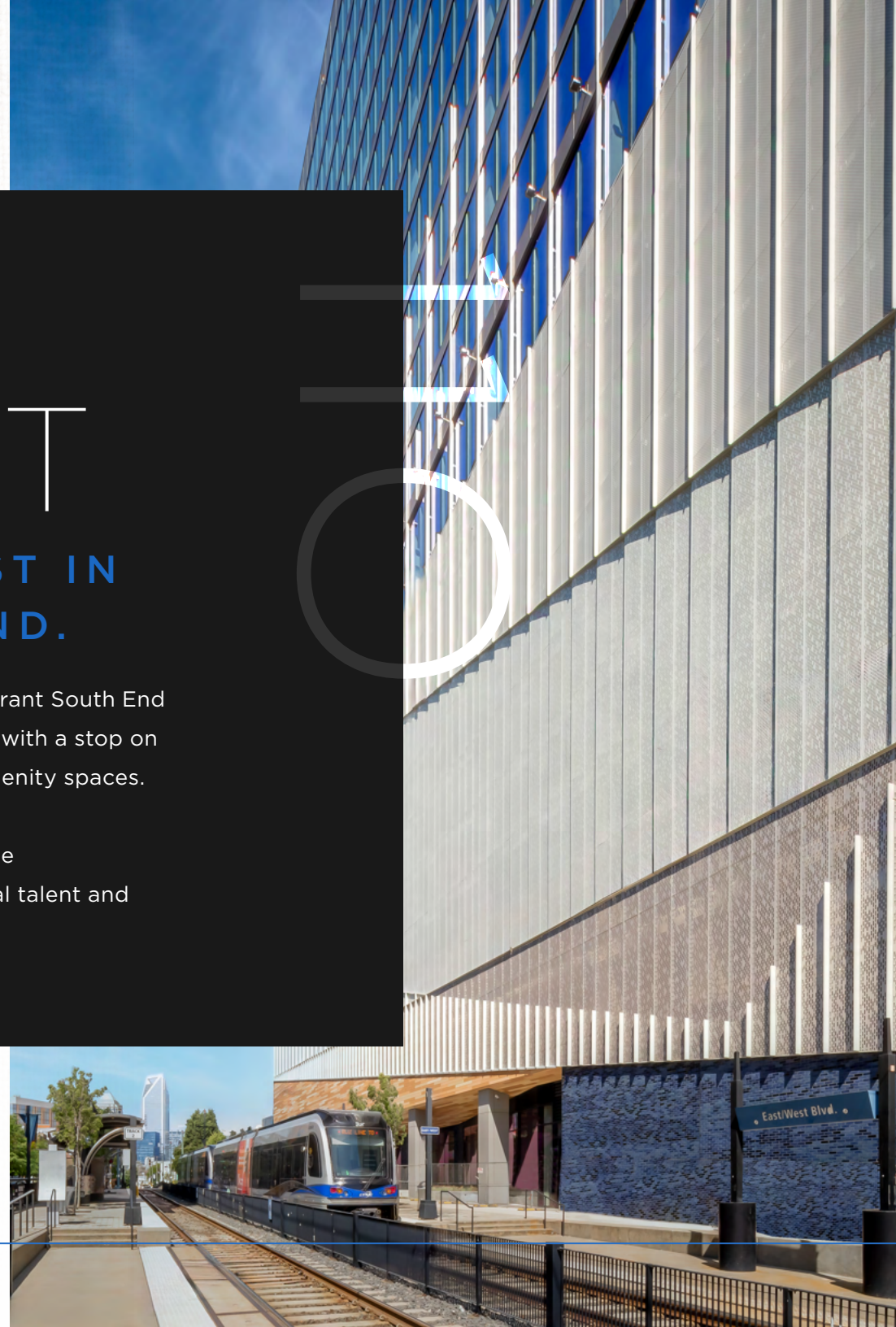
# WELCOME TO 110 EAST

WHERE EAST MEETS WEST IN  
THE HEART OF SOUTH END.

110 East brings a premium office experience to Charlotte's vibrant South End district, boasting the only Class A+ office tower in the market with a stop on the light rail, sweeping skyline views and elegantly refined amenity spaces.

A truly distinctive addition to one of Charlotte's most desirable neighborhoods, 110 East is the premiere address for top global talent and executives in the Charlotte region.

110 EAST BOULEVARD | CHARLOTTE, NC 28203







# EXPERIENCE THE 110 DIFFERENCE

## BUILDING SIZE

- 24 Stories / 370,000 square feet (sf)

## LOCATION & ACCESS

- Charlotte, NC - South End
- Corner of East Blvd. & South Blvd at the LYNX Light Rail East/West Station

## FLOOR PLANS

- Level 1: Retail, Signature Restaurants & Concierge Visitor Lobby
- Level 2-10: Parking Garage
- Level 11: Sky Lobby | Amenity Deck | Fitness | Conference
- Level 12-24: Office Floors (29,000 SF Typical)

## PARKING

- Garage with 925 parking spaces
- Electric vehicle (EV) charging stations
- On-site bicycle storage

## PLATFORM/ GROUND LEVEL

- Direct access to LYNX Light Rail East/West Station
- Plaza outdoor amenity space for gatherings and special events

## DELIVERY DATE

- Base Building: April 2024

## BUILDING CERTIFICATIONS

- Pursuing LEED® Gold certification
- WiredScore Platinum Certified

## TELECOM

- AT&T
- Spectrum

## SECURITY

- Exterior cameras
- FOB access

# THE NEW ICON OF SOUTH END



# THE DIFFERENCE IS IN THE DETAILS

**110 East** is distinguished by rich materials, modern textures, thoughtful design and top-line lifestyle amenities that offer unique opportunities to work, collaborate and stay active.

With a stunning 11th floor Sky Lobby and terrace, flex multipurpose spaces, and a state-of-the-art fitness center, 110 East presents a refreshing departure from the typical office experience and provides additional ways to work or unwind.







1ST FLOOR | CONCIERGE VISITOR LOBBY

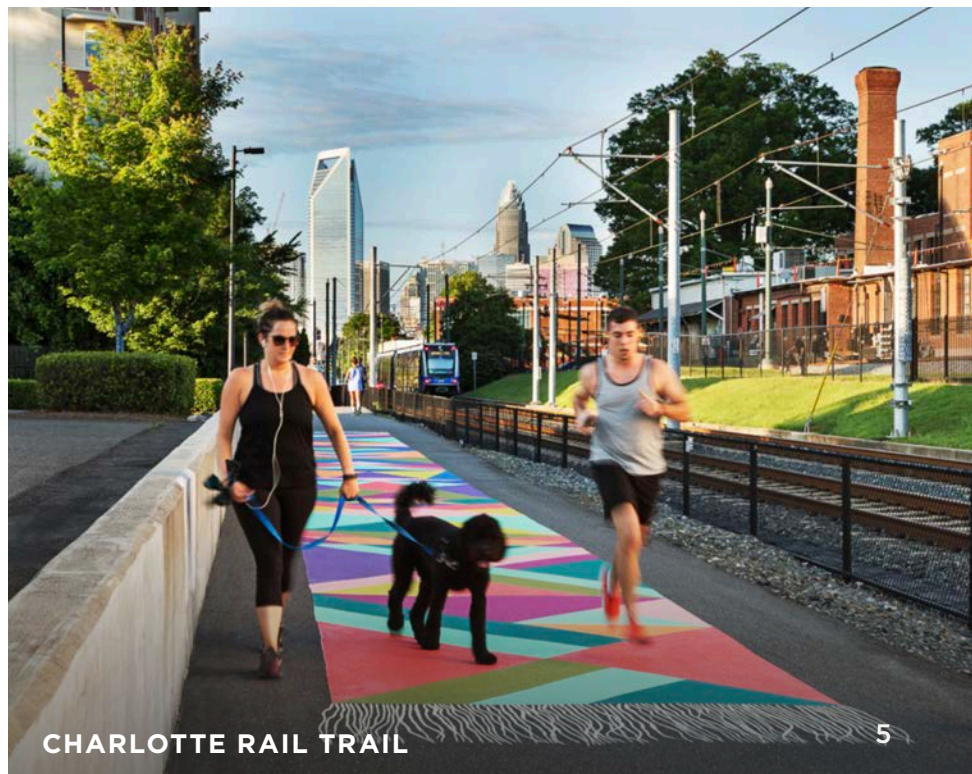


## THE PLATFORM

Direct access to the East/West Station Platform (LYNX Light Rail)  
& the Charlotte Rail Trail and 6,000 sf of restaurants and retail



11' CLEAR VISION GLASS



CHARLOTTE RAIL TRAIL





# PANORAMIC VIEWS

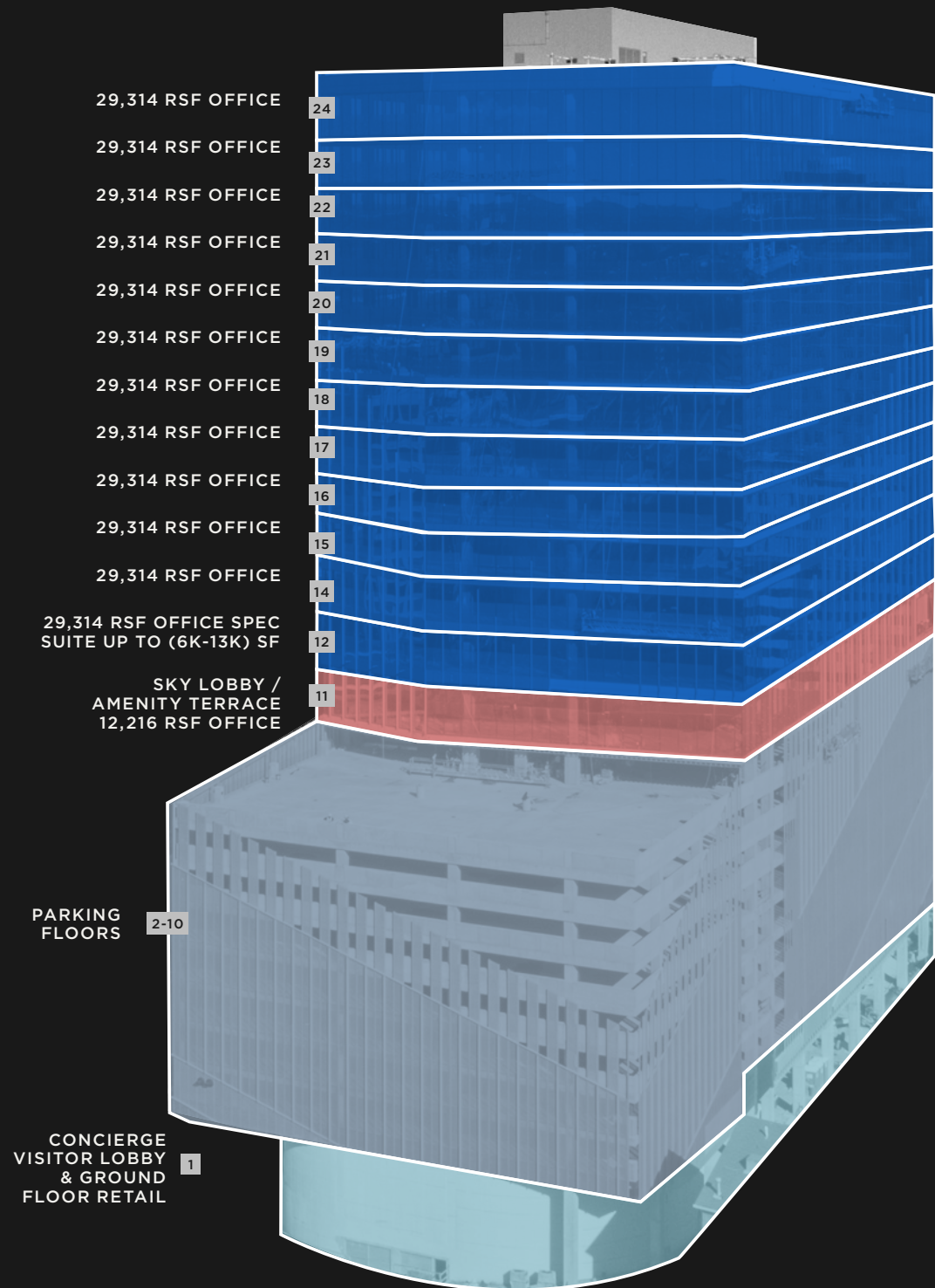
Outfitted with 11' vision glass, each floor unveils  
captivating views of the Queen City skyline, vibrant  
South End, and surrounding neighborhoods.







110 EAST BOULEVARD | CHARLOTTE, NC 28203



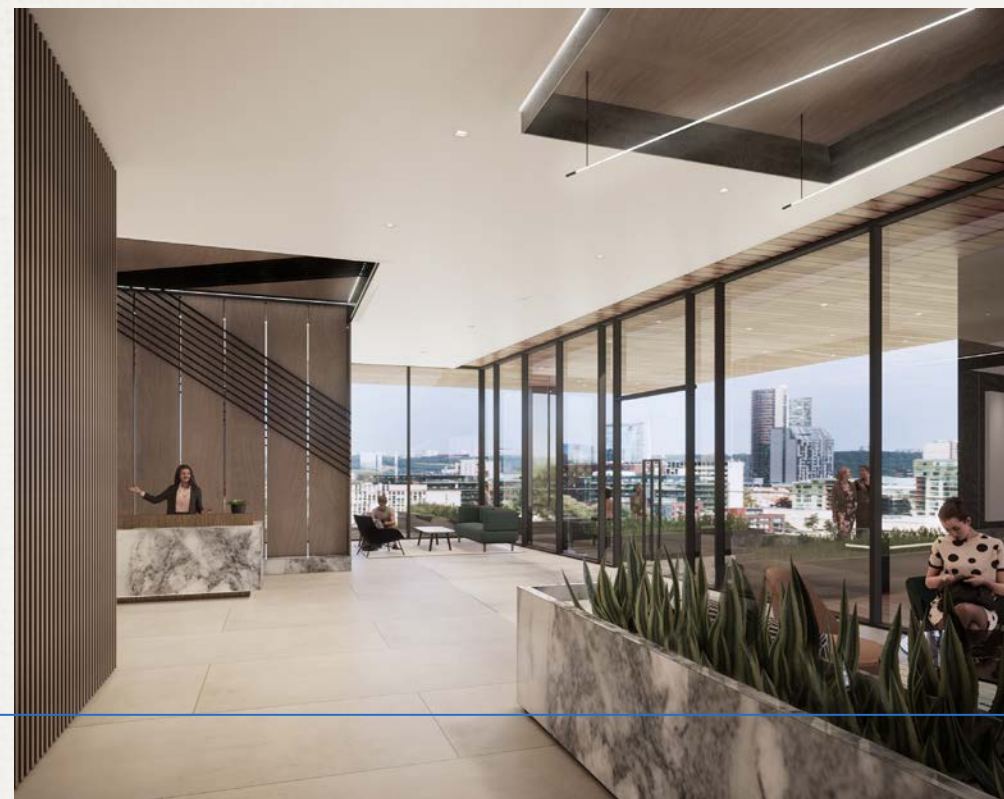


ROTATING SIGNATURE ART EXHIBIT

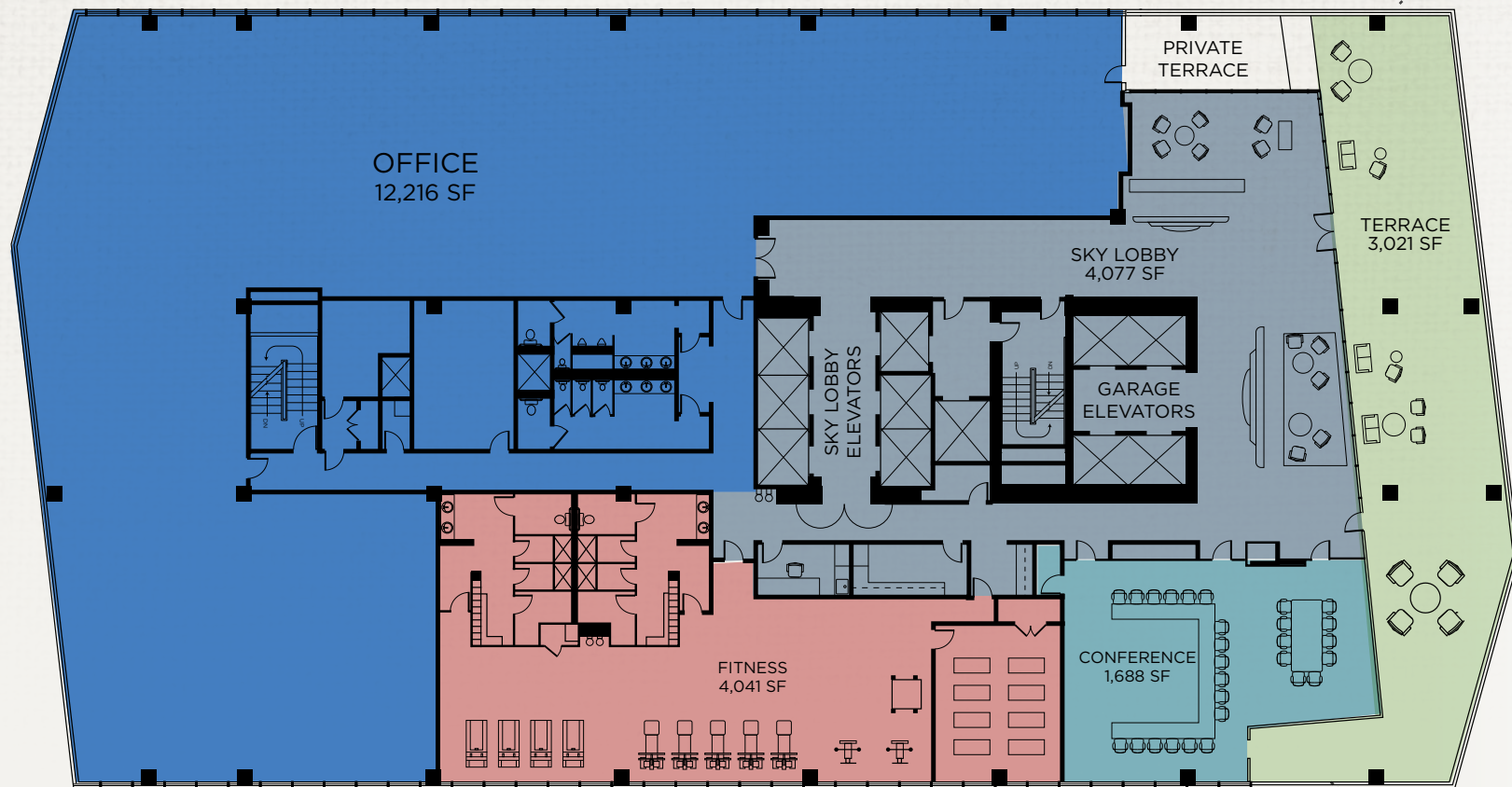


# SKY LOBBY

The 11th floor Sky Lobby and outdoor terrace at 110 East offer one of Charlotte's most unique and sophisticated business amenities. Delivering unobstructed views of Uptown, this stunning space also provides flexible multipurpose rooms for events and large meetings.







PANORAMIC VIEWS OF UPTOWN





UPTOWN CHARLOTTE  
TO THE NORTH

East Blvd Access & Visitor Drop Off Entrance

1st Floor Concierge Visitor Lobby

East/West Station Platform

Restaurant with Outdoor Seating

SOUTH BOULEVARD

EAST BOULEVARD





# THE PLATFORM

110 East is the only class-A office building in South End, featuring a platform at the East/West Station along Lynx Blue Line.





# A SITE WITH CONNECTIVITY

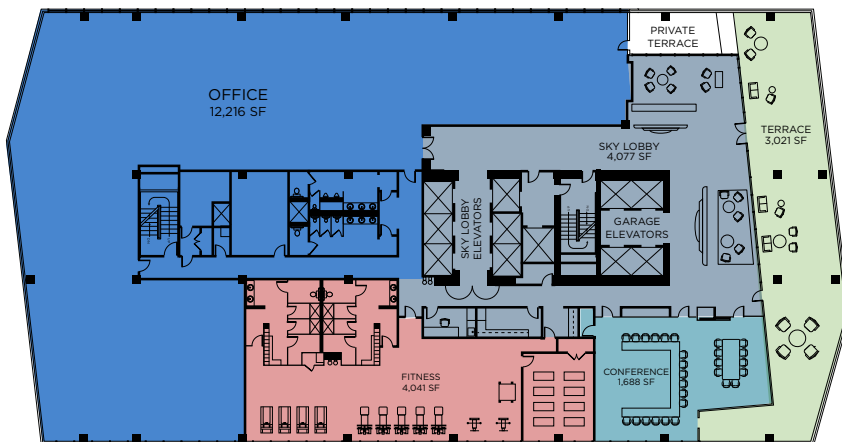
## A PARKING ACCESS

- A1. Access garage via South or East Blvd. Park in the garage deck.
- A2. Take the garage elevator to the 11th Floor Sky Lobby
- A3. Transfer to the tower elevators to reach your suite destination.

## B DROP OFF ACCESS

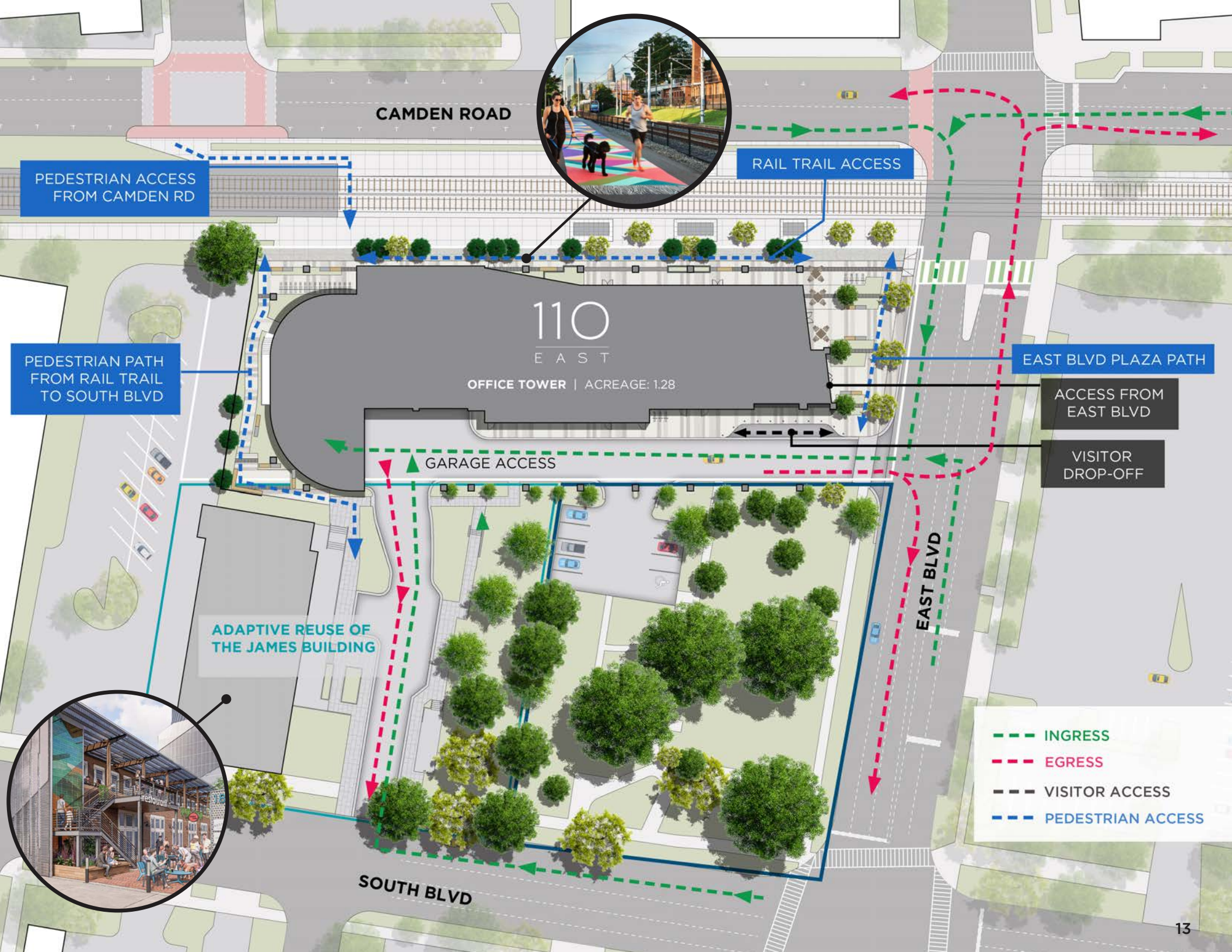
- B1. Drive thru drop off at First Floor Lobby Concierge level
- B2. Take the lobby elevator to the 11th Floor Sky Lobby
- B3. Transfer to the tower elevators to reach your suite destination.

### SKY LOBBY | 11TH FLOOR TRANSITION



### STREET & PARKING LEVEL ACCESS







# A VIBRANT NEIGHBORHOOD AT YOUR FINGERTIPS

**110 East** embraces the energy and vibrant culture of South End, providing immediate access to hundreds of captivating neighborhood boutiques, restaurants and nightlife, all within a short walk or ride along the LYNX Light Rail.

Meet with colleagues over dinner, drinks, or coffee at more than 200 restaurants and cafes in South End or take a quick train ride to Uptown Charlotte or any number of the Queen City's exciting neighborhoods.

## BY THE NUMBERS

**200**

shops, restaurants & brewers

**5.2 M**

regional & out of town visitors

**Hotels**

1 open | 3 planned

**16,500**

workers

**2**

grocery stores

**2,650**

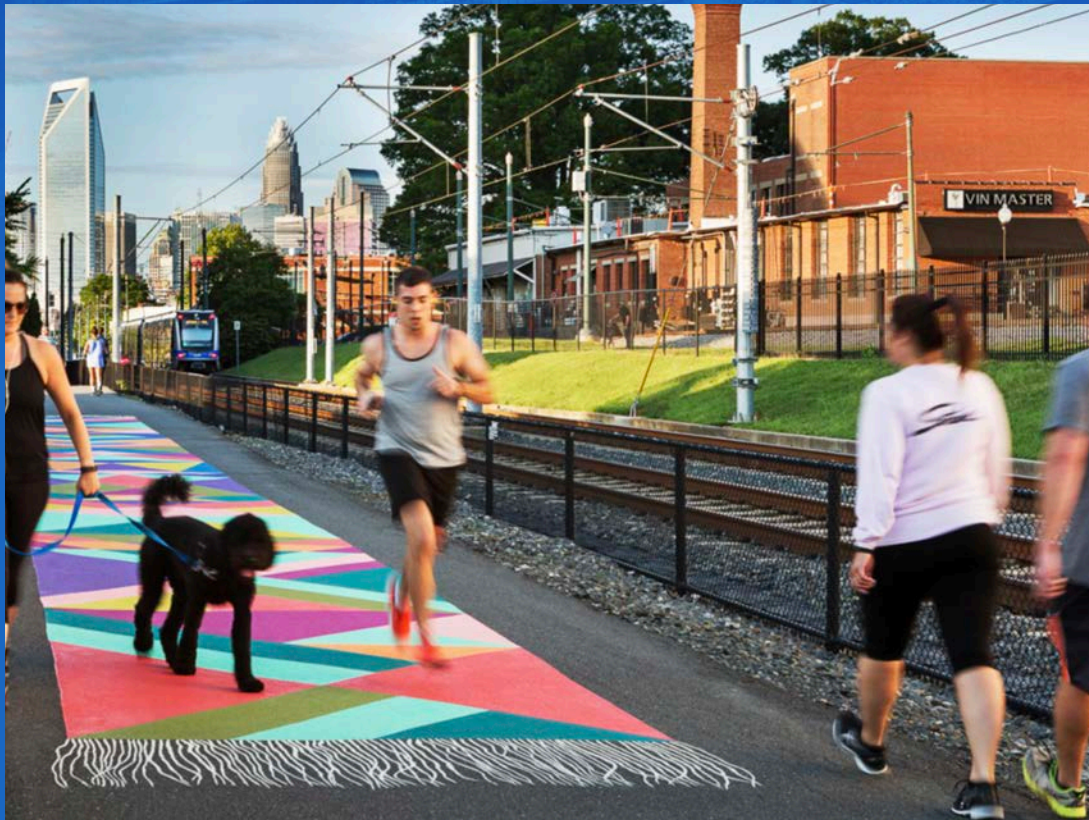
multi-family units







# EXPLORE THE RAIL TRAIL



## THE 3.5 MILE TRAIL

connects communities  
and knits together  
neighborhoods  
from Sedgefield,  
Southside Park,  
Brookhill, Dilworth,  
Wilmore, and South  
End to Uptown, but it  
belongs to everyone  
in the Queen City.







# REIMAGINE YOUR ROUTINE

**110 East** is redefining the workday routine with a convenient location that puts tenants at the center of a booming South End neighborhood filled with a growing selection of exciting dining and retail experiences.

Nestled amidst numerous cozy residential neighborhoods, buildings, unique eateries, craft breweries, art galleries, and more, everything you need is just a short stroll or swift rail ride away.

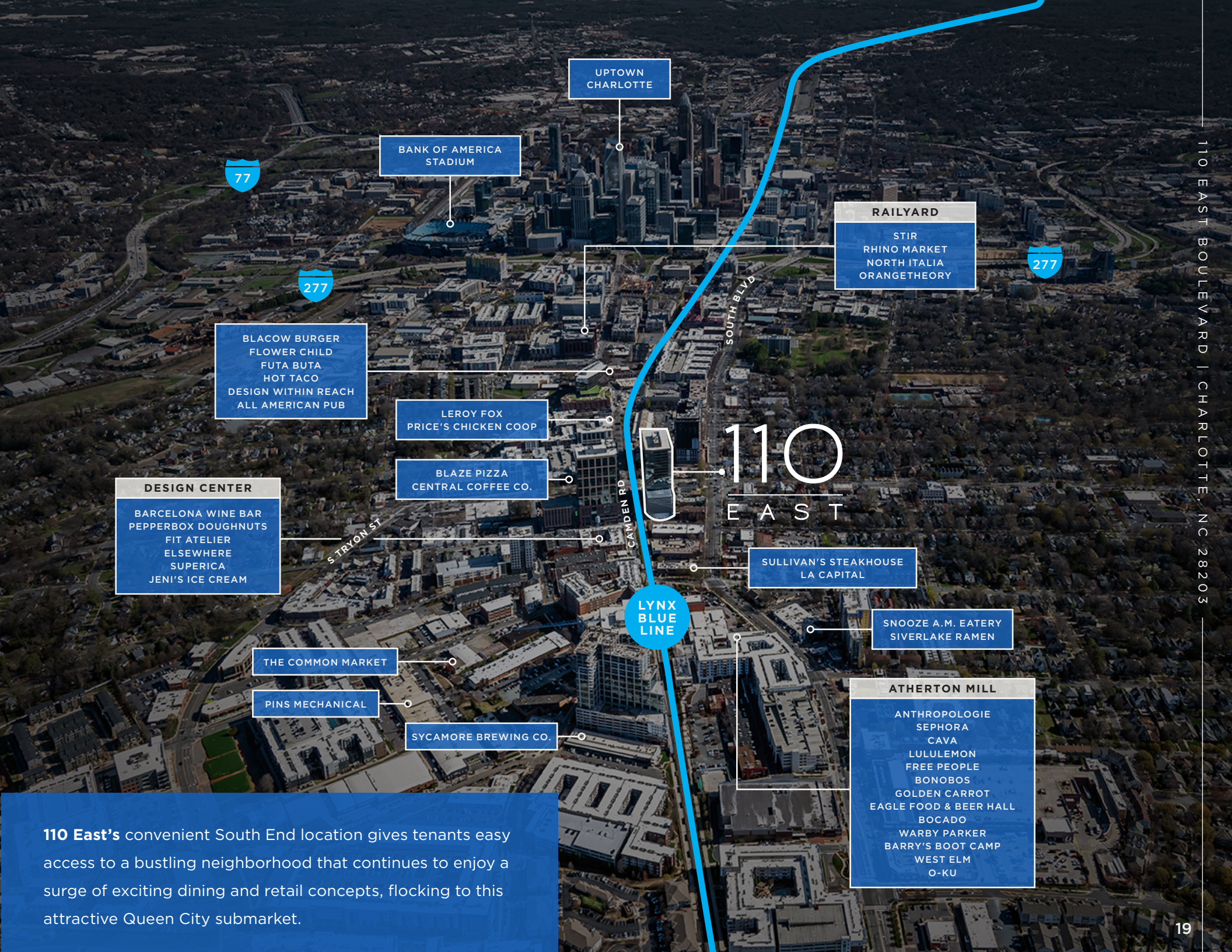


**19**  
DINING

**22**  
RETAIL

**6**  
SERVICES





UPTOWN  
CHARLOTTE

BANK OF AMERICA  
STADIUM

77

277

BLACOW BURGER  
FLOWER CHILD  
FUTA BUTA  
HOT TACO  
DESIGN WITHIN REACH  
ALL AMERICAN PUB

LEROY FOX  
PRICE'S CHICKEN COOP

BLAZE PIZZA  
CENTRAL COFFEE CO.

DESIGN CENTER

BARCELONA WINE BAR  
PEPPERBOX DOUGHNUTS  
FIT ATELIER  
ELSEWHERE  
SUPERICA  
JENI'S ICE CREAM

S TRYON ST

CAMDEN RD

SOUTH BLVD

110  
EAST

LYNX  
BLUE  
LINE

RAILYARD

STIR  
RHINO MARKET  
NORTH ITALIA  
ORANGETHEORY

277

SULLIVAN'S STEAKHOUSE  
LA CAPITAL

SNOOZE A.M. EATERY  
SIVERLAKE RAMEN

THE COMMON MARKET

PINS MECHANICAL

SYCAMORE BREWING CO.

ATHERTON MILL

ANTHROPOLOGIE  
SEPHORA  
CAVA  
LULULEMON  
FREE PEOPLE  
BONOBOS  
GOLDEN CARROT  
EAGLE FOOD & BEER HALL  
BOCADO  
WARBY PARKER  
BARRY'S BOOT CAMP  
WEST ELM  
O-KU

**110 East's** convenient South End location gives tenants easy access to a bustling neighborhood that continues to enjoy a surge of exciting dining and retail concepts, flocking to this attractive Queen City submarket.



# SEAMLESS CONNECTIVITY

**96** WALK  
SCORE

**52** TRANSIT  
SCORE

**61** BIKE  
SCORE

110 East is Charlotte's preeminent transit-oriented asset, sitting adjacent to the LYNX Blue Line Light Rail, the Charlotte Rail Trail, and the intersection of East and South Boulevard to keep tenants connected to neighborhoods and destinations all over the Charlotte region.

- **DIRECT STOP AT EAST/WEST STATION** on the Lynx Blue Line Light Rail, which connects to UNC Charlotte, NoDa, South End, LoSo and 485
- **SITUATED IN THE HEART OF SOUTH END** and surrounded by multi-family, office, retail, restaurants, and breweries
- **24K DAILY RIDERS** on the 18.6-mile Lynx Blue Line
- **1 MILE** to Uptown Charlotte
- **4 MILES** to NoDa, Charlotte's Arts & Entertainment District
- **5 MILES** to South Park Mall
- **8 MILES** to Charlotte Douglas International Airport
- **14 MILES** to UNC Charlotte - **TAKE THE LYNX BLUE LINE THE ENTIRE WAY!**



CHARLOTTE  
DOUGLAS INTL  
AIRPORT

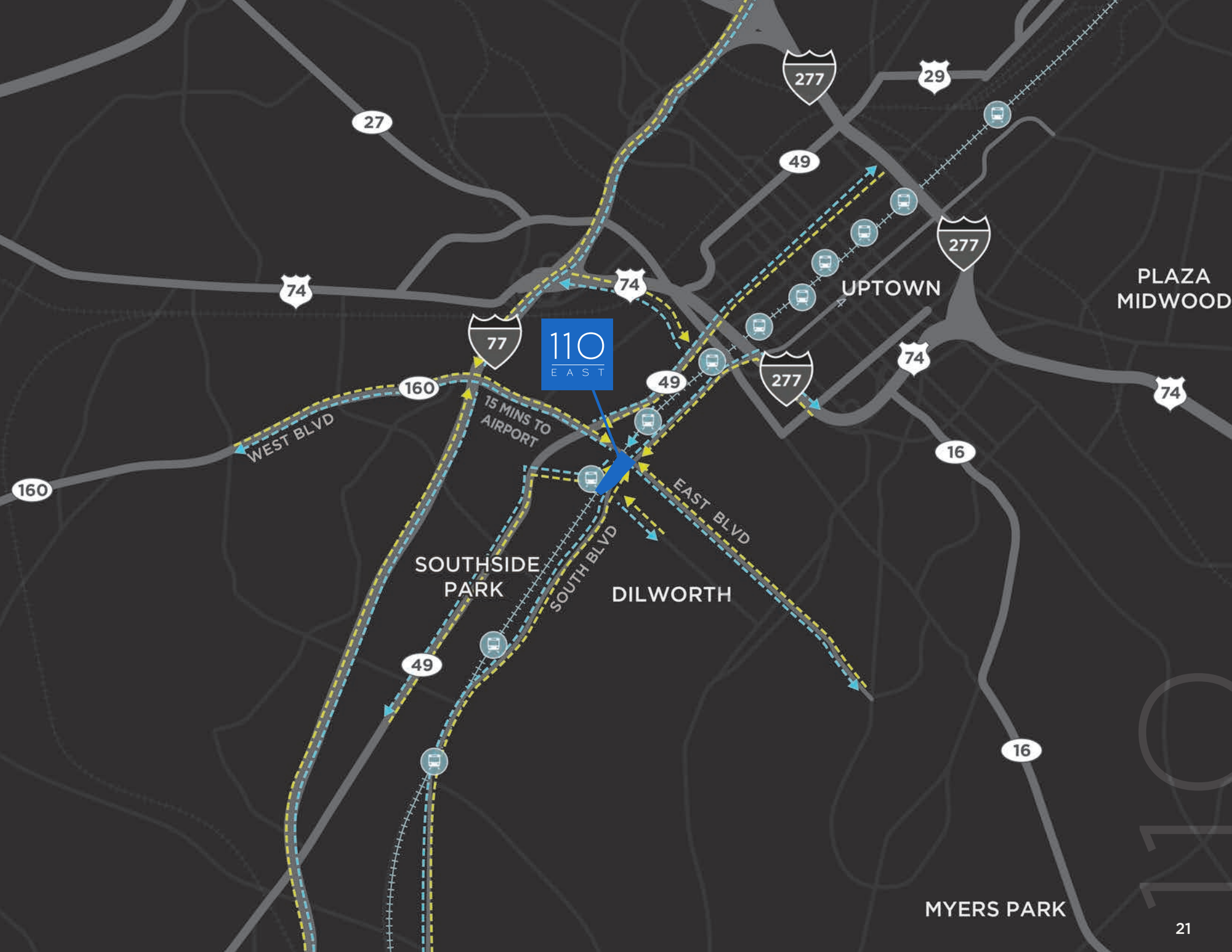


INBOUND MAIN ROUTES



OUTBOUND MAIN ROUTES







An aerial photograph of a city skyline, likely Atlanta, featuring prominent skyscrapers like the Georgia State Capitol and the Bank of America Tower. The image is overlaid with a semi-transparent dark blue layer. In the bottom left corner, there is a large, light gray graphic consisting of a circle and two arrows pointing right, suggesting a process or flow.

# DEDICATED TO WORLD-CLASS TENANT EXPERIENCE





Developed in partnership by renowned real estate leaders, Stiles and Shoreinstein Properties LLC, and designed by the nationally acclaimed architecture firm Hastings Architecture LLC, 110 East represents the latest chapter in a rich legacy shared by these award-winning institutions.

Established in 1951, Stiles has developed more than 52 million SF of award-winning office, retail, mixed-use and luxury residential high-rises throughout the Southeast, and is most notably associated with shaping the Downtown Fort Lauderdale skyline with Class A office projects that are unrivalled and revered across the country.

Privately-owned real estate firm Shoreinstein was founded in 1924 and today owns and operates high-quality office, residential and mixed-use properties across the U.S., with offices in San Francisco and New York.

The two companies forged a partnership in the mid-2000s and have continued working together, creating iconic office developments in key markets across the Southeast. With 110 East, Stiles and Shoreinstein proudly carry on the spirit of the late visionary, Terry Stiles, to establish memorable landmark projects and communities where people live, work, create, dine and entertain.



[stiles.com](http://stiles.com)



[shoreinstein.com](http://shoreinstein.com)

HASTINGS

[hastingsarchitecture.com](http://hastingsarchitecture.com)





# **THE BEST OF** SOUTH END **AT YOUR DOORSTEP**

**EVERYTHING YOU NEED TO BUILD YOUR QUEEN CITY  
LEGACY, ALL WITHIN A 5-MINUTE WALK.**



[www.110East.com](http://www.110East.com)





FLOWER CHILD

futobuta

CONDAO  
TACOS • TEQUILA • MARGARITAS

HELLENIC  
GREEK KITCHEN & BAKERY

POTBELLY  
SANDWICH SHOP

LEROY FOX  
SABOR

URBAN  
SWEETS

Early Girl  
EATERY

BLAZE  
PIZZA  
BULGOGI BOX  
KOREAN STYLE BBQ

Clean Eat  
KITCHEN  
SELENITE+  
GIRL TRIBE CO  
Rowan

Rai  
lay  
ASIAN BISTRO

WILMORE

DILWORTH

110  
EAST

brown bag  
seafood co.  
Salted  
MARKET & EATERY  
Melon  
allbirds

Emmy SQUARED  
PIZZA

barcelona  
Supercia

QC  
POUR HOUSE  
THE NEIGHBORHOOD SPOT

HAWKERS  
ASIAN STREET FOOD  
SHAKE SHACK  
PADDYWAX  
OMJ

CHAPTER

ATHERTON  
MILL  
INDACO  
ITALIAN FOOD & WINE

Brideside  
ANTHROPOLOGIE  
O-KU

SULLIVAN'S  
STEAKHOUSE

300 EAST

med tile  
Kitchen & Bath  
Design

sunflour  
baking company

COPPER

DILWORTH

J. MAJOR'S  
bride & groom

THAI  
TASTE

LA CAPITAL-MX

DILWORTH  
EYE  
ASSOCIATES

TOUS  
les  
JOURS  
Snooze  
AN AM EATERY  
SILVERLAKE  
Ramen

SEDGEFIELD

MYERS



# 110

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# EAST

110 EAST BOULEVARD | CHARLOTTE, NC 28203









# 110

## EAST

### THE NEW ICON OF SOUTH END

**Jessica Brown**

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**David Dorsch**

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**Jordan Williams**

Director

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