

**PORTMAN**  
HOLDINGS



National  
REAL ESTATE ADVISORS

**FOUNDRY**  
COMMERCIAL

# 2151 HAWKINS

COMMUNITY | RETAIL | OFFICE







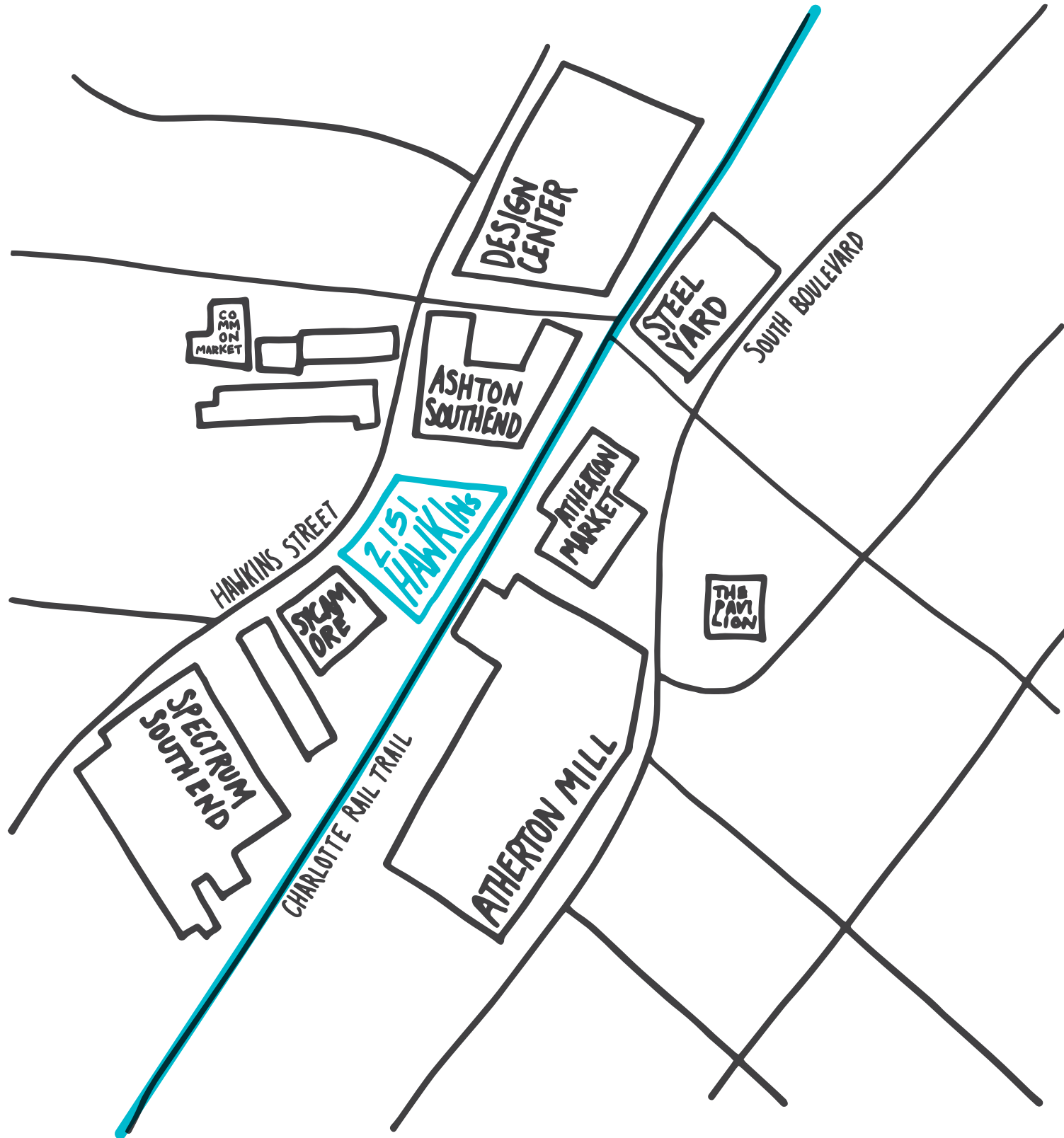
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RAIL TRAIL CONNECTION



BARCELONA AT THE DESIGN CENTER



#2 BEST LOCAL COFFEE SHOP IN CHARLOTTE

NOT JUST COFFEE AT ATHERTON MILL



RAIL TRAIL



JENI'S ICE CREAM AT DESIGN CENTER



#3 UBER DESTINATION IN CHARLOTTE

SYCAMORE BREWING



#1 INSTAGRAM LOCATION IN CHARLOTTE

CONFETTI HEART WALL IN SOUTH END



COMMON MARKET



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## PROJECT DETAILS

- MIXED-USE OFFICE DEVELOPMENT IN THE HEART OF SOUTH END
- 285,000 RSF OF OFFICE
- ADJACENT TO LYNX LIGHT RAIL AND RAIL TRAIL
- FOOD HALL ON THE GROUND FLOOR
- MULTIPLE ROOF TERRACES WITH SWEEPING VIEWS
- HIGHLY EFFICIENT FLOORPLATES
- BREAKING GROUND Q1 2020, DELIVERY IN 2021





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PROJECT RENDERING





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PROJECT RENDERING

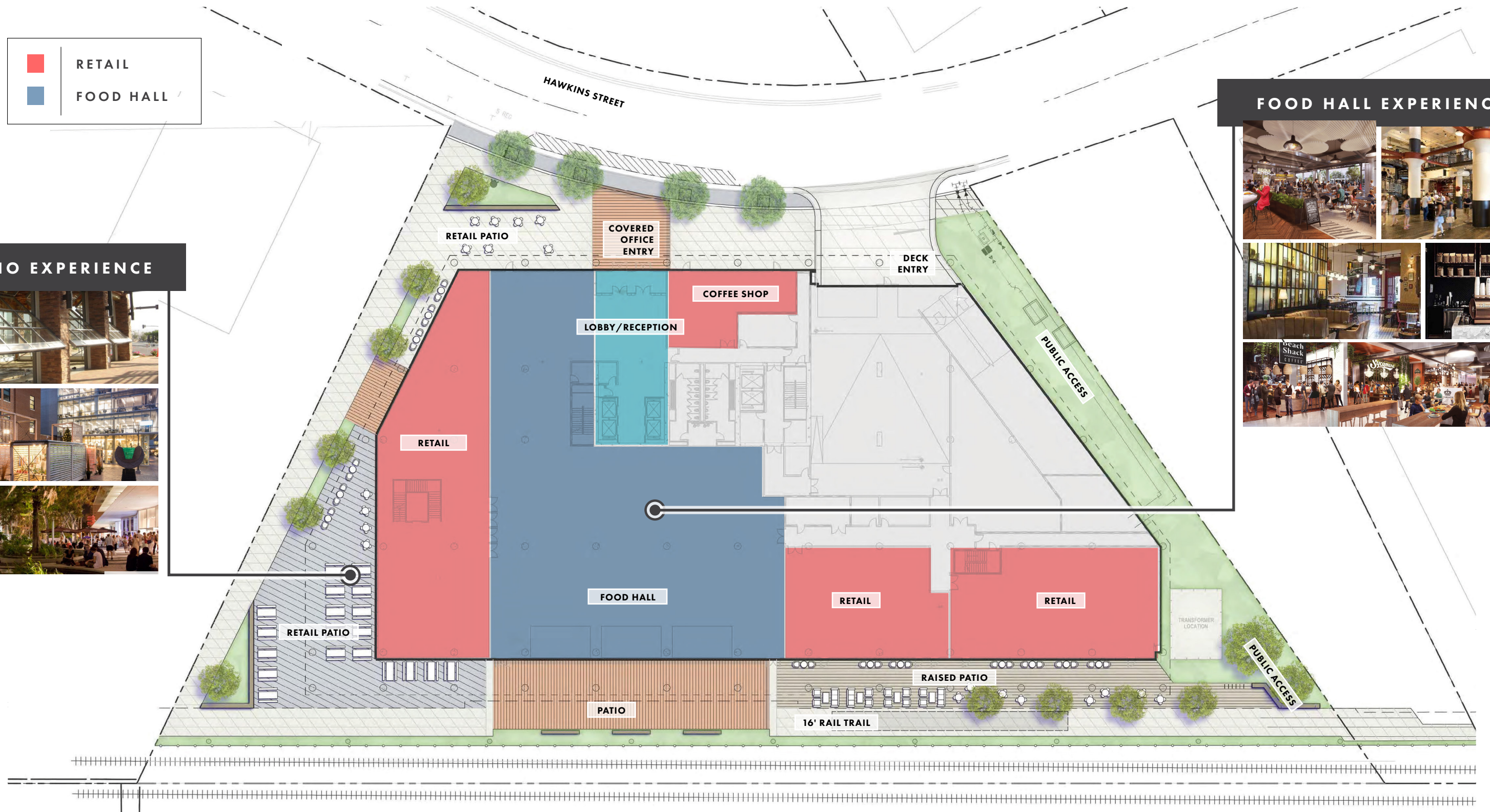
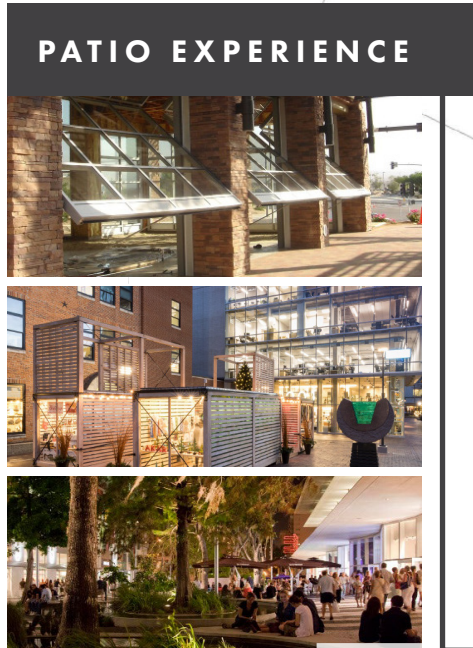




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GROUND FLOOR SITE PLAN

■ RETAIL  
■ FOOD HALL



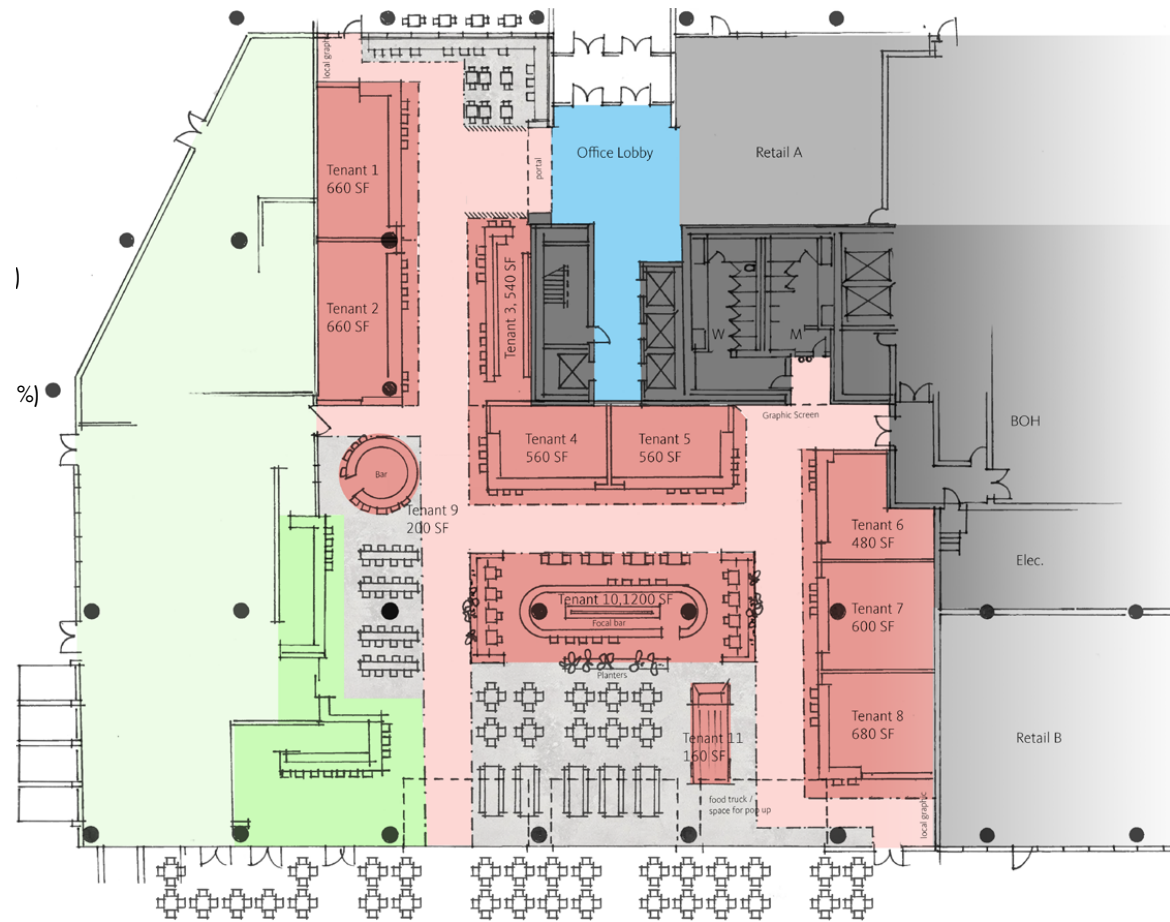


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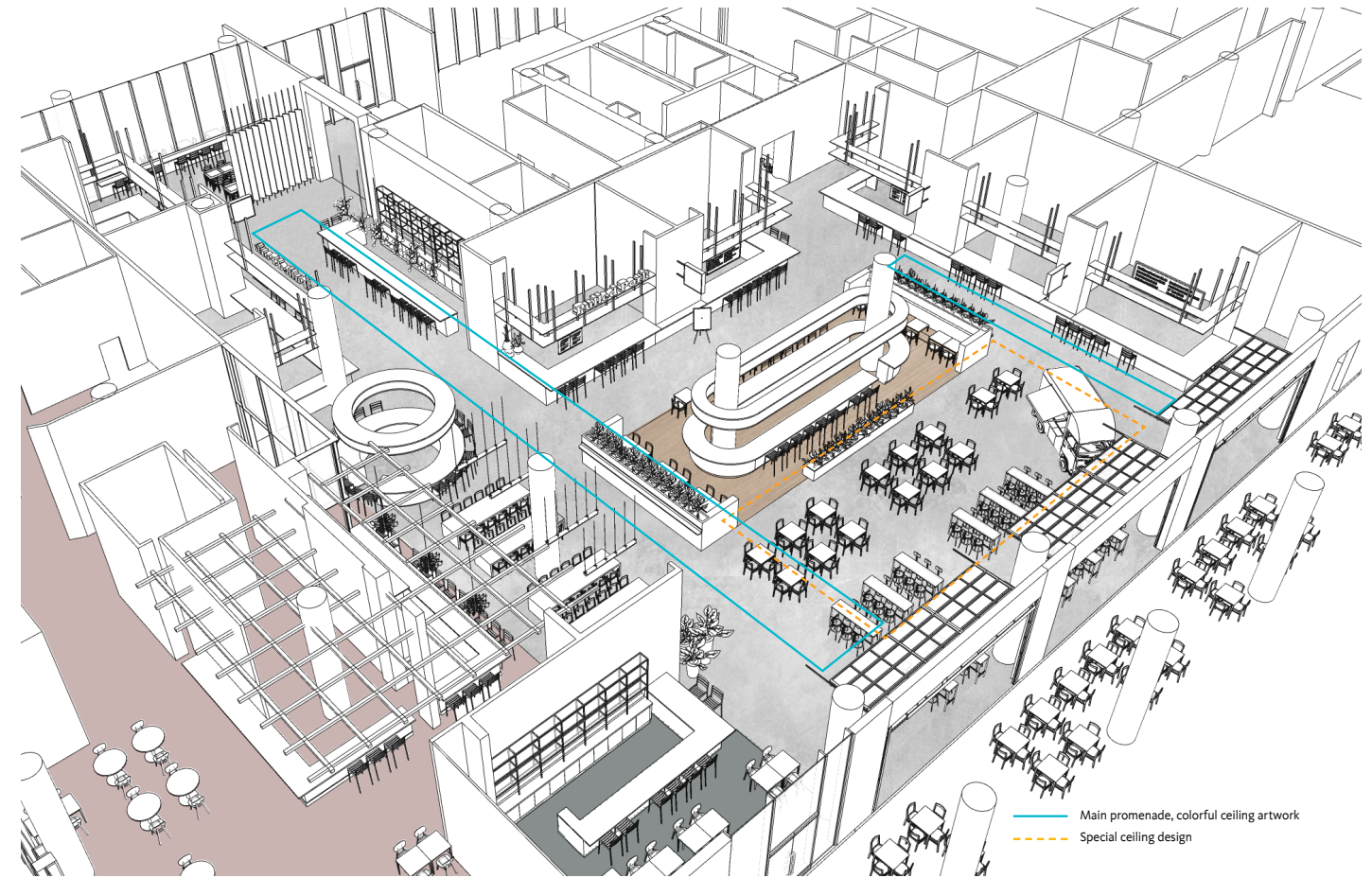
## FOOD HALL RENDERINGS

### PERSPECTIVE VIEWS

### FLOOR PLAN SCHEME



- Lobby
  - Restrooms / B.O.H./
  - Retail Brewery
- 
- Food Hall Tenants: 6,300 SF (41.5%)
  - Brewery within Food Hall: 1,600 SF
  - (10.5%) Circulation: 3,700 SF (24.3%)
  - Seating: 3,600 SF (23.7%)
- 
- ■ 41.5% : 58.5%





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FOOD HALL RENDERINGS

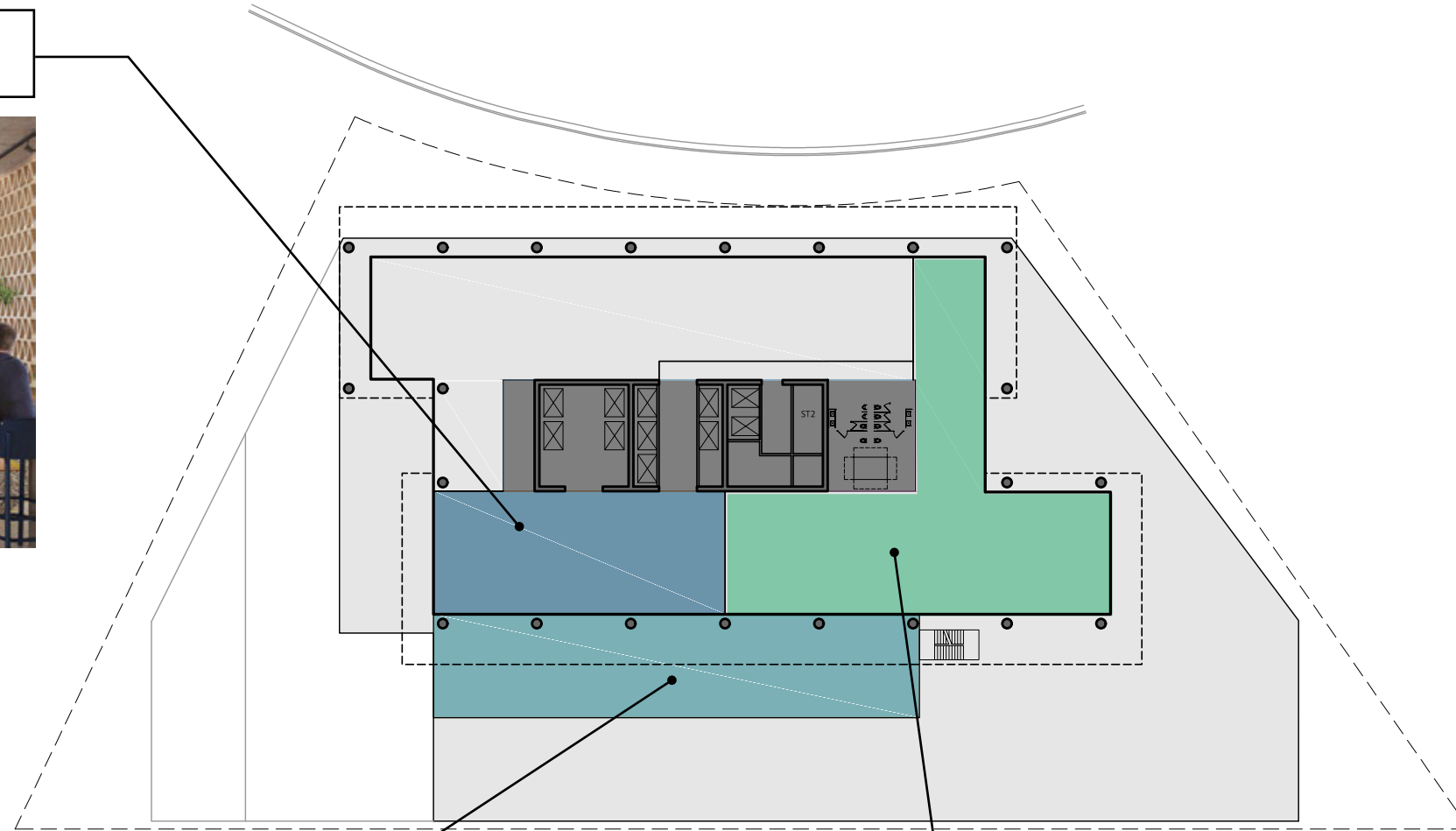




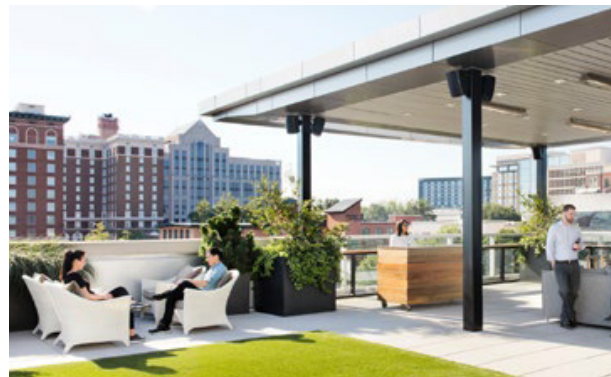
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8TH FLOOR SKY LOBBY AND TYPICAL FLOOR PLATE

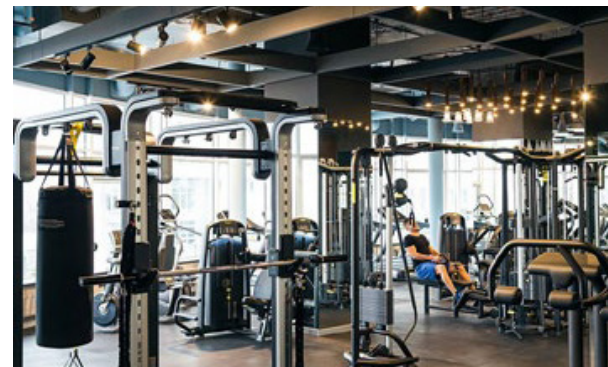
SKY LOBBY/  
SHARED AMENITY



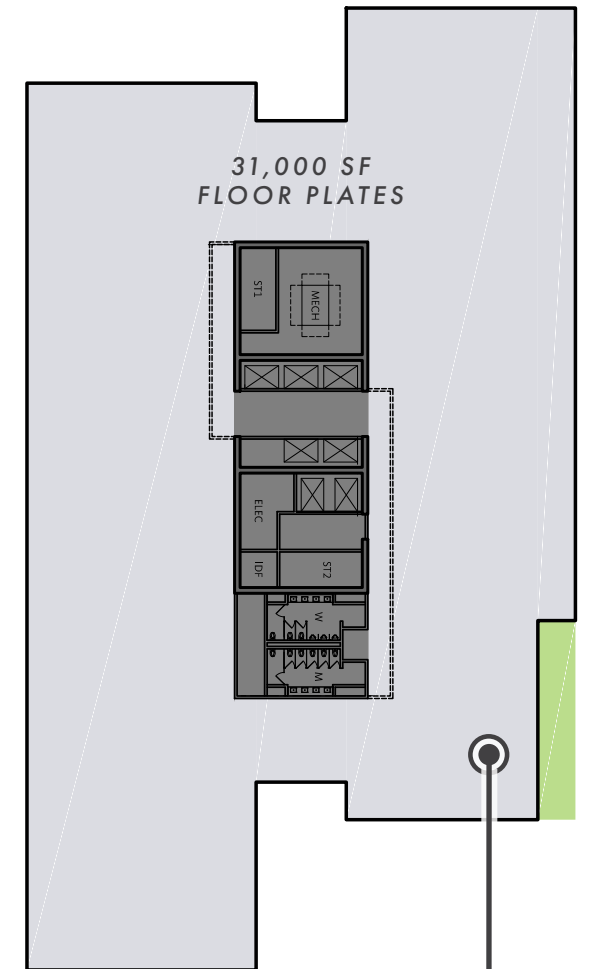
AMENITY TERRACE



FITNESS CENTER



31,000 SF  
FLOOR PLATES



TYPICAL OFFICE LAYOUT  
WITH OUTDOOR TERRACE



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SOUTH END HIGHLIGHTS



## RECENT CORPORATE RELOCATIONS



**9,000** RESIDENTS LIVING IN SOUTH END



**28K** LYNX BLUE LINE DAILY RIDERSHIP



**2,000** PEDESTRIANS ON THE RAIL TRAIL DAILY



**197** SHOPS AND RESTAURANTS



**13** BREWERIES AND BOTTLE SHOPS



**4,130** MULTIFAMILY UNITS PLANNED OR UNDER CONSTRUCTION



**500** HOTEL ROOMS PLANNED OR UNDER CONSTRUCTION



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AREA MAP



**WITHIN 3.5 BLOCKS:**  
 28 RESTAURANTS  
 18 RETAILERS  
 5 COFFEE SHOPS  
 6 BEER/WINE BARS  
 2 GROCERY STORES  
 2,650 MULTI-FAMILY UNITS

BANK OF AMERICA STADIUM

UPTOWN CHARLOTTE

STONEWALL STATION

CARSON STATION

BLAND STATION

LEROY FOX  
PRICE'S CHICKEN COOP

BLAZE PIZZA  
CENTRAL COFFEE

DESIGN CENTER  
HAWKERS ASIAN  
JENI'S ICE CREAM  
SUPERICA  
BARCELONA  
PEPPERBOX DOUGHNUTS

EAST/WEST STATION

TUPELO HONEY  
MANCHESTER

STEEL YARD  
SULLIVAN'S  
LUCIANO'S RISTORANTE

THE PAVILION SOUTH END  
SNOOZE AM  
SILVERLAKE RAMEN

COMMON MARKET  
SOUTHEND

ZEPELIN

2151 HAWKINS STREET

SYCAMORE BREWING

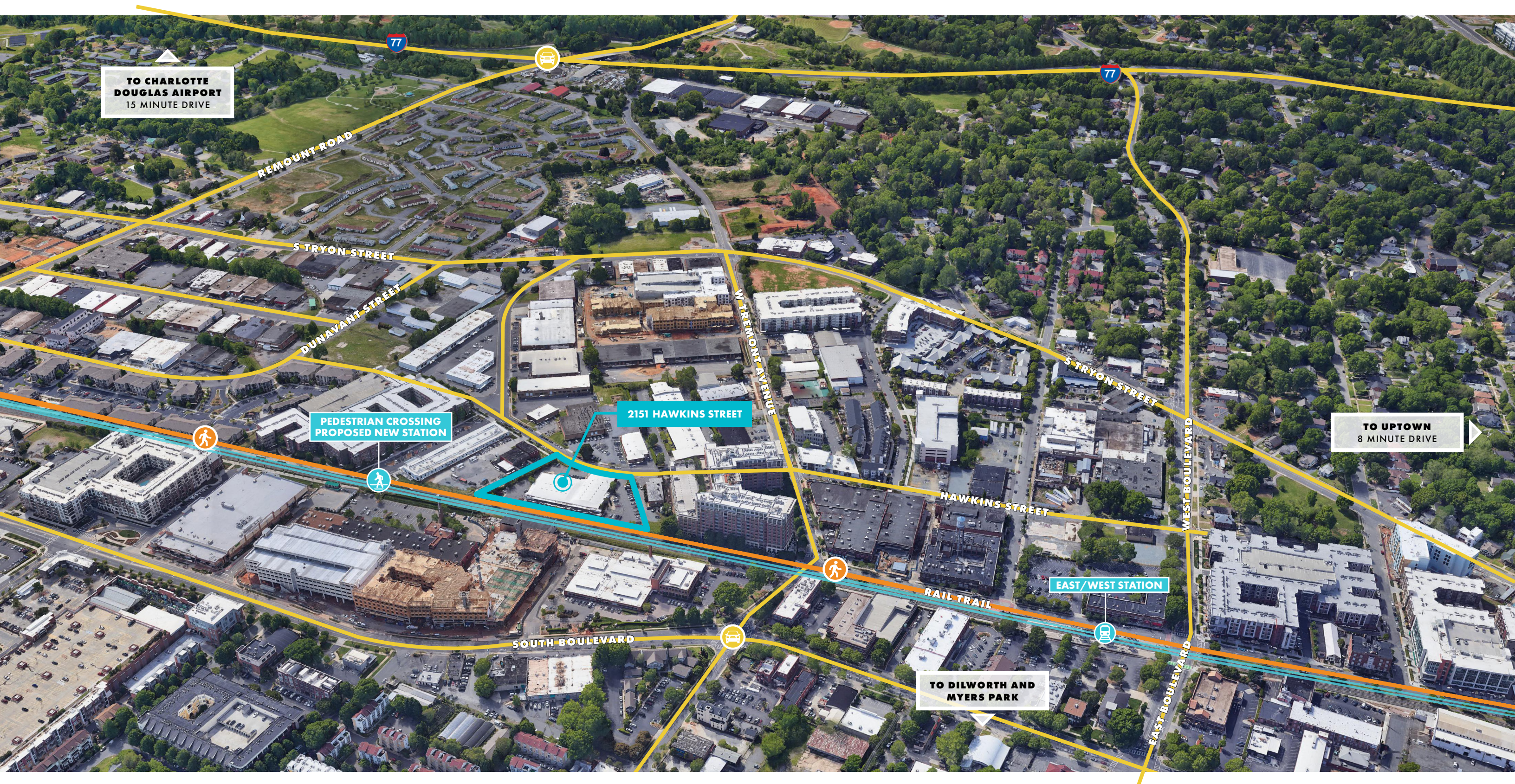
ATHERTON MILL  
ATHROPOLOGIE  
WARBY PARKER  
FREE PEOPLE  
LIVING KITCHEN  
O-KU  
CAVA  
THE EAGLE FOOD & BEER HALL  
LAS OLAS  
PAINT NAIL BAR



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ACCESS MAP

— DRIVING — WALKING / RAIL TRIAL — LYNX LIGHTRAIL



TO CHARLOTTE  
DOUGLAS AIRPORT  
15 MINUTE DRIVE

TO UPTOWN  
8 MINUTE DRIVE

TO DILWORTH AND  
MYERS PARK

EAST/WEST STATION

2151 HAWKINS STREET

PEDESTRIAN CROSSING  
PROPOSED NEW STATION



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PORTMAN



Throughout the past 62 years, Portman Holdings has raised and deployed over \$10 billion and developed over 65 million square feet of premium real estate. John C. Portman, Jr. pioneered the concept of architect as developer when he began the development of the first wholesale trade mart in Atlanta in 1957. Since its opening in 1961, that trade mart has grown to over seven million square feet and the firm has grown into a fully-integrated development practice that has developed hotels, retail space, apartments, and office buildings around the world.

It is well acknowledged that Portman Holdings' transformative projects in Atlanta during the 1960s and 1970s led to the revival of downtown Atlanta. These projects reversed the trend of people and businesses fleeing downtown for the suburbs. Later, the firm worked with the San Francisco Redevelopment Authority to reimagine a brownfield redevelopment project the agency lead, resulting in the immensely successful Embarcadero Center. Portman Holdings was then selected by New York City leadership in the 1970s to spearhead the redevelopment of the perpetually derelict Times Square. The firm worked with local leadership for nearly 13 years to bring the Marriott Marquis Times Square to fruition and ignited the redevelopment of the now thriving submarket. That hotel is now Marriott's highest grossing non casino hotel, with an average occupancy of over 90%. In the late 1990s, the firm responded to an RFP from the City of Charlotte and created the Westin Charlotte adjacent to the Charlotte Convention Center. This subarea of Uptown Charlotte is now the central focus of business, residential, and retail

uses in the city. These projects represent just a few examples of the developments Portman Holdings has completed in the United States, all of which have been catalysts for economic growth and redevelopment of urban areas.

From the late 1970s and onwards, Portman Holdings aimed to expand its global reach. In 1979, we opened an office in Hong Kong with sights set on new projects in China's developing economy. By 1990, the team had completed Shanghai Centre – the first modern mixed-use real estate property in China. This development gave Portman Holdings recognition in China and Hong Kong and established Portman as a brand name. The firm subsequently established offices in Europe, India, South Korea, and China.

Throughout the years, the company has stayed true to the integral philosophies that have been part of the firm's identity: that real estate should create value for its community, its owners, and its investors; that integrity of design and planning will result in buildings that are useful and timeless. As John C. Portman, Jr. once said, "Buildings should serve people, not the other way around."

Today, Portman Holdings is an efficient, highly-skilled, and well-rounded real estate development team with a specific focus on urban hospitality, office, and mixed-use projects. The vertically integrated team commands a substantial global network and has a proven track record with the world's top financial institutions. Over the past five years, the team has completed or broken ground on over \$1 billion of real estate in the United States.

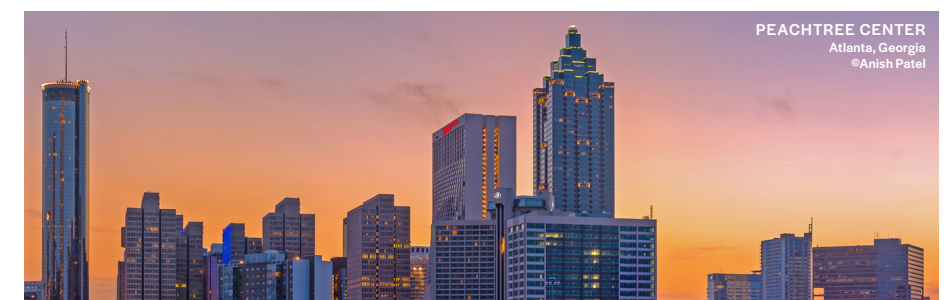


FOUNDED IN  
**1957**  
IN ATLANTA, GA

DEVELOPED OVER  
**65M**  
PREMIUM & UPSCALE SF

DEVELOPED OVER  
**15M**  
SF OF OFFICE SPACE

OVER  
**\$10B**  
RAISED & DEPLOYED





**THERE IS NO POWER FOR CHANGE  
GREATER THAN A COMMUNITY  
DISCOVERING WHAT IT CARES ABOUT.**

**MARGARET J. WHEATLEY**  
WORLD RENOWNED AUTHOR

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HOLDINGS**

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