

CENTRE  SOUTH



*Centre South is an*

# *Exceptional*

*16.2-acre mixed-use development*

that will establish a new connection between Charlotte's vibrant Uptown and historic South End neighborhoods. This multi-phase development will see a dynamic mix of uses, with Class A office space, activated retail, expansive open space and an extensive residential component.

CENTRE SOUTH

# Premiere

## location

Nearly 100 people move to the Charlotte Region a day. They come for jobs in a healthy and growing economy. Charlotte has thriving health care, finance and professional services sectors and a tech talent pool growing twice as fast as the national average. They come to start and grow businesses in a region with an educated, talented and innovative workforce. They come for the lower cost of living and affordable neighborhoods that are fit for any lifestyle. Charlotte's 226 days of sunshine a year doesn't hurt either.

### Accessibility + Visibility

3 minute walk to the closest lightrail station  
 30k South Boulevard daily vehicle traffic count  
 0.6 miles to Charlotte CBD

6 miles to Charlotte Douglas International Airport  
 0.6 miles direct access to I-277 and I-77



### Pro Teams



**No. 1**  
 Most up-and-coming cities in America  
 - Time Magazine / YELP

**No. 1**  
 Best states for business and careers  
 - Forbes

**No. 2**  
 Fastest-growing big cities in the U.S.  
 - US Census Bureau

**No. 5**  
 Cities for tech industry growth  
 - Center for Digital Government

**No. 6**  
 Airport in the nation for flight operations  
 - Charlotte Regional Business Alliance

**8**  
 Home to 8 Fortune 500 companies  
 - Charlotte Regional Business Alliance

**31,770**  
 Net new jobs  
 - JobsEQ; 4-quarter rolling average (2019)

# THE NEW CENTRE

*of Charlotte*

*1+ mm sf*  
total

*16.2*  
acre site

*330k sf*  
office

*700+*  
multi-family units

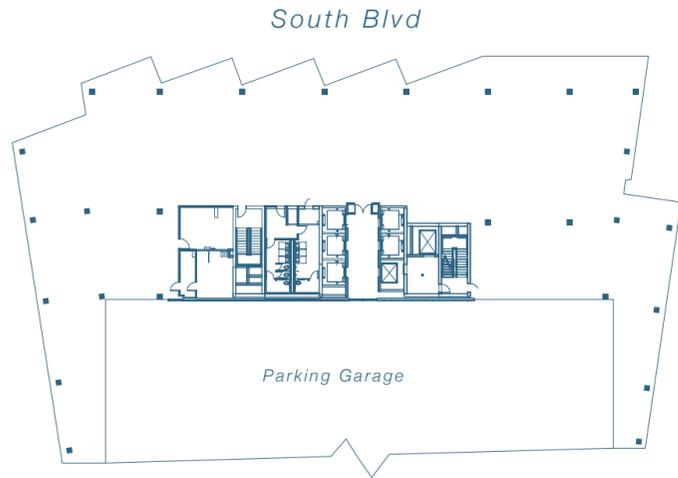
*60k sf*  
retail

*Expansive*  
open space

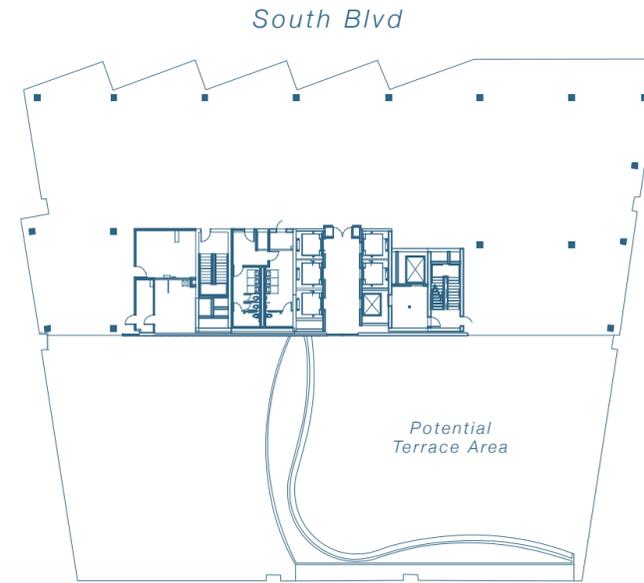
A suite of engaging on-site amenities, including ground floor retail, fitness center, ample on-site parking and multiple outdoor terraces.



# Office floor plates



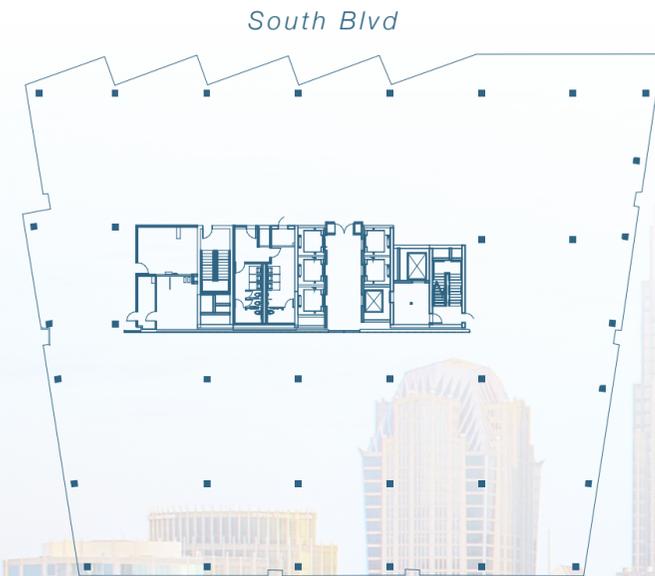
**FLOORS 3-4**  
23,190 RSF



**FLOOR 10**  
18,950 RSF  
+ private terrace opportunity



**FLOOR 12**  
18,950 RSF



**FLOORS 6-9**  
35,373 RSF

# 1301

AT  
CENTRE SOUTH

Total of 312K RSF  
12 Floors

High Speed Elevators  
Efficient Mechanical Systems

Multiple Outdoor Terrace  
Opportunities

Versatile Floorplates  
Eco-Friendly LEED Design

2.75 Parking Ratio  
Direct floor access from garage

Floor-to-ceiling glass curtainwall  
with views to uptown





# Office amenities

Convenient bicycle storage  
Electric vehicle charging stations  
On-site structured parking

Conference space reserved for tenant use  
Dedicated tenant fitness center onsite  
Exciting retail options



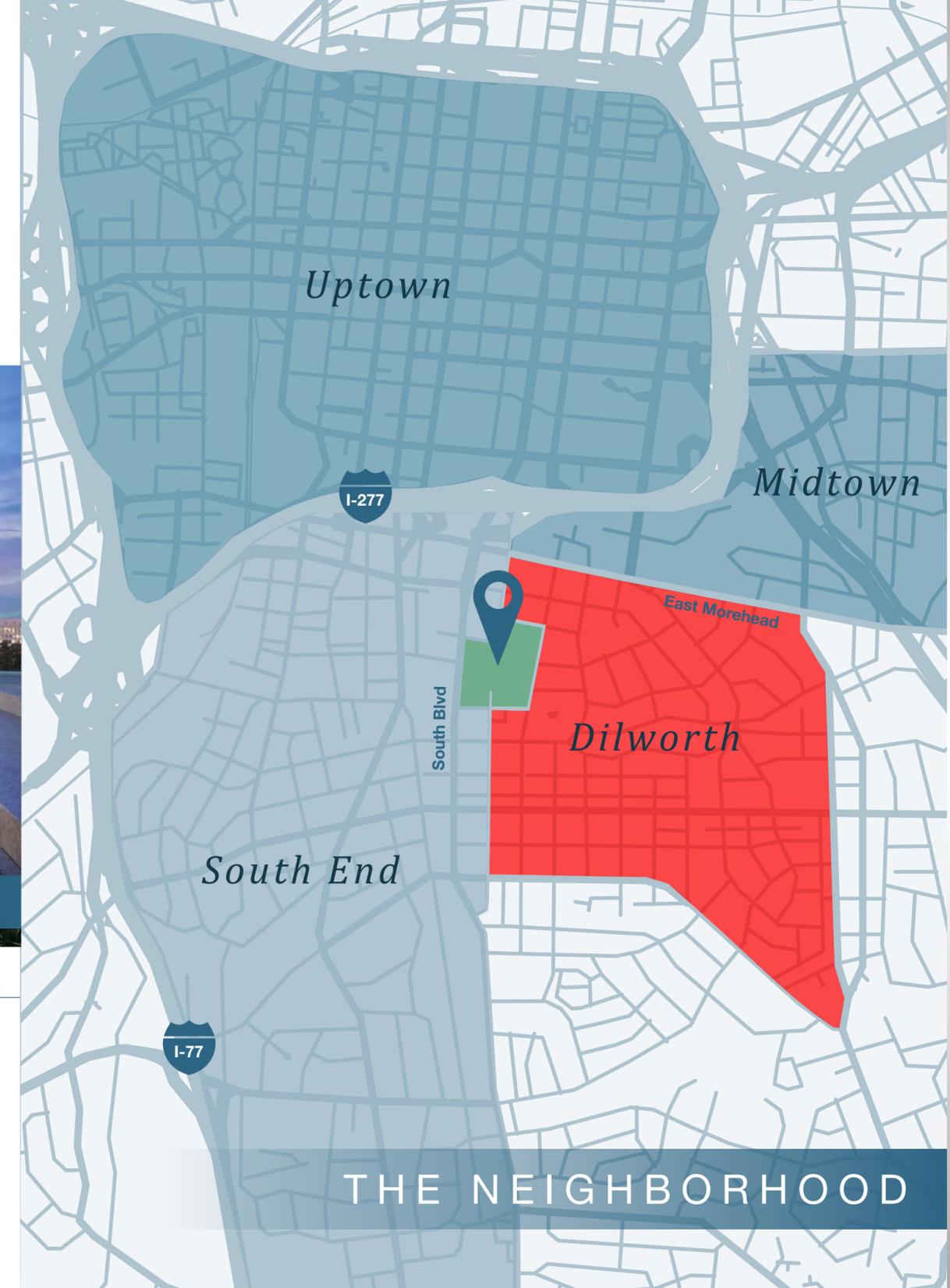
250+ shops + restaurants within walking distance

32 coffee shops, 22 locally owned

2000+ daily rail users on the rail trail

5 parks + recreational spaces

19 craft breweries



THE NEIGHBORHOOD

# UPTOWN

South End is where history meets creative innovation. The result is a vibrant neighborhood where you can walk to Uptown, ride your bike on Charlotte's Rail Trail, and have easy access to I-77, I-85, and the airport. It is the fastest-growing submarket in the United States for apartments with an increase in construction of more than 100% since 2012.

## South End Corporate Neighbors



1  
mile from uptown

93%  
growth in housing  
units since 2010

100k  
employees



3,500  
new jobs + talent  
in 2019

4,500+  
multifamily units + hotels  
planned or under construction

28k  
lynx blue line daily  
ridership

2,000  
daily rail users on  
the rail trail

13  
breweries

197  
shops +  
restaurants

Uptown, Charlotte's central business district, is home to a variety of industries and more than 1,200 businesses of all sizes—from tech startups to Fortune 500 companies—and the corporate headquarters for Bank of America and Duke Energy. Uptown's office market draws strong demand from tenants across a variety of industries. Employment has grown by 57% over the past 10 years. This demand is spurring new development throughout

the region. Uptown is a mecca for sports fans. 125+ regular season games of NBA, NFL, and MLB take place in Uptown every year. Soon to have MLS team in 2021.

# SOUTH END

Located just outside the central business district, Midtown features both a refined commercial corridor and some of Charlotte's most desirable residential neighborhoods. Midtown is home to the city's original suburb, Dilworth, which epitomizes the best of what Charlotte has to offer with mature tree lined streets, fine dining, fantastic greenways, and endless shopping

options. To be so close in proximity to the energy of the urban core, and yet provide such a peaceful enclave helps Midtown truly separate itself as a premiere submarket in the southeast.



Raleigh

Boston



45  
shops + restaurants

6,600+  
residents living in midtown

95k  
average household income

5  
schools + parks

# MIDTOWN

## THE TEAM

*Fallon*  
Master Developer

The Fallon Company is a privately held commercial real estate owner and developer headquartered in Boston, MA. We have developed over \$5 billion in real estate, representing more than six million square feet of property and are proudly recognized as a leader in mixed-use urban development. Our projects are uniquely focused on large-scale urban design geared toward transforming neighborhoods into cohesive, community driven environments. We honor neighborhood history and culture, integrating new projects into the fabric of the cities of which they are a part and, in the process, we create dynamic and distinctive places for people to live, work and play. With offices in Boston, Charlotte and Raleigh, we have the capacity and resources to undertake projects throughout the United States.

### Charlotte



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