

WEST 332 BLAND

ONE-OF-A-KIND BUILDINGS WITH  
CHARACTER IN THE MIDDLE OF IT ALL.

EST BLAND  
332 ST.  
M SOUTH

# INTRODUCING 332 W. BLAND ST.

CREATIVE OFFICE & RETAIL / ADAPTIVE RE-USE DEVELOPMENT

SOUTH END, CHARLOTTE  
AT BLAND, MINT, AND CHURCH STREETS

**TRINITY**  
PARTNERS

**MAGNUS**  
CAPITAL PARTNERS

WHITESIDE | **PROPERTIES**  
Est. 1991

# CHARACTER, HISTORY, AND IRREPLACEABLE FEATURES

The building dates back to the 1920's, and features expansive, arched windows, exposed original brick, timber ceilings, skylights, and multiple patio and courtyard areas.

NO. 332 W. BLAND STREET



## OPPORTUNITY

FOR BOTH **OFFICE** AND **RETAIL** USERS.

LARGEST CONTIGUOUS AVAILABILITY:  
14,261 SF

SPACES RANGE FROM  
3,000 SF TO 14,261 SF

LEASABLE OUTDOOR PATIO SPACES AVAILABLE

332 W. BLAND ST.

## NOW AVAILABLE

332 W. Bland St. has undergone a complete redevelopment, and is ready for tenant upfit and occupancy.

### NEXT TO

UNKNOWN BREWING COMPANY, SEOUL FOOD MEAT COMPANY, CRAFT TASTING ROOM, AND LET'S MEAT KBBQ

### STEPS FROM

REVIVER COFFEE, YUME BISTRO, AND BARDO.

### WALKABLE TO

UPTOWN, PANTHERS STADIUM, SOUTH BOULEVARD, BLAND STREET LIGHT RAIL STATION

### PARKING

UP TO 2.5 PER 1,000 SF

On-site parking is available in addition to up to 2.5 per 1,000 SF surface spaces located within a 1-block radius of the site.

### RATES

OFFICE RATE: \$34 NNN // ESTIMATED TICAM OF \$3.50-\$4.00 PSF

RETAIL RATE: \$37 NNN

EACH TENANT WILL HAVE THEIR OWN INDIVIDUAL SUITE ENTRY AND BRANDING OPPORTUNITIES.





SOUTH END  
CLT, NC



NO. 332 W. BLAND STR.



332 W. BLAND ST.

# EASY ACCESS FROM ALL OVER THE CITY

PRIME PARKING OPPORTUNITIES, TOO

332 W. BLAND ST. SOUTH BEND, NC



SOUTH BLVD

BLAND STREET LIGHT RAIL STATION

TRYON ST

TRYON ST

BLAND ST

CHURCH ST

CHURCH ST

CARSON ST

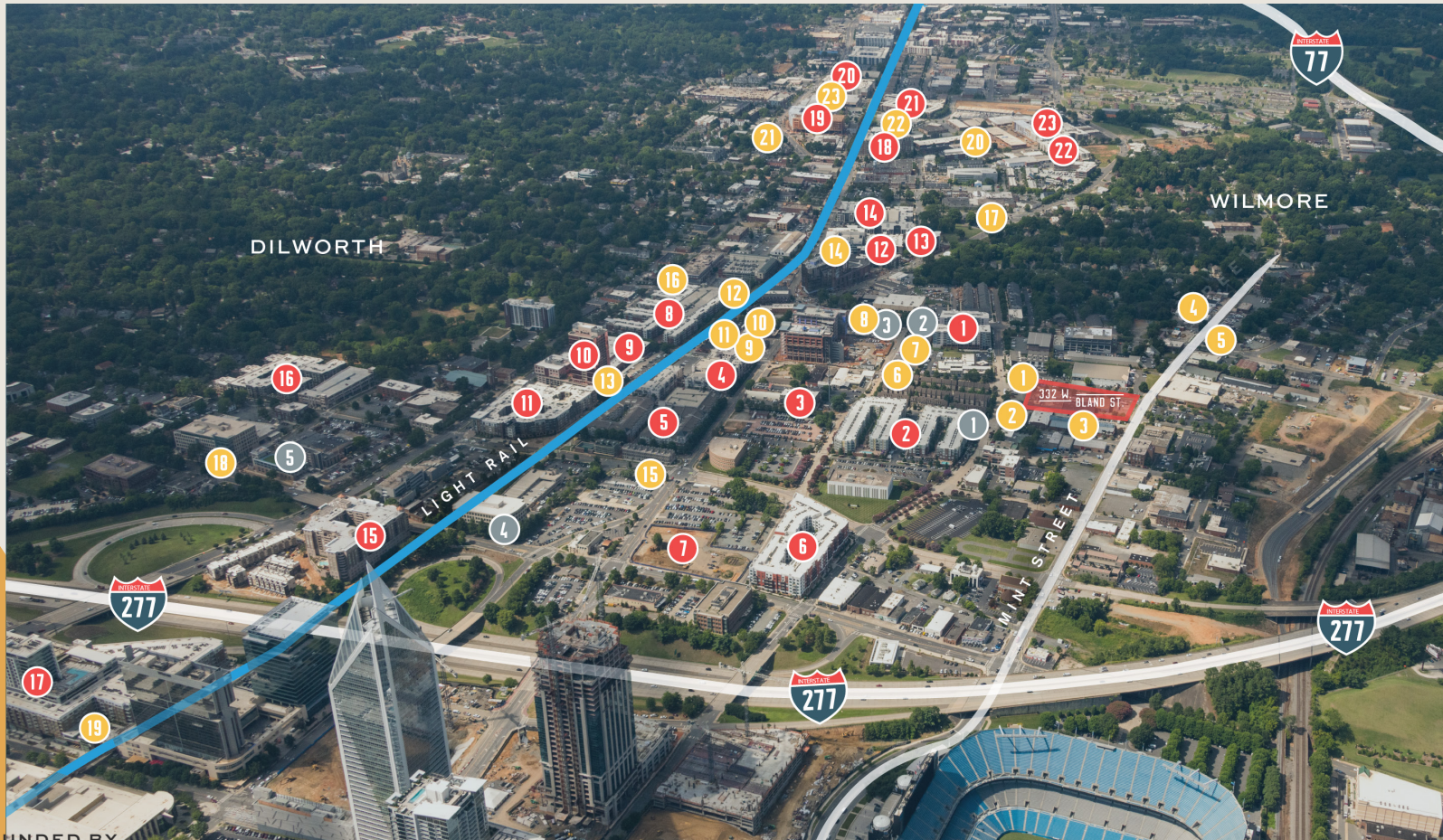
MINT ST

PREFERRED PARKING  
LOT # 1320  
\$55/month

PREFERRED PARKING  
LOT # 1201  
\$60/month

ADDITIONAL PARKING OPPORTUNITY

332 W. BLAND ST.



SURROUNDED BY EVERYTHING CHARLOTTE'S TALKING ABOUT:

**BREWERIES,  
RESTAURANTS,  
RETAIL,  
AND MORE.**

**RESTAURANTS, BARS AND GROCERIES**

- 1 Seoul Food Meat Company/Let's Meat Korean BBQ
- 2 Craft Tasting Room and Growler Shop
- 3 The Unknown Brewing Co.
- 4 Reviver Coffee
- 5 Yume Bistro/Bardo
- 6 Hoppin'
- 7 Bulldog Beer and Wine/Boone's BBQ
- 8 Wooden Robot Brewery /The Brass Tap
- 9 The Brickyard/Tavern on the Tracks
- 10 The Gin Mill/Amos' South End
- 11 Hot Taco/All American/Oak Room /Slate
- 12 Futo Buta
- 13 Nikko Japanese Restaurant
- 14 Price's Chicken Coop/Central Coffee Co./Blaze Pizza
- 15 Midnight Diner
- 16 Crispy Crepe
- 17 Sauceman's Barbecue
- 18 Joe and Nosh/The Packhouse /Capiche
- 19 Whole Foods
- 20 Zeppelin/Bang Bang Burgers /Common Market South End
- 21 Owen's Bagels and Deli
- 22 Sycamore Brewing
- 23 Publix Supermarket

**MULTIFAMILY**

- 1 District Flats at Summit and Church
- 2 1225 South Church
- 3 Catherine 36 Apartments
- 4 Mosaic South End
- 5 Camden South End
- 6 Loft One35
- 7 Broadstone Queen City
- 8 Post South End
- 9 1520 South Loft Condominiums
- 10 The Arlington Condominiums
- 11 1100 South
- 12 Park and Kingston Apartments
- 13 Holiday Inn Express and Suites
- 14 Camden Gallery
- 15 Camden Grandview Apartments and Townhomes

- 16 The Lexington Dilworth
- 17 Novel Stonewall Station
- 18 The Ashton Luxury Apartments
- 19 Atherton Mill
- 20 Camden Southline
- 21 Spectrum South End Apartments
- 22 Three30Five Apartments
- 23 The Penrose Apartments

**FITNESS**

- 1 My Fitness World Personal Training
- 2 Charlotte Yoga
- 3 Arrichion Yoga
- 4 Fitness Connection
- 5 Dowd YMCA

**332 W. BLAND ST.**

WEST BLAND  
332 S



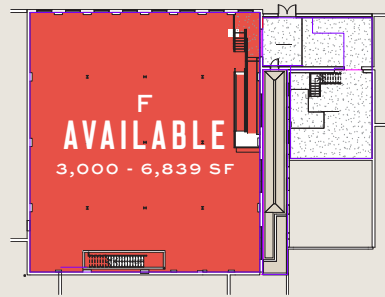
SOUTH END  
CLT, INC



332 W. BLAND ST.

## CIRCUIT SOCIAL HOUSE

*Boutique entertainment parlor with self-serve taps, traditional and proprietary interactive games and private event space.*



## RUBY SUNSHINE

*NOLA-inspired all-day breakfast spot - a first of its kind for South End*



## BURNT CRUST

*Chef Michael Shortino's Wood-Fired Pizza Concept. Owner of local favorites Futo Buta and Lincoln's Haberdashery signed a lease on 2,700 SF with an additional 900 SF patio.*

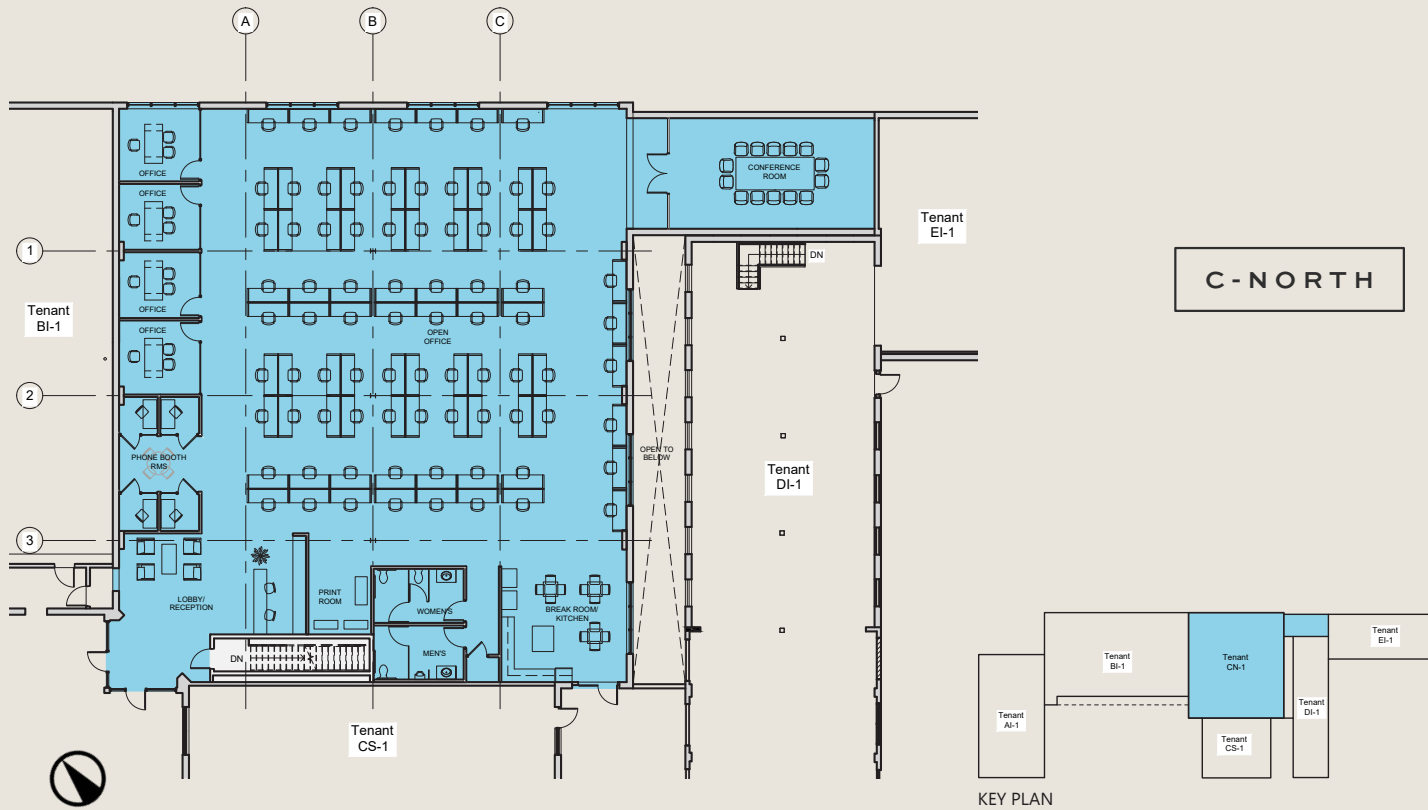
## LOST & FOUND

*Upscale cocktail lounge with rentable living room-like seating areas and large-scale TVs for events.*



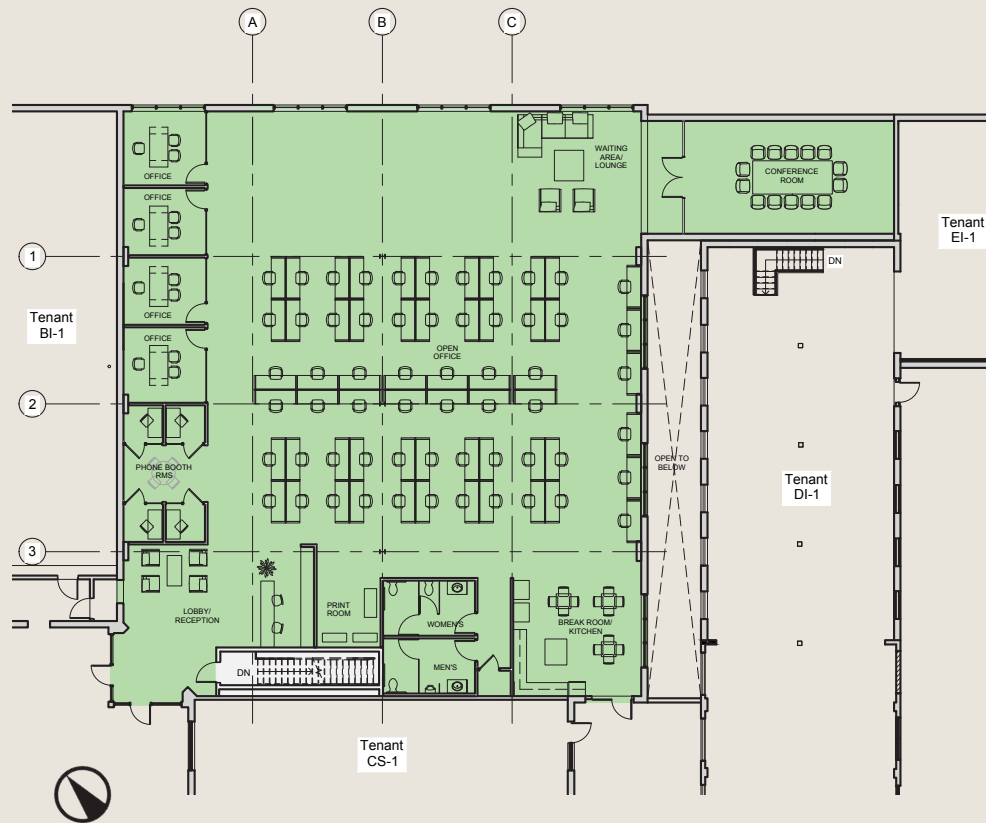
# EXAMPLE SINGLE-TENANT LAYOUT

## SPACE C-NORTH

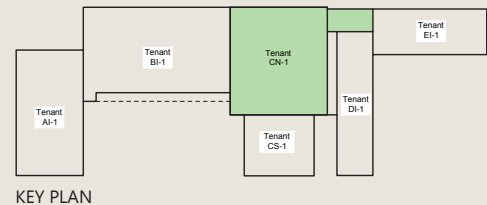


# EXAMPLE SINGLE-TENANT LAYOUT

SPACES C-NORTH & F

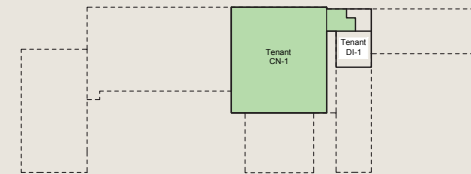
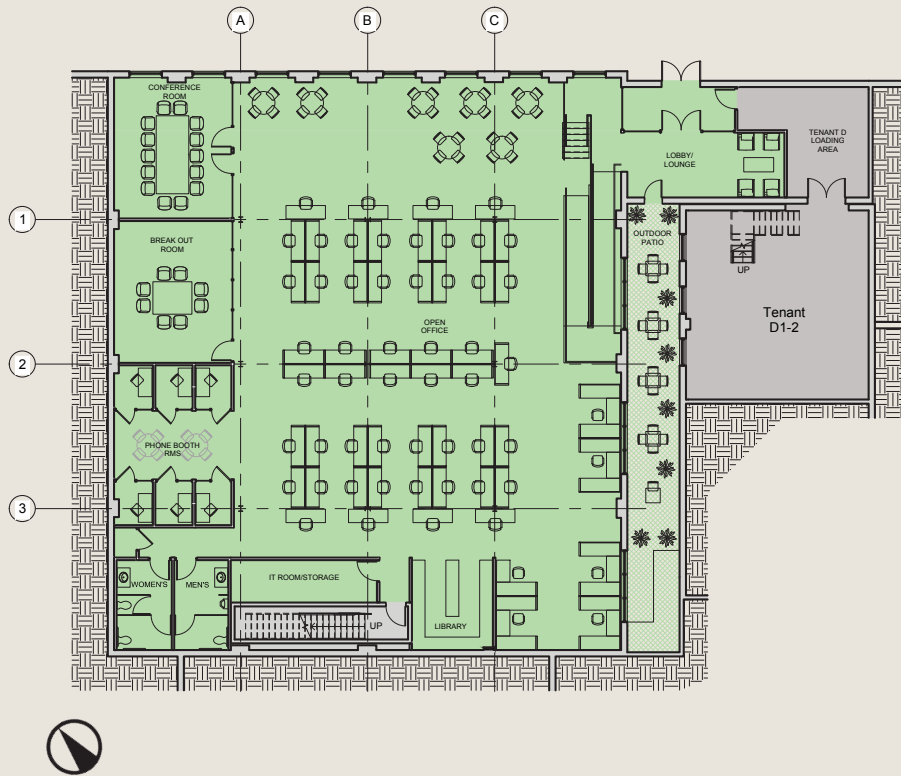


C-NORTH



# EXAMPLE SINGLE-TENANT LAYOUT

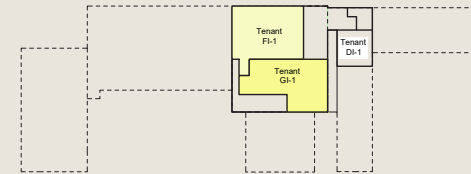
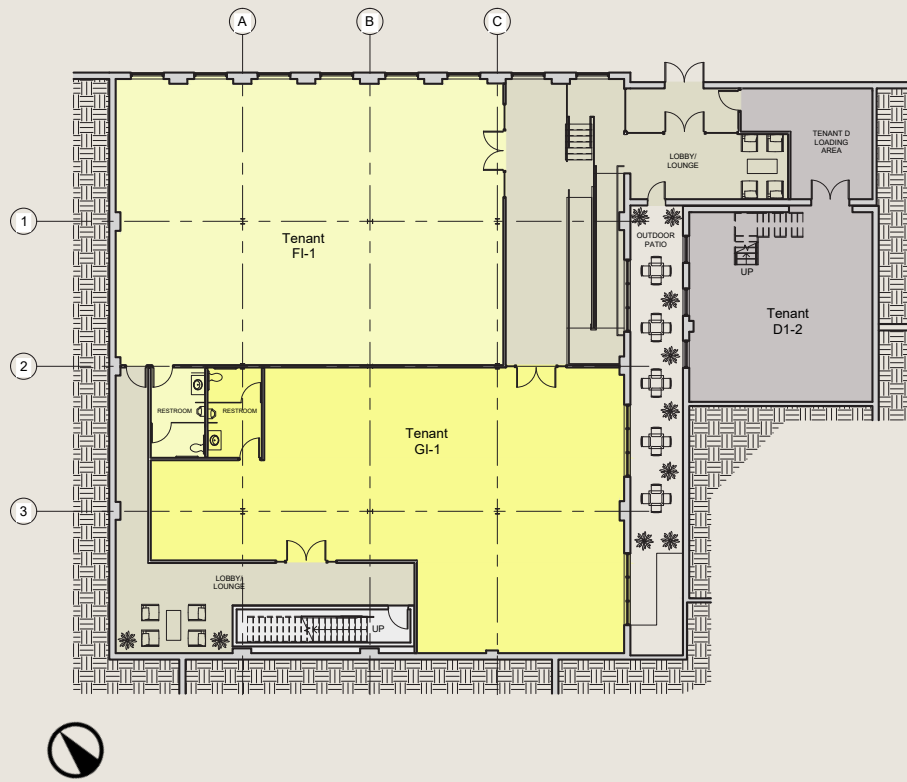
SPACES C-NORTH & F



KEY PLAN

# EXAMPLE MULTI-TENANT LAYOUT

## SPACE F



KEY PLAN

332WESTBLANDSTREET.COM



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SOUTH END, CHARLOTTE | AT BLAND, MINT, AND CHURCH STREETS

WANT TO KNOW MORE OR TAKE A TOUR AT 332 W. BLAND ST.?

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Est. 1991