

1910 Abbott St

CHARLOTTE, NC 28203

**SOUTH END**

**FOR LEASE**

AN OPEN FLOOR PLAN SOUTH END OFFICE WITH MODERN INDUSTRIAL CHARACTER, ABUNDANT NATURAL LIGHT, AND WALKABLE ACCESS TO THE LIGHT RAIL



**REDPART.COM**

711 Central Avenue  
Charlotte, NC 28204

DEVELOPMENT + BROKERAGE + MANAGEMENT

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**RED**  
PARTNERS

# Executive Summary

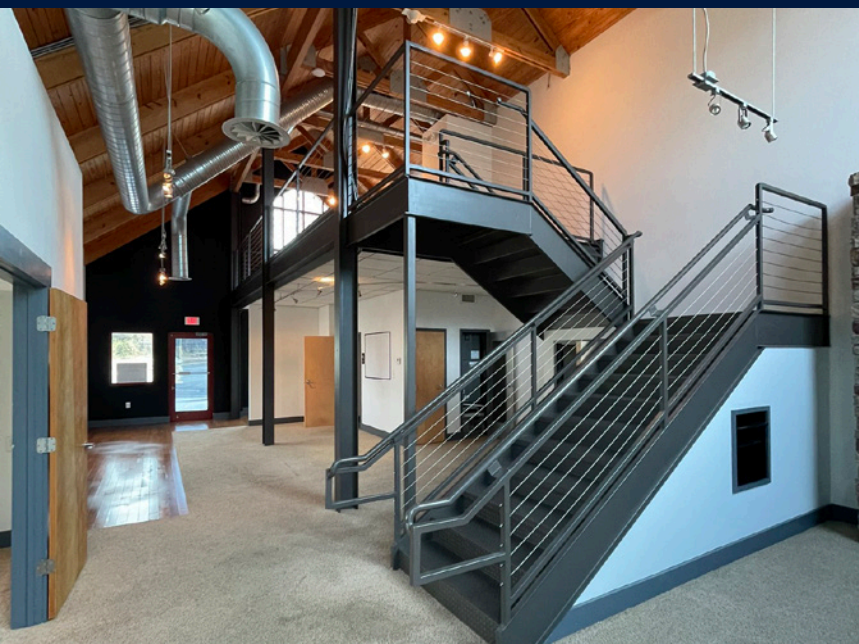
## KEY HIGHLIGHTS:

Location: 1910 Abbott Street, Suite 204  
Charlotte, NC 28203  
(South End)

Type: End-Unit Commercial  
Office Condo

Available Building SF: **1,710 SF total**  
(1,284 SF ground level)  
(426 SF mezzanine / loft)

Asking Rate: **\$33/SF (Mod. Gross)**



## OPPORTUNITY DETAILS:

**1910 Abbott Street, Suite 204** is a 1,710 SF end-unit commercial office condo located on the hard corner of W. Worthington Avenue and S. Tryon Street in the heart of South End, one of Charlotte's most dynamic and walkable submarkets.

The space features a wide-open floor plan with open lofted ceilings, exposed steel structure, wood ceilings, and exposed ductwork, creating a distinctive modern industrial design that is both functional and visually striking. Expansive windows wrap the end unit, delivering abundant natural light and views toward Uptown Charlotte.

The layout consists of 1,284 SF on the ground level plus a 426 SF mezzanine / loft, providing flexibility for open work areas, private offices, conference space, or collaborative zones. The suite includes a kitchenette and private in-suite restroom and is move-in ready for immediate occupancy.

The property offers surface parking within an internal parking lot, paid on-street parking along W. Worthington Avenue, and a public parking deck approximately one block away on Doggett Street.

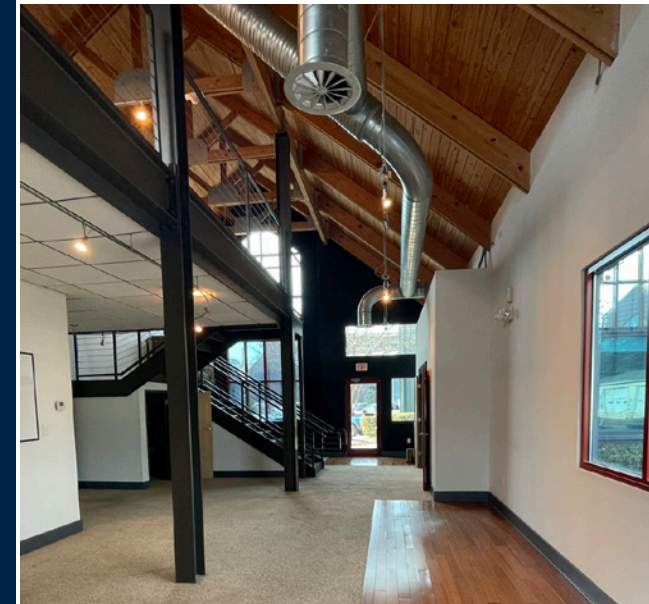
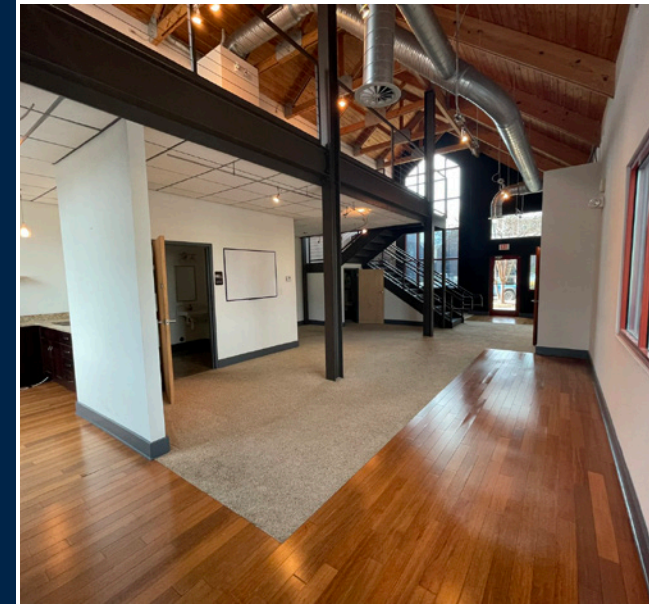
The building is less than a 10-minute walk to the Lynx Blue Line light rail, providing convenient access to Uptown, South End, and surrounding neighborhoods. The area is highly bike- and pedestrian-friendly and is surrounded by a dense concentration of modern apartment towers, restaurants, bars, retail, and amenities along W. Tremont Avenue, Camden Road, Hawkins Street, and East Boulevard. The Charlotte Design Center is also within walking distance.

This space is well-suited for office use, including creative firms, professional services, design studios, and boutique agencies seeking visibility, character, and proximity to South End's live-work-play environment.

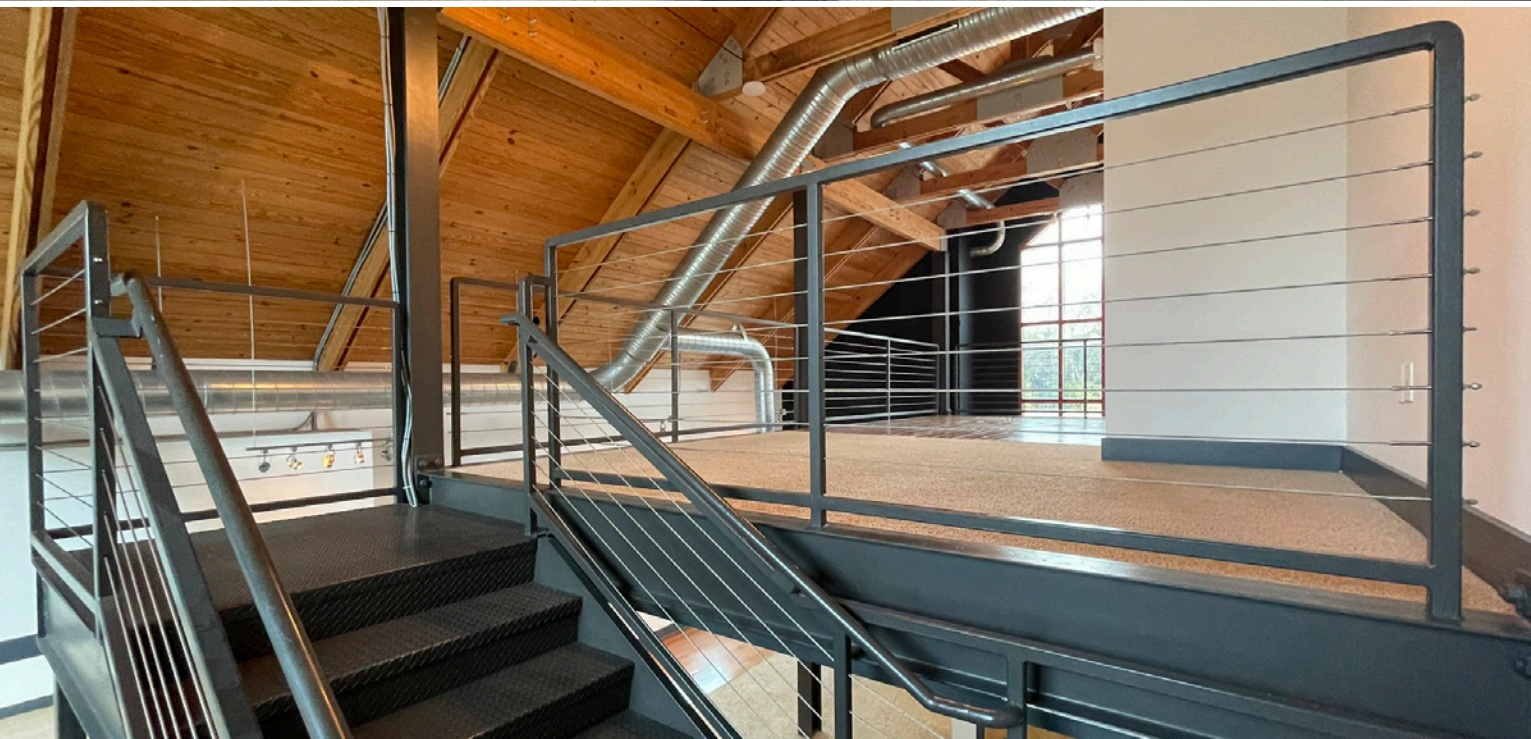


## KEY HIGHLIGHTS:

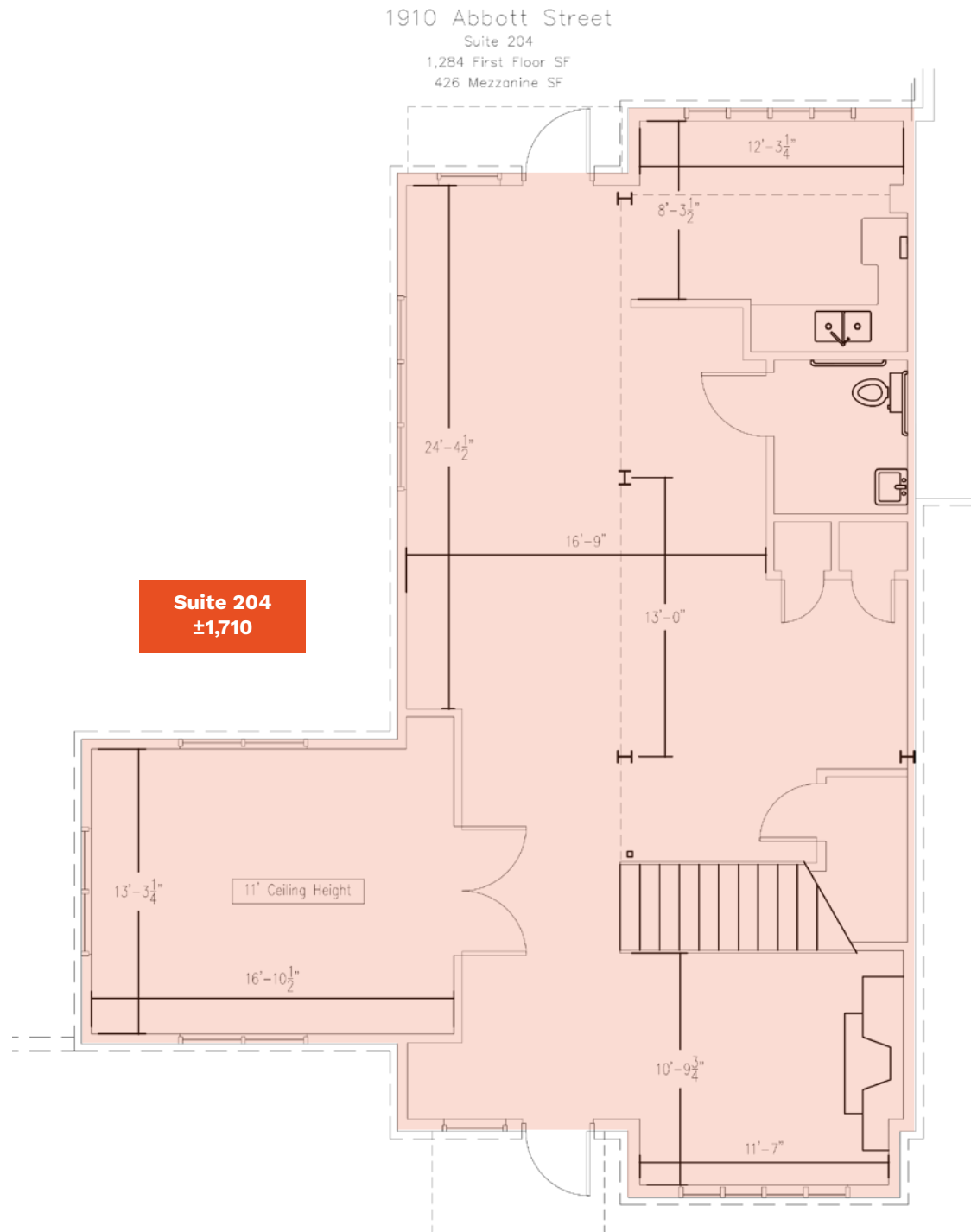
- ±1,710 SF office condo
  - » ±1,284 SF ground level
  - » ±426 SF mezzanine / loft
- End-unit space with expansive windows and exceptional natural light
- Wide-open floor plan
- Modern industrial design featuring:
  - » Open lofted ceilings
  - » Exposed steel structure
  - » Wood ceilings
  - » Exposed ductwork
- Views of Uptown Charlotte
- Kitchenette and private in-suite restroom
- Move-in ready condition
- Hard corner location at W. Worthington Ave. & S. Tryon St.
- Less than a 10-minute walk to the Lynx Blue Line light rail
- Highly walkable and bike-friendly South End location
- Surrounded by dense modern apartment towers
- Surface parking in on-site internal lot
- Paid on-street parking along W. Worthington Ave.
- Public parking deck approximately one block away on Doggett St.
- Walking distance to the Design Center and numerous restaurants, bars, and retail
- Appropriate for office use, including creative, design, and professional users







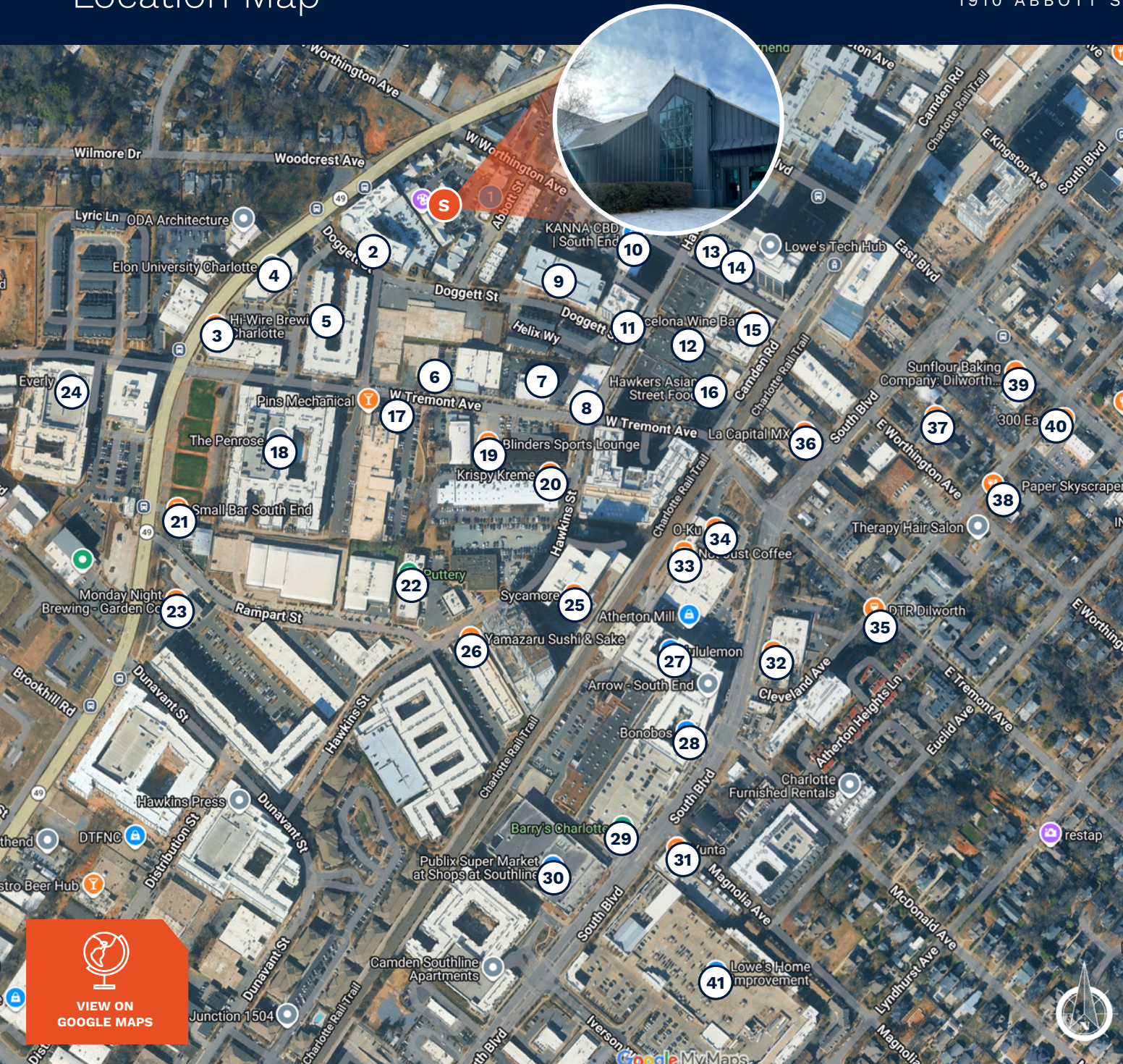






# Location Map

1910 ABBOTT ST., CHARLOTTE, NC 28203 | 6



S	1910 Abbott St (Subject Site)
2	BrightStar Care
2	Tom James Company
3	Hi-Wire Brewing Charlotte
4	Elon University Charlotte
5	AVA South End
6	US Cash Advance
7	Ginny's Whiskey Bar
8	QC Pour House
9	Design Center Parking Garage
10	KANNA CBD   South End
11	Emmy Squared Pizza: South End
12	OMJ Clothing
13	Salted Melon Market & Eatery
14	Raahi Art of India
15	Barcelona Wine Bar
16	Hawkers Asian Street Food
17	Pins Mechanical Co
18	The Penrose
19	Blinders Sports Lounge
20	Krispy Kreme
21	Small Bar South End
22	Puttery
23	Monday Night Brewing - Garden Co.
24	Everly
25	Sycamore
26	Yamazaru Sushi & Sake
27	lululemon
28	Bonobos
29	Barry's Charlotte
30	Publix Super Market at Shops at Southline
31	Yunta
32	Snooze
33	Not Just Coffee
34	O-Ku
35	DTR Dilworth
36	La Capital MX
37	The Vintage Whiskey & Cigar Bar of Charlotte
38	Leluia Hall
39	Sunflour Baking Company: Dilworth Bakery
40	300 East
41	Lowe's Home Improvement





## SOUTH END DISTRICT

South End has matured into one of Charlotte's most vibrant and sought-after commercial corridors, offering tenants a compelling combination of visibility, foot traffic, and demographic strength. Located immediately south of Uptown and anchored by continued mixed-use development, the neighborhood draws a diverse cross-section of professionals, residents, and visitors — all supporting strong commercial performance.

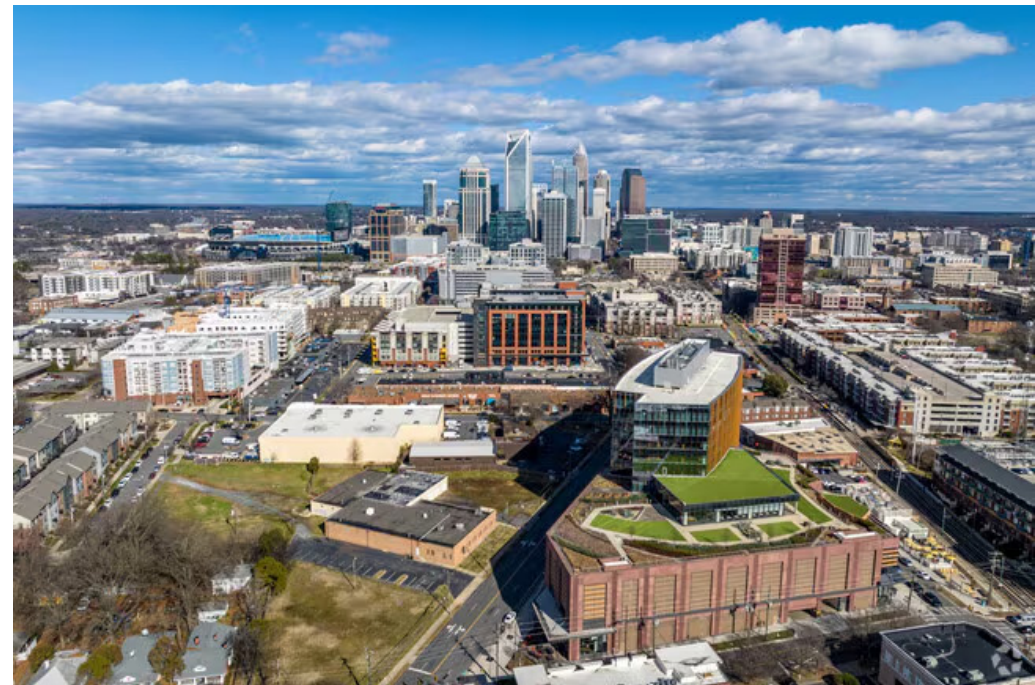
The area's evolution from industrial hub to urban destination has created rich opportunities for retailers, restaurants, service providers, and office users. The popular Rail Trail and adjacent streets generate consistent pedestrian activity, increasing organic exposure for storefronts and hospitality concepts. Rising residential density — including new apartments, condominiums, and adaptive reuse projects — ensures a built-in customer base within walking distance of commercial spaces.

South End's commercial real estate fundamentals remain attractive. Demand for retail and service space is underpinned by affluent, educated households and a steady influx of daytime and evening populations. Office and coworking tenants are drawn to the energy of the district and the ease of transit connections via the LYNX Blue Line, enhancing access for employees and clients.

Developers and landlords continue to invest in high-quality improvements, bringing thoughtfully designed properties to market that match the neighborhood's creative and contemporary brand. Tenants benefit not only from strong visibility and leasing

interest but also from a supportive ecosystem of complementary businesses that reinforce customer visitation.

Overall, South End offers commercial tenants above-average market fundamentals, a vibrant street presence, and strategic positioning within Charlotte's urban core — making it one of the region's most compelling locations to establish, grow, and sustain a business footprint.



## CHARLOTTE, NORTH CAROLINA

Charlotte, North Carolina's commercial real estate market continues to show strength in 2025, supported by steady population growth, a thriving business climate, and ongoing corporate migration into the region. The city's strategic position as a financial and logistics hub in the Southeast has helped sustain demand across office, industrial, and retail sectors. Developers and investors remain bullish, particularly in areas like South End, Uptown, and the University submarket, where Class A properties and mixed-use developments are in high demand.

The office sector is gradually stabilizing after several years of disruption, with positive net absorption reported in suburban markets and a notable "flight to quality" trend. Tenants are increasingly seeking newer, amenity-rich buildings, especially in walkable districts such as South End and Midtown. Average Class A office rents continue to rise, and long-term leasing activity

has picked up as companies commit to hybrid and flexible workspace solutions. Meanwhile, older and outdated properties are seeing higher vacancy rates, prompting a wave of renovations and repositioning.

Charlotte's industrial market remains a standout, with vacancy rates holding below national averages despite robust construction activity. The city's proximity to major interstates, rail hubs, and the Charlotte Douglas International Airport positions it as a key distribution center for the Southeast. E-commerce, logistics, and manufacturing users continue to drive absorption, with speculative developments in areas like Gastonia and Concord leasing up rapidly. With strong fundamentals, a growing labor force, and investor interest from across the country, Charlotte remains one of the most dynamic commercial real estate markets in the region.





## MAJOR TRANSPORTATION CORRIDORS & URBAN CONNECTIVITY

The property is strategically positioned just south of Uptown Charlotte with immediate access to Interstate 77 and Interstate 277, two of Charlotte's primary transportation arteries. These corridors provide efficient north-south and cross-city connectivity, linking the site to Uptown, Charlotte Douglas International Airport, and key employment centers. The nearby LYNX Blue Line further enhances accessibility, supporting commuter traffic and transit-oriented demand.

## DENSE EMPLOYMENT & RESIDENTIAL CATCHMENT

Surrounding the property are some of Charlotte's most desirable and rapidly densifying neighborhoods, including South End and Dilworth. These areas feature a strong mix of Class A office, multifamily, retail, and creative workspace, providing a deep labor pool and built-in customer base. Proximity to high-income residential growth and major employers strengthens long-term demand for office, service, and lifestyle-oriented uses.

## LIFESTYLE, RETAIL & ACTIVITY ANCHORS

The site benefits from walkable access to the Charlotte Rail Trail, a major urban amenity lined with restaurants, breweries, fitness studios, and experiential retail. Nearby destination dining, entertainment, and mixed-use developments draw consistent foot traffic and reinforce the area's reputation as one of Charlotte's most active live-work-play environments. This concentration of lifestyle anchors supports strong visibility, tenant appeal, and diversified use potential.







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