















EAST WEST STATION

Trophy Office Tower
for Lease



PROPERTY DETAILS

-  370,000 SF trophy office tower in the heart of South End
-  23 stories
-  7,000 SF of street level retail along the LYNX light rail platform
-  8,000 SF state-of-the-art, indoor/outdoor, amenity center
-  Approximately 27,000 SF typical office floor plate
-  11th floor sky level lobby with unobstructed views of Uptown
-  914 space parking garage
-  Direct access to LYNX East-West light rail station
-  Unparalleled access to Uptown, Dilworth, and over 200 walkable amenities
-  Fall 2022 completion
-  Pursuing to LEED Gold Certification
-  Partnership between well-renowned national developers Stiles & Shorenstein



EAST WEST STATION WHERE WORK AND PLAY MEET



The work day no longer has a nine to five mentality. From the office, to the gym, to R&R time, East West Station provides all the lifestyle amenities necessary to create a true work-life balance.



EAST WEST STATION



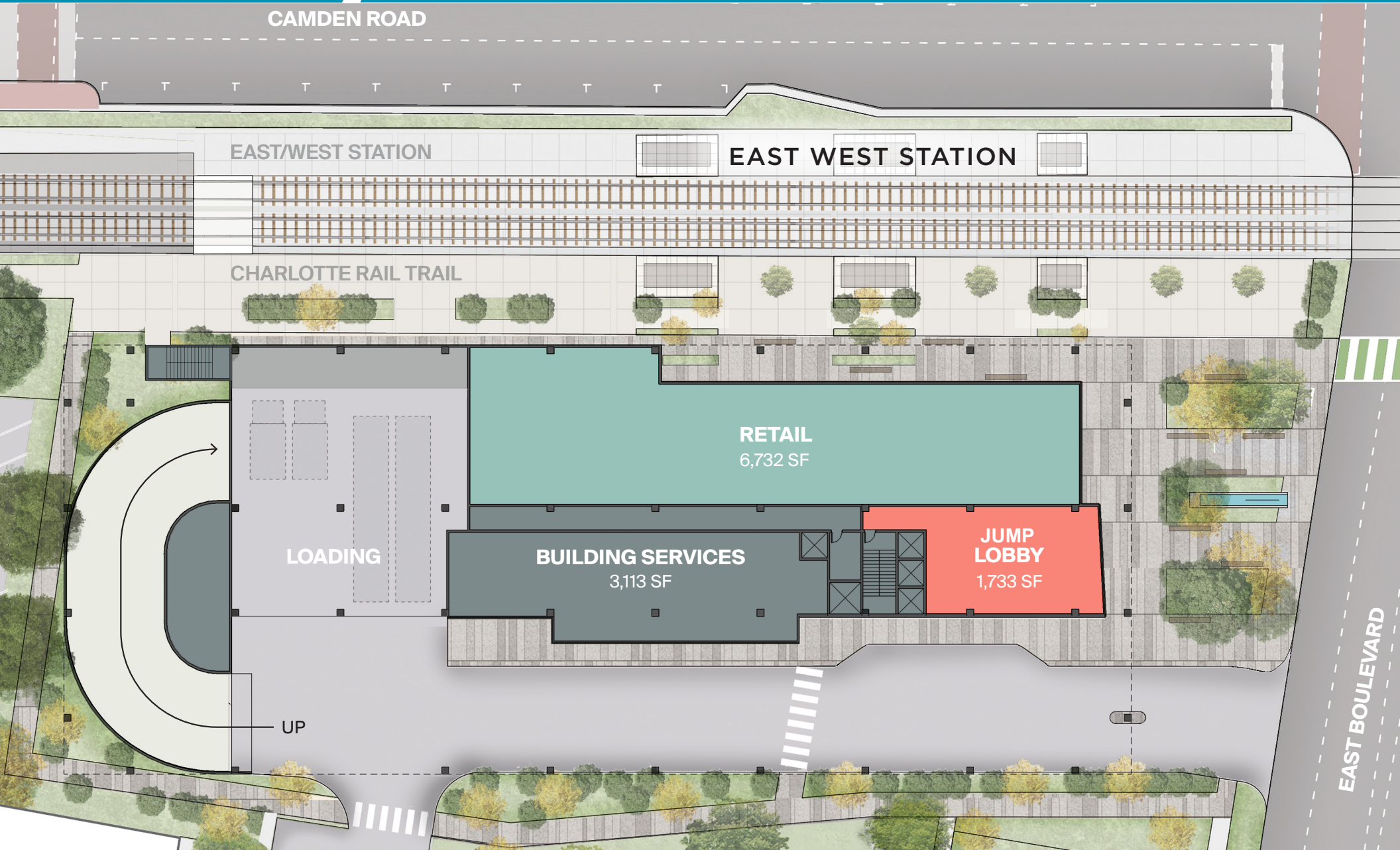
370,000 SF, 23-story trophy office tower along the LYNX light rail



FIRST FLOOR PLAN



7,000 SF of platform level retail along the LYNX light rail platform



ELEVENTH FLOOR PLAN



11th floor sky level lobby with unobstructed views of Uptown

MDEN ROAD

WEST STATION

EAST WEST STATION

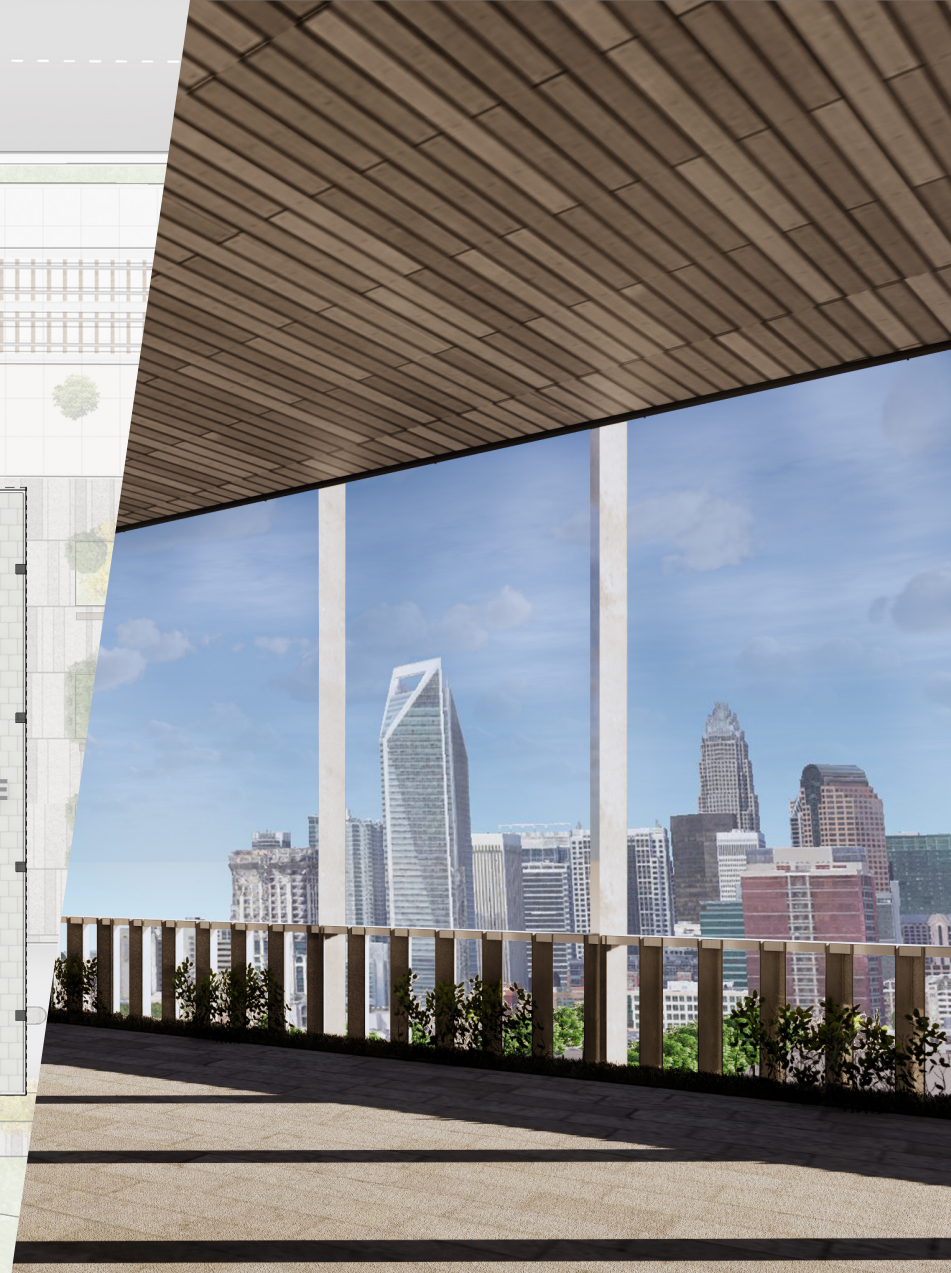
LOTTE RAIL TRAIL

OFFICE
12,382 SF

SKY LOBBY
3,731 SF

TERRACE

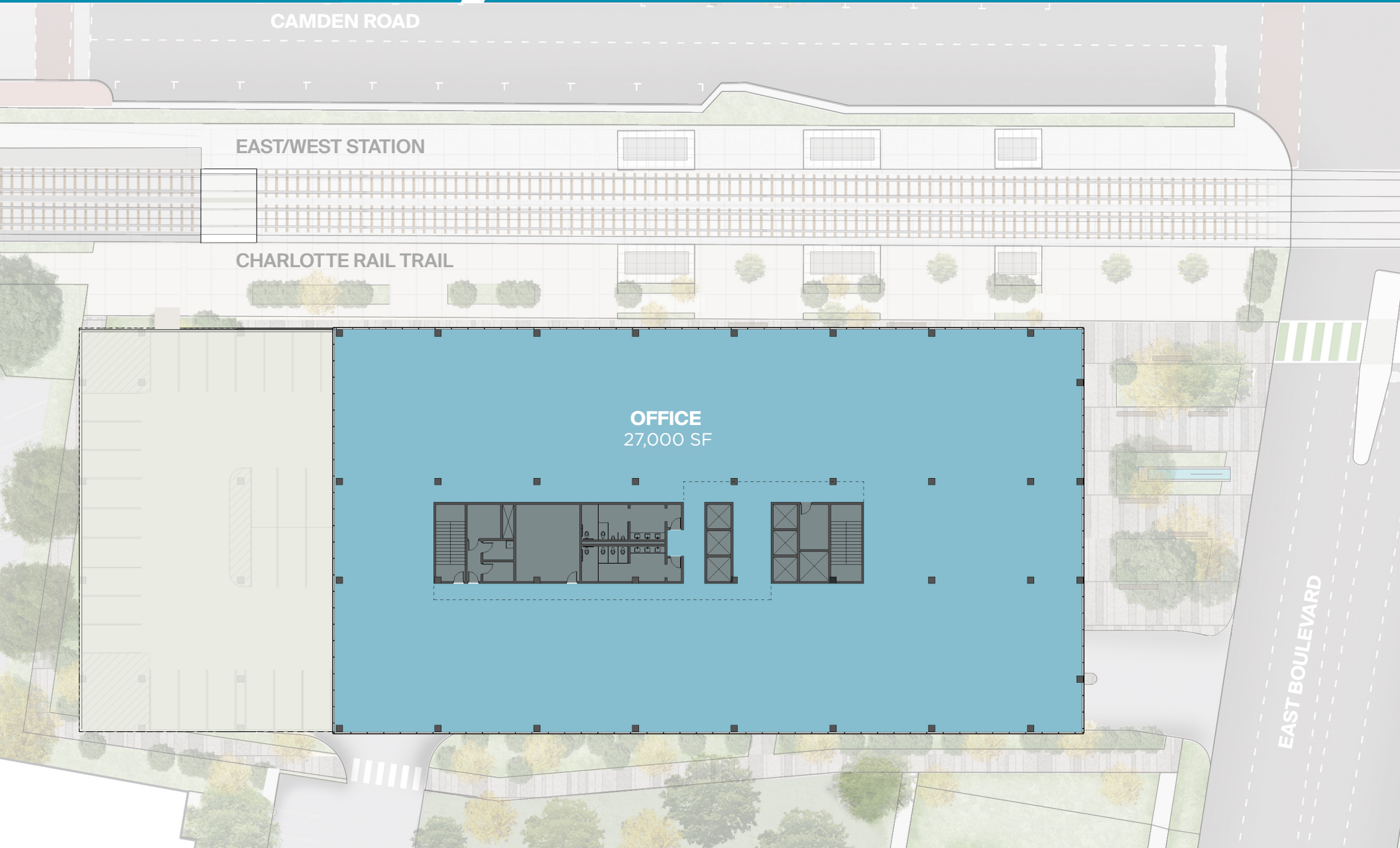
AMENITY
2,576 SF



TYPICAL OFFICE FLOOR PLAN



Approximately 27,000 SF typical office floor plate



EAST WEST STATION



Connectivity defined

As South End's premier location at the heart of the Queen City, East West Station boasts easy access to key neighborhoods and amenities in the greater Charlotte region.



SOUTH END DISTANCES



1.6

MILES TO
UPTOWN
CHARLOTTE



8

MILES TO
CHARLOTTE
DOUGLAS INT'L
AIRPORT



4

MILES TO
NODA



5.5

MILES TO
SOUTH PARK
MALL



14

MILES TO
UNCC

EAST WEST STATION



Community defined



The 3.5 mile Rail Trail connects communities and knits together neighborhoods from Sedgefield, Southside Park, Brookhill, Dilworth, Wilmore, South End to Uptown. The Rail Trail is the place to discover cafés and bars, hear concerts, explore galleries, stroll with your family, or relax on a bench and watch the city come alive around you.

East West Station is Charlotte's preminent transit-oriented asset and location. It sits adjacent to the LYNX Blue Line Light Rail at the East West Station, the Charlotte Rail Trail, and the intersection of East and South Boulevard. Positioned in the heart of South End, the East West Station is surrounded by a multitude of Charlotte's most popular retailers, restaurants, breweries, and high density developments.

TRAIL ADVANTAGE



15

art installations along or viewable from the trail



200

shops, restaurants and bars within walking distance of the trail



2K

daily visitors on the 4.5 mile Rail Trail which connects South End to Uptown



24K

daily riders on the 18.6 mile Lynx Blue Line

RAIL ADVANTAGE



Directly on the East West Station of the Lynx Blue Line Light Rail, which connects UNC Charlotte, NoDa, South End, LoSo, and I-485



Situated in the heart of South End and surrounded by multi-family, office, retail, restaurants, and breweries

EAST WEST STATION



Over 200 walkable amenities



AMENITY SNAPSHOT

8
BREWERIES

2
HOTELS
PLANNED
OR UNDER
CONSTRUCTION

197
SHOPS &
RESTAURANTS

±16,500
WORKERS

±6,500
MARKET RATE
HOUSING UNITS

5.2
MILLION
REGIONAL AND
OUT OF TOWN
ANNUAL VISITORS

SOUTH END CORPORATE TENANTS

Atrium Health
 Lowe's
 Allstate
 EY
 lendingtree®
 Dimensional
 elliot davis
 Krispy Kreme

DEVELOPED AND OWNED BY



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AERIAL VIEW OF SITE

EAST BLVD

SOUTH BOULEVARD

WEST BOULEVARD

**EAST WEST
STATION**

EAST WEST STATION

CAMDEN ROAD

