

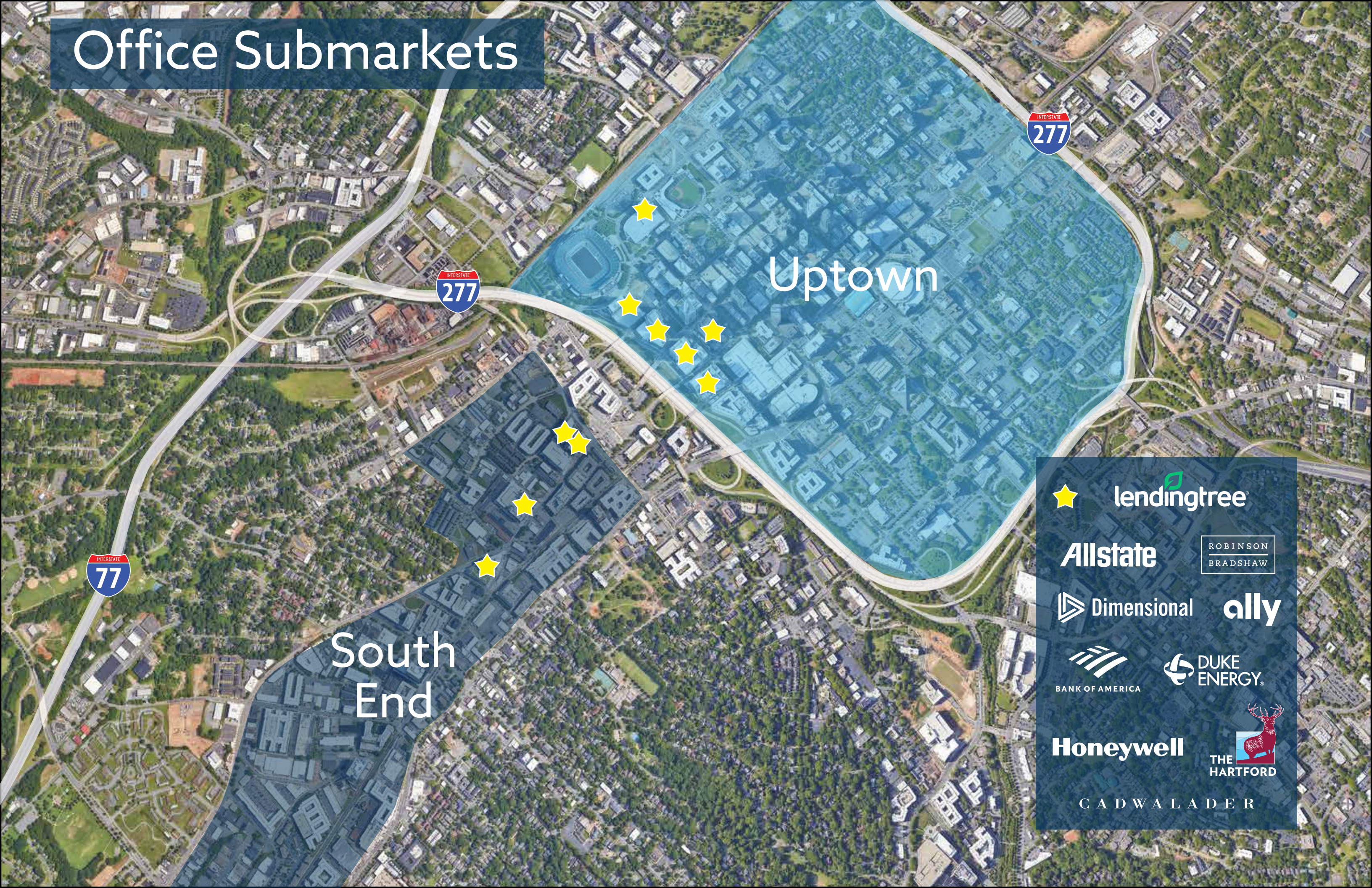


Filling in the Gap

What's Happening
Between Uptown
& South End



Office Submarkets



lendingtree

Allstate

ROBINSON
BRADSHAW

 **Dimensional**

ally


BANK OF AMERICA


DUKE ENERGY

Honeywell


THE HARTFORD

CADWALADER

Where Uptown Meets South End

I-277 CARSON EXIT



CARSON STATION



- 1) Vantage South End
- 2) Carson & Tryon
- 3) Carson Station
- 4) The Prospect

Why Here?

- Young, educated employment base densifying in South End over the past 5 years.
- Excellent walkability to “cool” restaurants and entertainment.
- Uptown center of gravity moving south.
- Best of Both Worlds:
Sophistication of Uptown + hyper-energized amenities of South End.
- Accessibility of highways and light rail.

- Q4 2022 average office rent comparison.

	CHARLOTTE	NEW YORK	BOSTON	WASHINGTON DC	LOS ANGELES	SAN FRANCISCO
Office Rent PSF	\$30.63	\$57.34	\$42.48	\$38.70	\$41.93	\$61.10
CLT Rent Discount		(46.6%)	(27.9%)	(20.9%)	(26.9%)	(49.9%)

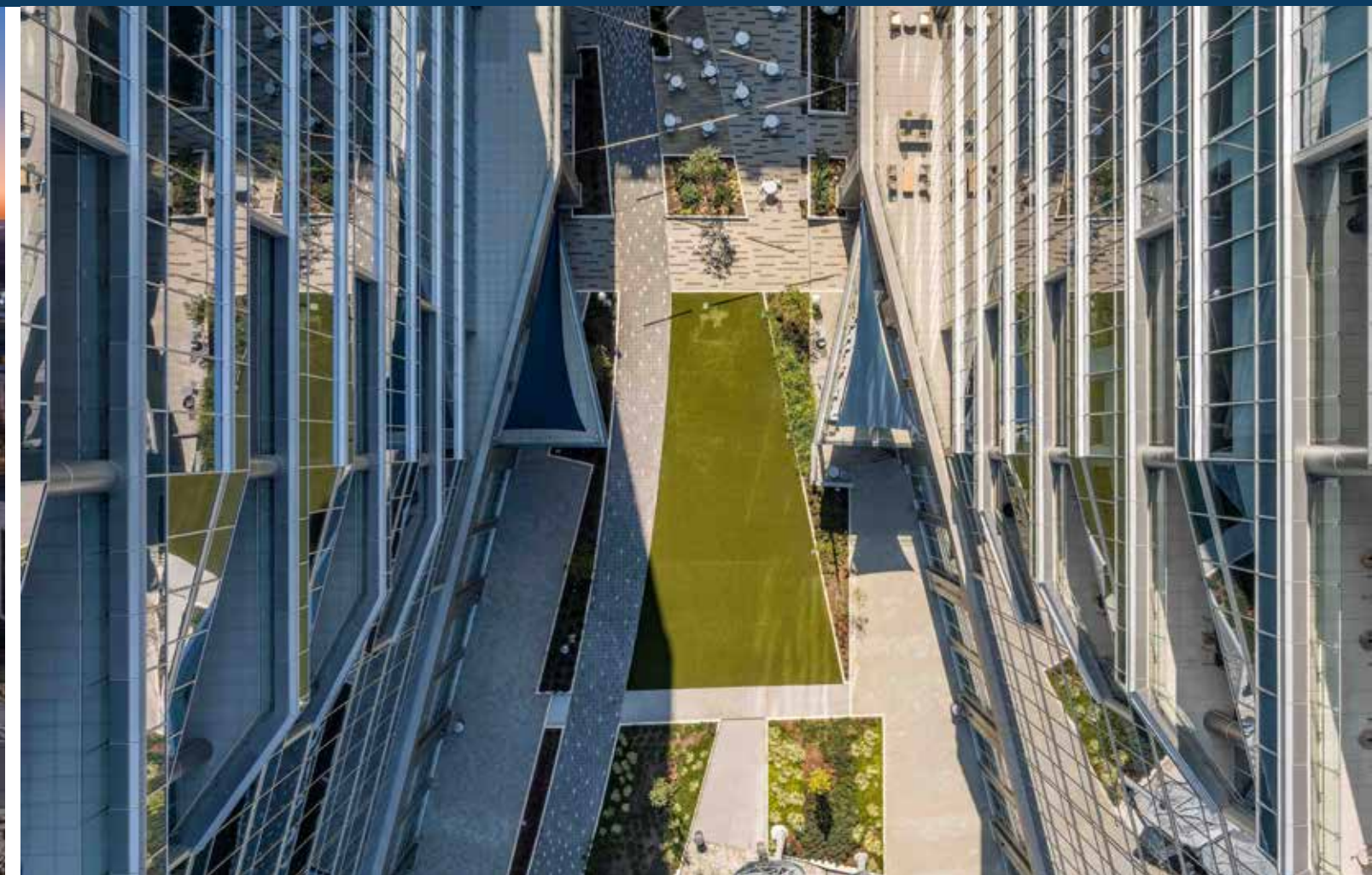
Vantage South End

- Developer: **The Spectrum Companies**
- Architect: **LS3P**
- GC: **Rodger's Builders**
- Total Square Feet: **635,000 SF**
- Key Tenants:

LendingTree, Hartford Insurance, Alston & Bird, Grant Thornton, CBRE, Allspring Global, Brightspeed

Highlights:

- 580,000 SF Trophy Office Space in two mid-rise towers
- 1 AC urban park, over 1,000 outdoor seats
- Free parking, conference/event space, high-end 4,500 SF fitness center, WiredScore Platinum
- 18 outdoor terraces
- 55,000 SF of Retail



Vantage South End



Awards

2022

- **Engineering News Record:** Best Project
- **NAWIC (Women in Construction):** Commercial Excellence
- **Charlotte Business Journal:** Heavy Hitters - Best Mixed-Use Project

2021

- **Charlotte Business Journal:** Heavy Hitters - Best Office



Carson & Tryon

- Developer: **Crescent Communities**
- Architect: **Cooper Cary**
- GC: **JE Dunn**

- Total Square Feet: **565,000 SF**

Highlights:

- 31 story mixed-use high rise
- 565,000 SF class A+, 20 story high-rise office
- 35+ exterior, private balconies with unobstructed views
- Expansive amenity sky terrace with, fitness/ wellness center and tenant lounge with event conference space
- 200-key Luxury Hotel, 200 Unit Novel Apartments
- 10,000 SF of retail



Carson & Tryon

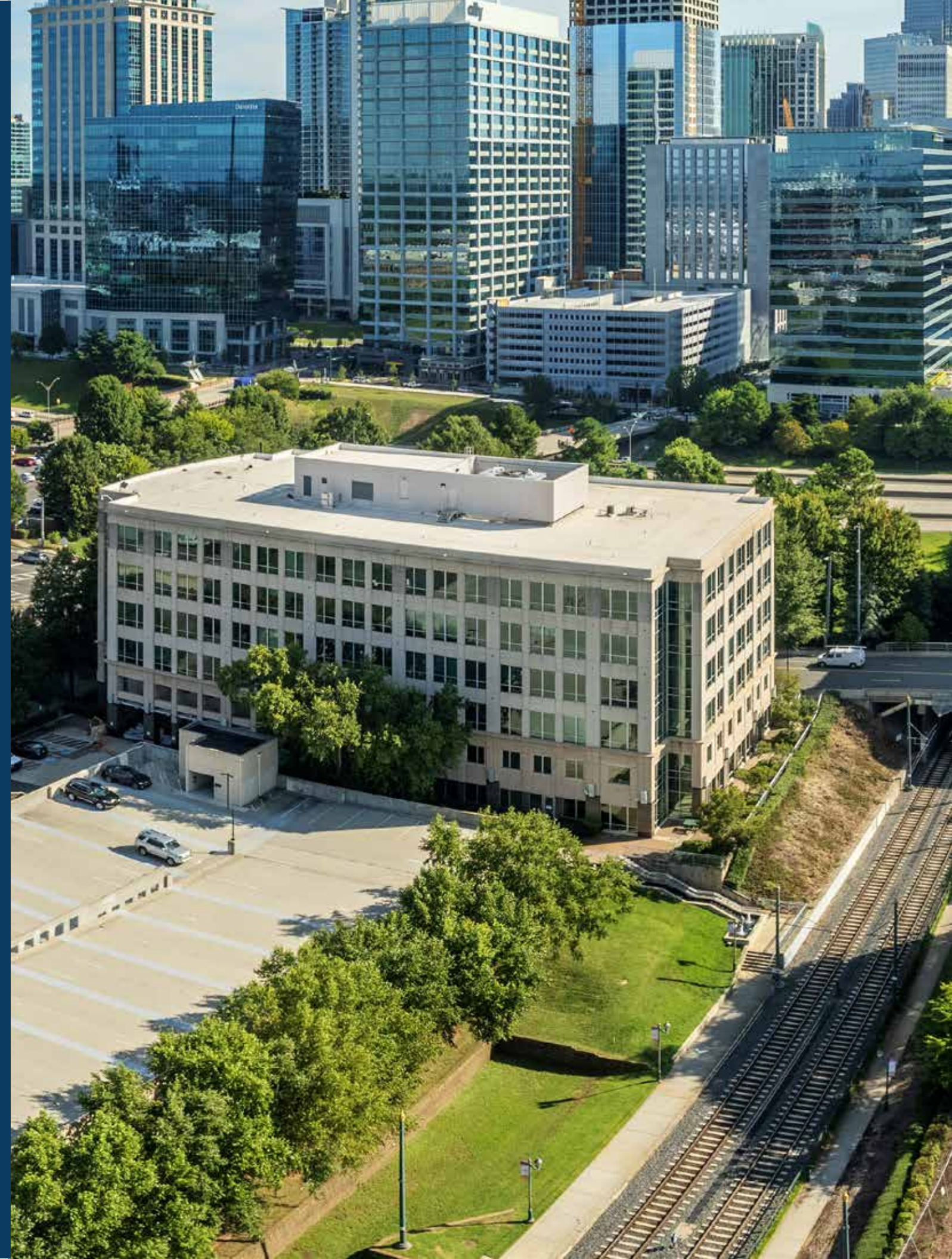


Offices at Carson Station (Previously Morehead Square)

- Redeveloper: **The Spectrum Companies**
- Architect: **BB+M**
- GC: **Balfour Beatty**
- Total Square Feet: **133,000 SF**
- Key Tenant: *Charters Communications*

Highlights:

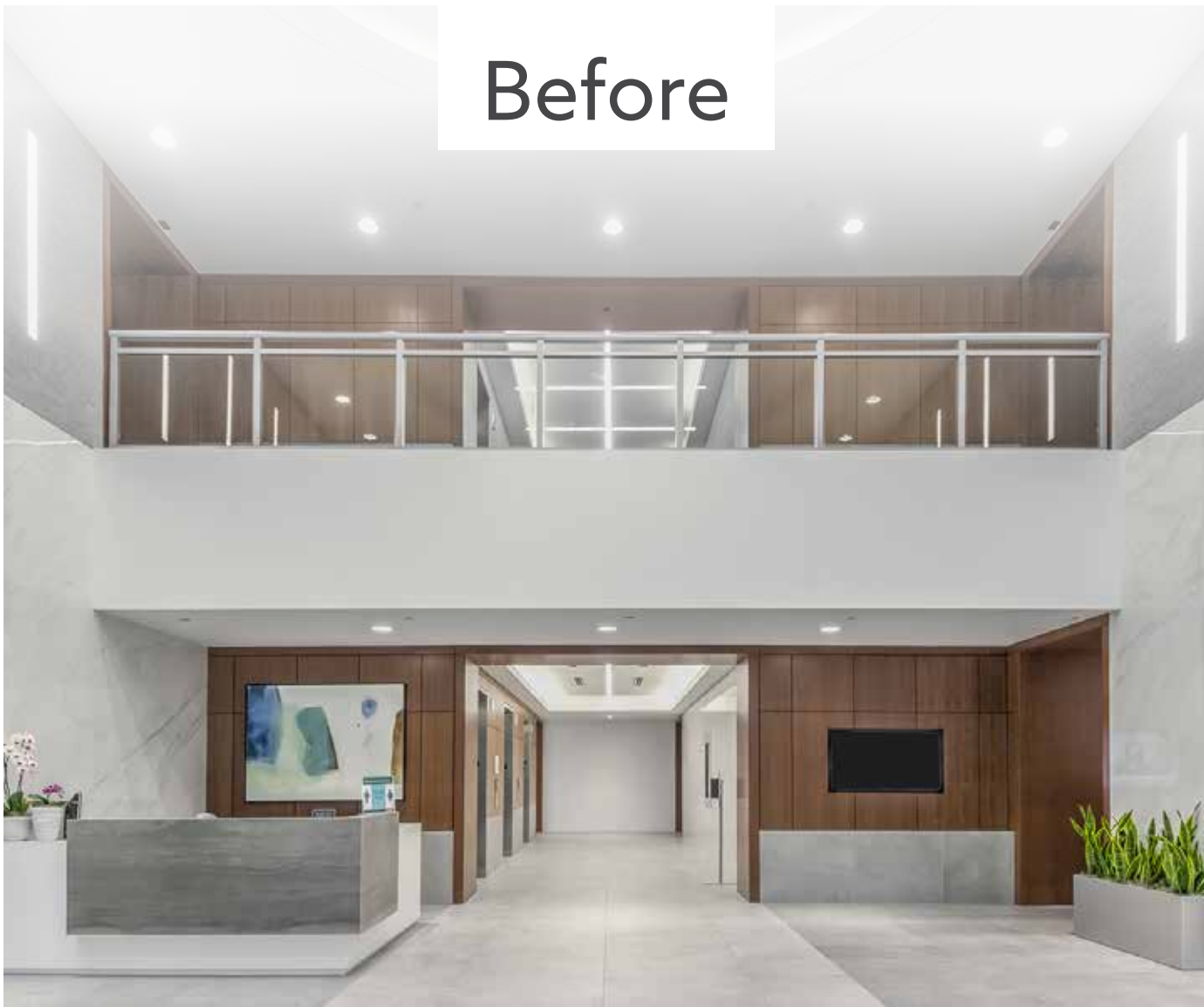
- Currently under full renovations including, building lobbies, exterior facade and expanded and improved hardscape
- New amenity center on 1st floor
- Direct access to Lynx Light Rail at Carson Station & Future Pedestrian bridge over I-277
- New retail restaurant space on light rail corner



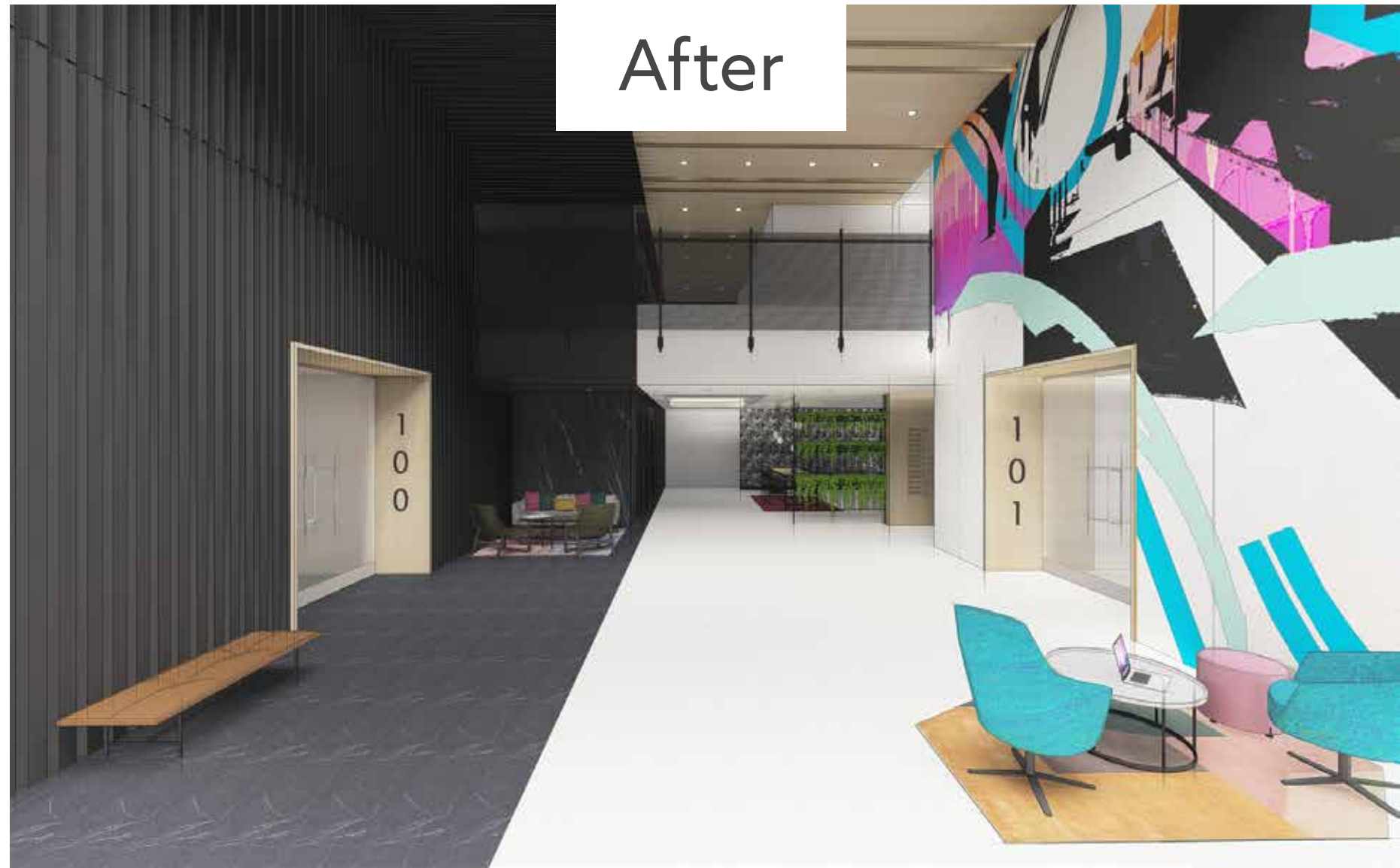
CARSON STATION

■ *Eclectic* ■ *Approachable* ■ *Vibrant*
■ *Exciting* ■ *Colorful* ■ *Accessible*
■ *An Experience*

Before



After



Before



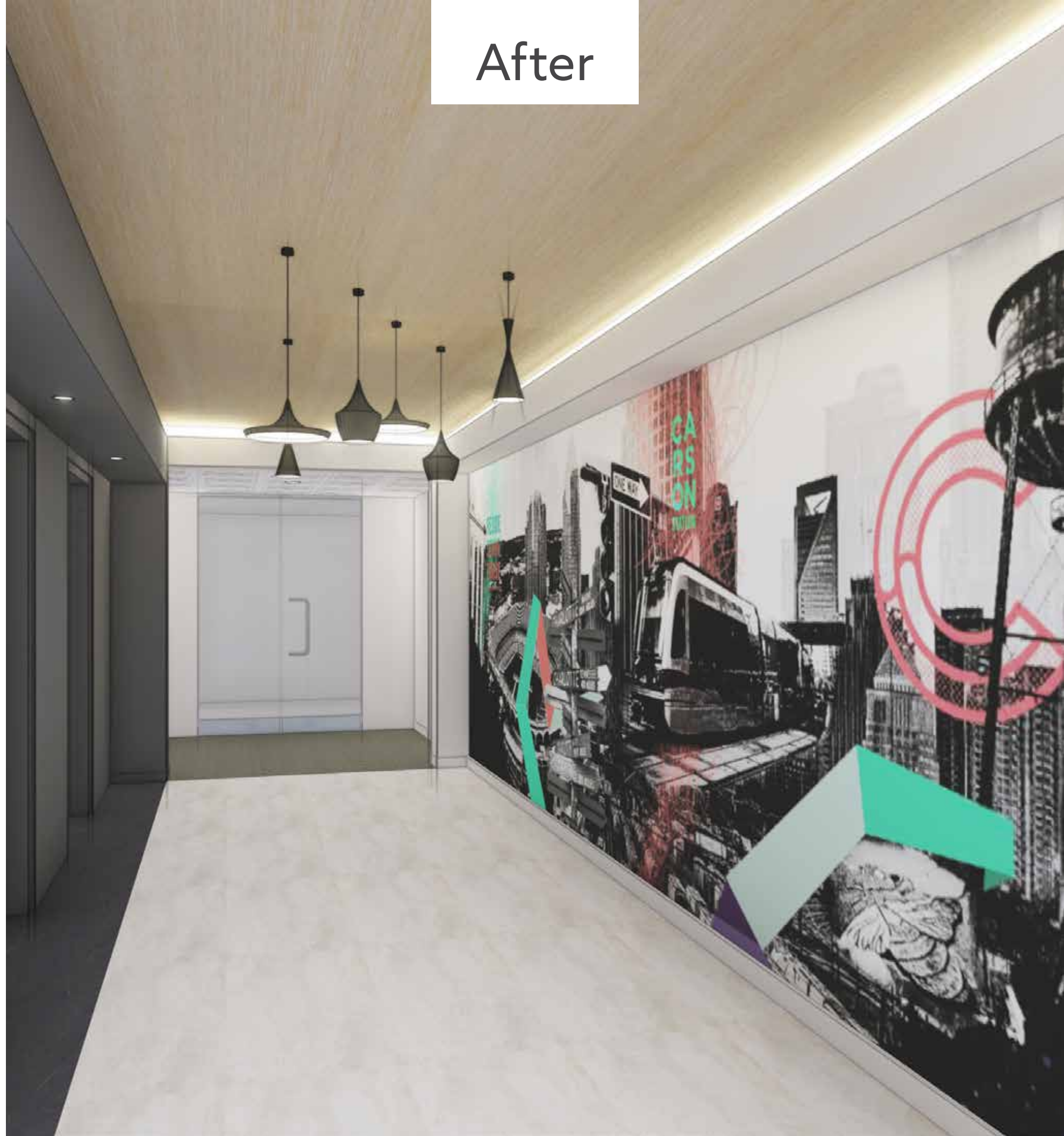
After



Before



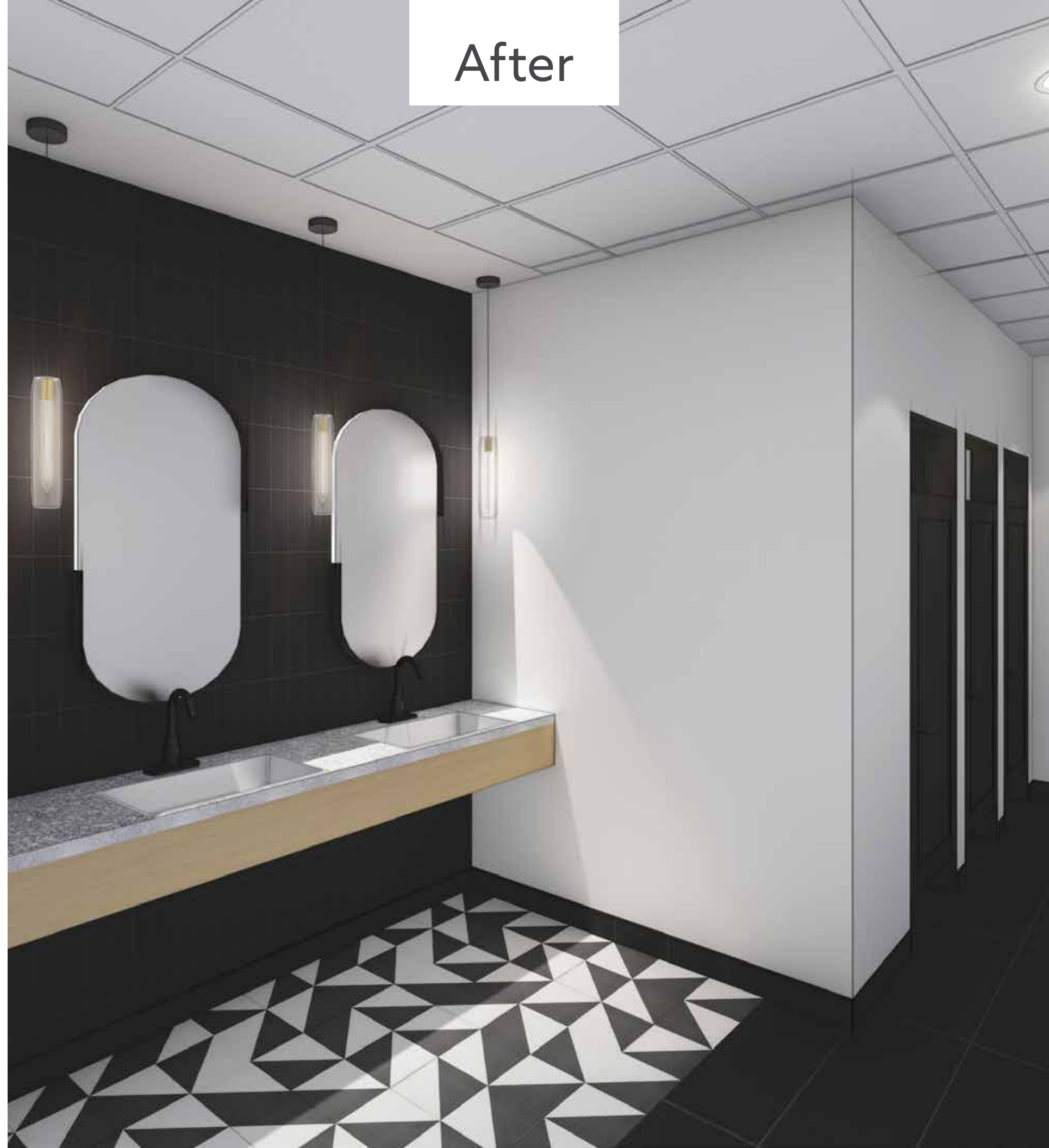
After



Before



After



The Prospect

- Developer: **The Spectrum Companies**
- Architect: **BB+M**
- GC: **Samet**
- Total Unit Count: **304**
- Luxe Penthouse-Style Units "The Reserves": **8**
- Retail Suites: **3 totaling 11,560 SF**

Highlights:

- A double-story restaurant space with covered patio
- 3rd story resort-style pool surrounded by live trees
- A private speakeasy
- Two-story fitness center
- Built-in DJ booth in rooftop lounge
- A resident dog spa and leash free area with covered outdoor work stations









LandDesign
CREATING PLACES
THAT MATTER.



LandDesign
CREATING PLACES
THAT MATTER.



Trends

- Destination vs Obligation
- Mixed-Use vs Solely Office
- Product vs Service
- “Resimercial” Finishes that Emulate Residential & Hospitality
- Office Layouts - More Collaborative and “Third” Spaces
- Outdoor Space and Activated Meeting Rooms
- Flexible Parking
- 360 Wellness



carsontryon.com

livetheprospect.com



vantagesouthend.com



SPECTRUM

