



M2

historic west end

M2



THE OPPORTUNITY

One-of-kind new office opportunity
in Historic West End

Approx. **98,000 SF of boutique, creative office** designed to attract next-gen companies

State-of-the-art rooftop event space
Skyline Terrace

Conveniently located to the City Center with ease of access through public transportation, including the street car, as well as direct interstate connectivity

Street level retail along the City-LYNX Gold Line

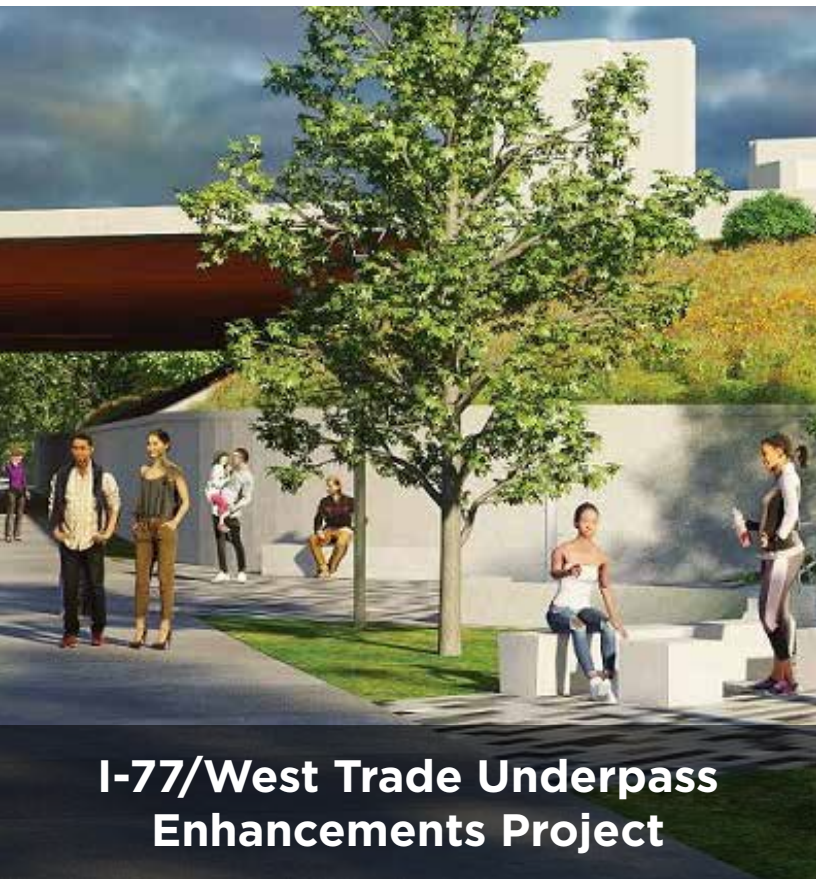
Covered parking providing convenient access to the building

The next addition complimenting the fabric of a vital Charlotte Community

Planned delivery **Fall 2020**

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LOCATED LESS
THAN ONE
MILE FROM
UPTOWN



**I-77/West Trade Underpass
Enhancements Project**



**Five Points Plaza Enhancement
Project on Trade Street**



THE NEIGHBORHOOD

Located one mile from Uptown, Historic West End is conveniently located to center city while exploding with its own energy and potential. The Charlotte B-Cycle station located at Johnson C. Smith University, offers a beneficial bike share option for the active commuter and the Gold Rush trolley line runs directly to Uptown. These amenities will soon be complemented by the LYNX Gold Line street car in 2020.

Noted as one of Charlotte’s high-growth areas, the West End Rozzelles Ferry area has numerous active planned projects underway. Having well-connected streets, sidewalks, greenways and bike lanes will link and enhance the existing community assets. The I-77 West Trade Underpass and Five Points Plaza Enhancement projects are just two examples that will provide businesses and residents of the West Trade corridor the ultimate West End connectivity.

ACCESS POINTS

LYNX Gold Line | CBD | South End | I-77 | I-277

South Bruns Avenue

Mosaic Village I

Parking Structure








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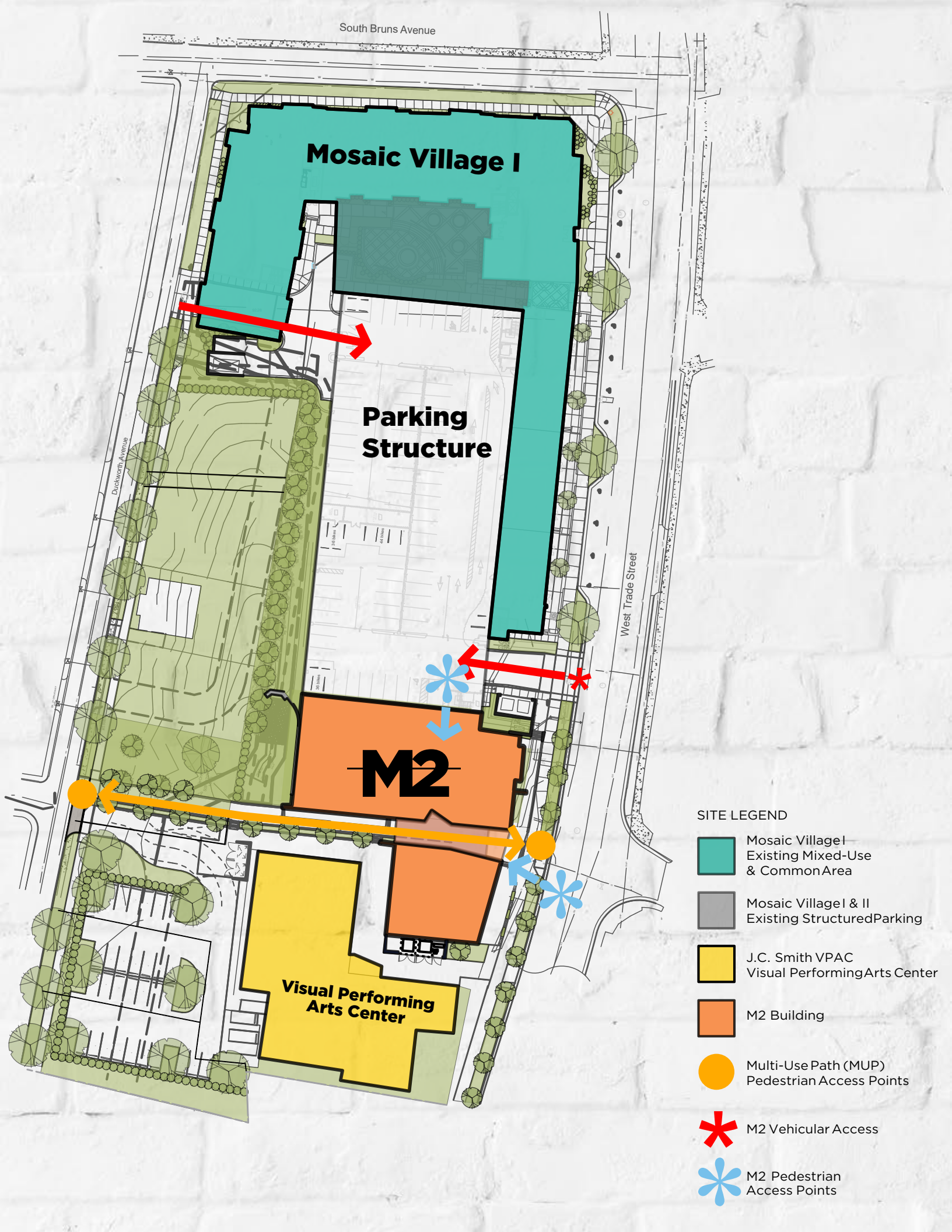
Visual Performing Arts Center

West Trade Street

Dickworth Avenue

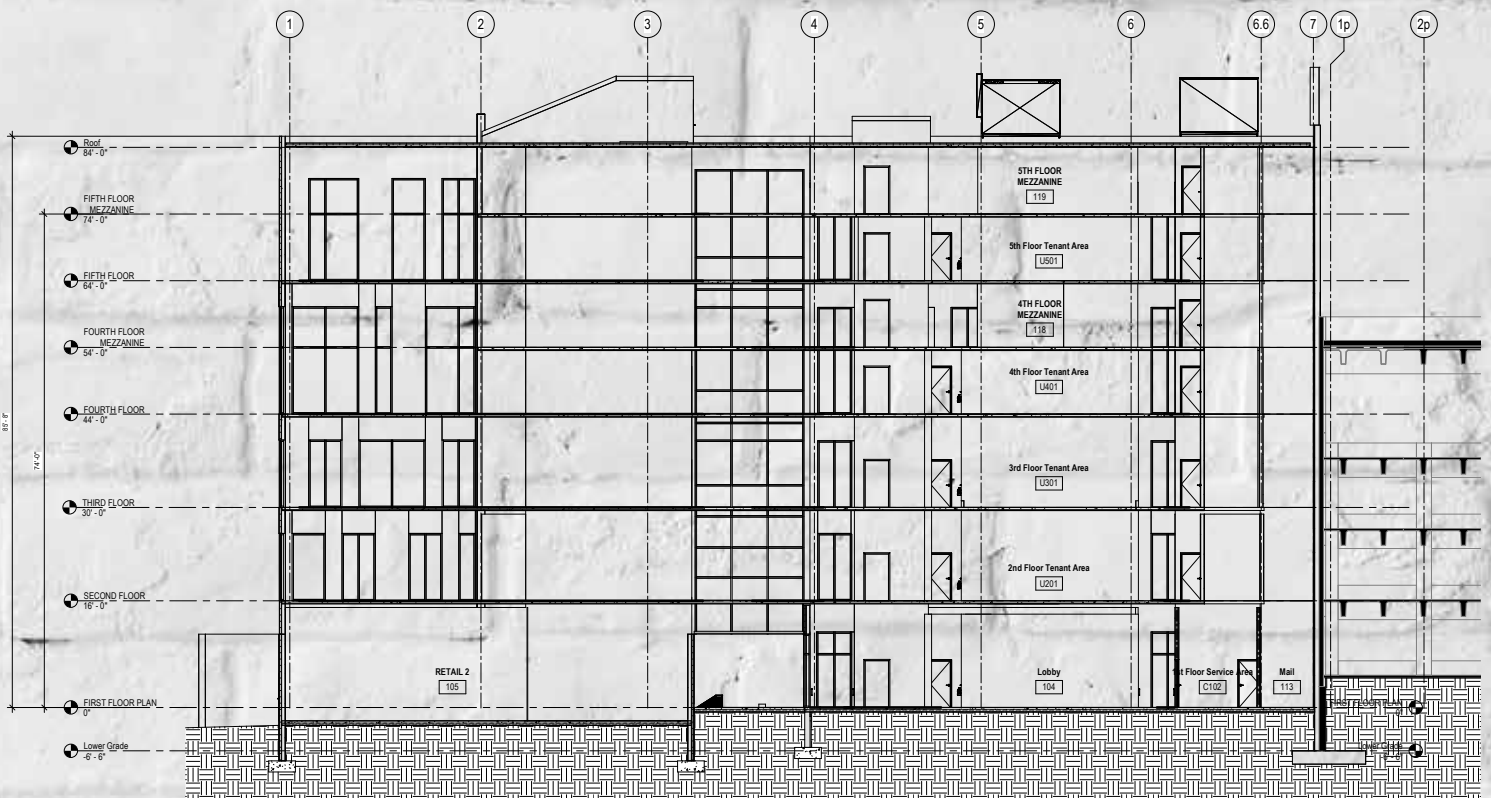
SITE LEGEND

-  Mosaic Village I
Existing Mixed-Use & Common Area
-  Mosaic Village I & II
Existing Structured Parking
-  J.C. Smith VPAC
Visual Performing Arts Center
-  M2 Building
-  Multi-Use Path (MUP)
Pedestrian Access Points
-  M2 Vehicular Access
-  M2 Pedestrian Access Points





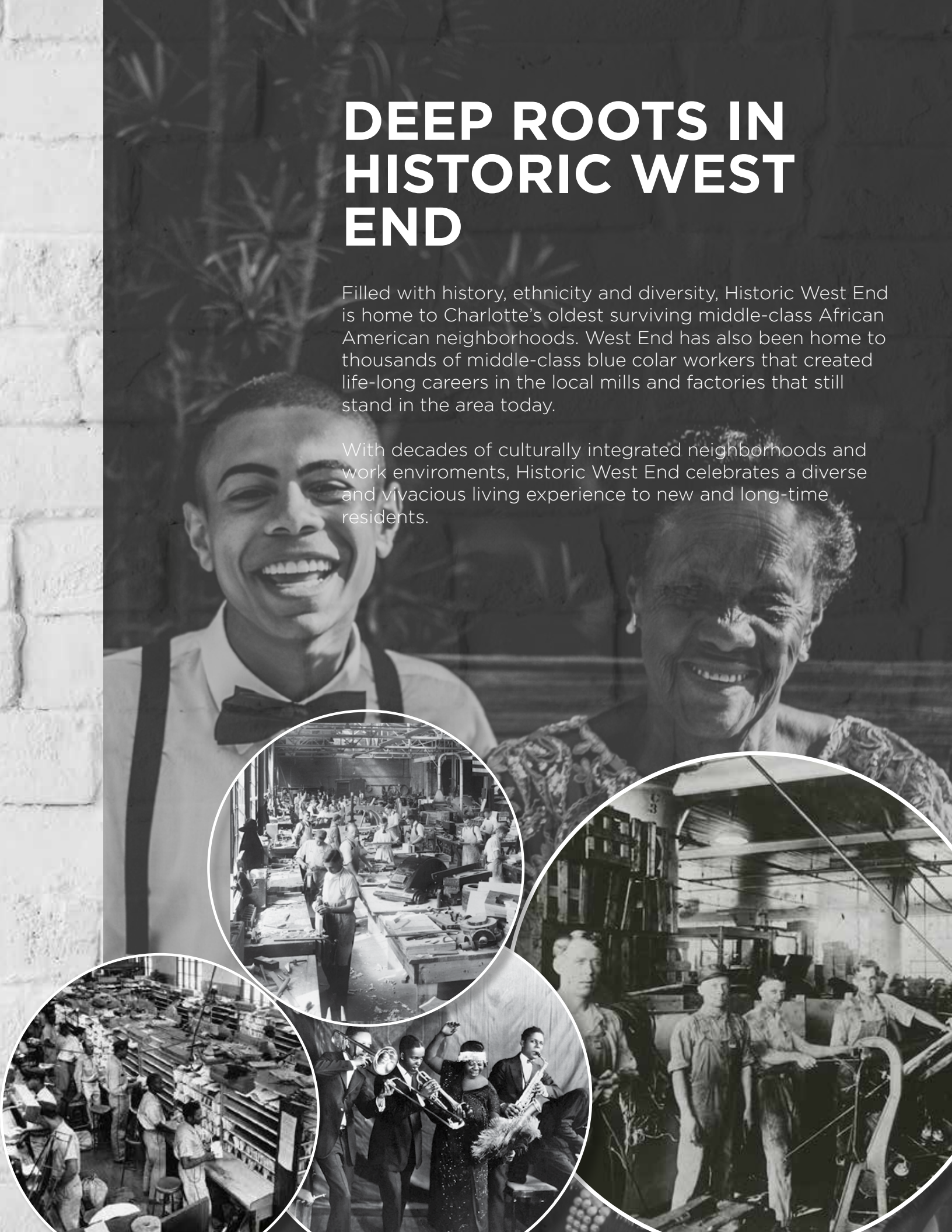
THE SITE



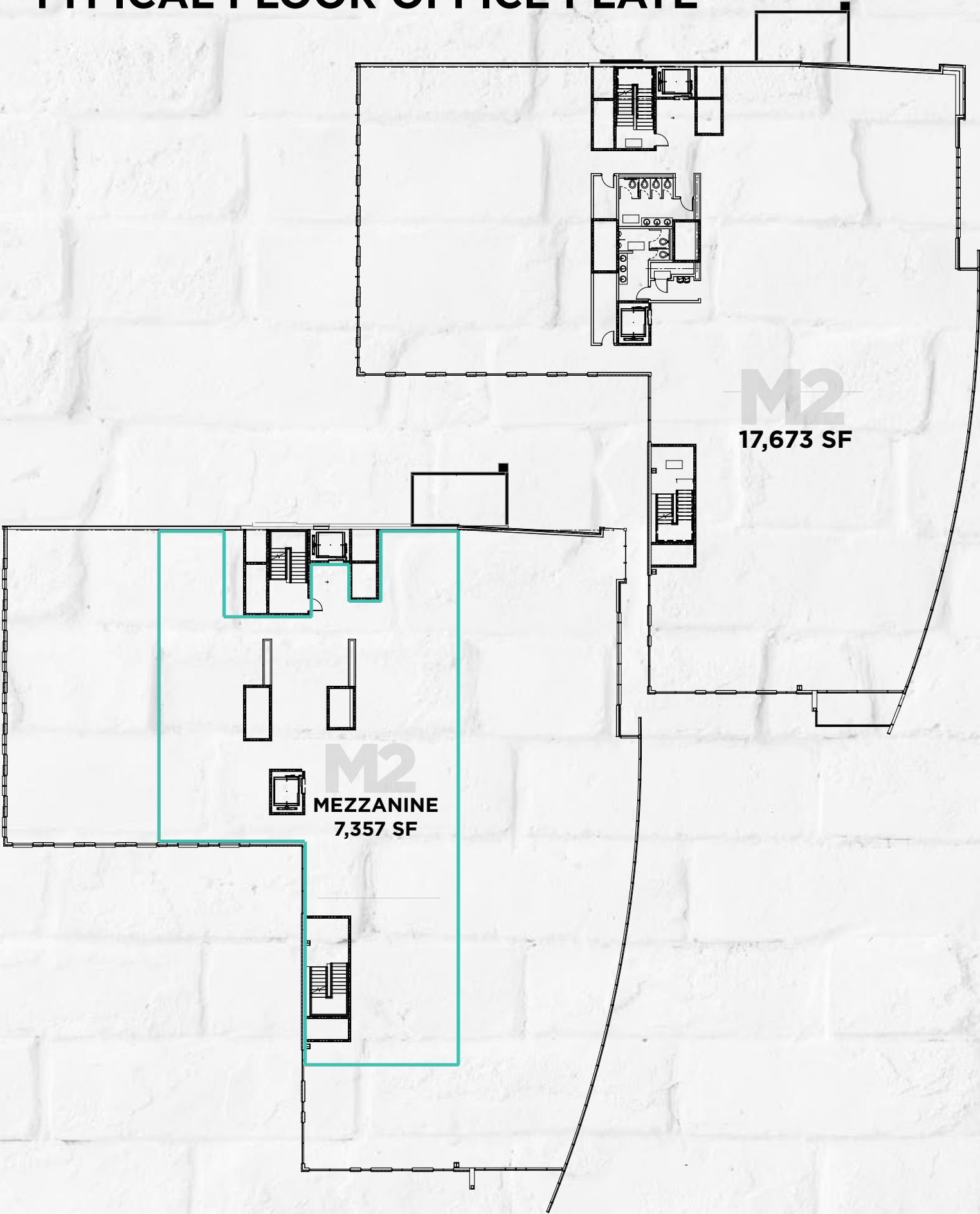
DEEP ROOTS IN HISTORIC WEST END

Filled with history, ethnicity and diversity, Historic West End is home to Charlotte's oldest surviving middle-class African American neighborhoods. West End has also been home to thousands of middle-class blue collar workers that created life-long careers in the local mills and factories that still stand in the area today.

With decades of culturally integrated neighborhoods and work environments, Historic West End celebrates a diverse and vivacious living experience to new and long-time residents.



TYPICAL FLOOR OFFICE PLATE



M2
17,673 SF

M2
MEZZANINE
7,357 SF

RETAIL FLOOR PLATE





OFFICE

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