

1520 SOUTH

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BOUTIQUE OFFICE BUILDING IN
THE HEART OF SOUTH END



BEACON
PARTNERS

CLAIRE SHEALY LOVETTE

704.607.1984 (c) | 704.926.1409 (d)

claire@beacondevelopment.com

1520 South is conveniently located at a highly visible corner of South Boulevard and East Park Avenue in the South End submarket. This desirable location is less than a mile from downtown Charlotte and minutes from several of Charlotte's most walkable neighborhoods.

1520
SOUTH



1520
SOUTH BOULEVARD
NEAR DILWORTH,
MYERS PARK AND
EASTOVER



FREE
PARKING
ON-SITE
3.0/1,000



EASY
ACCESS TO
1-77, I-277 +
CHARLOTTE CBD



THREE-STORY
90,000 SF
OFFICE BUILDING



STEPS FROM
THE LIGHT RAIL AT
BLAND ST.
STATION



WALKING
DISTANCE
TO RESTAURANTS,
BREWRIES +
LOCAL HOT SPOTS



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Area Amenities

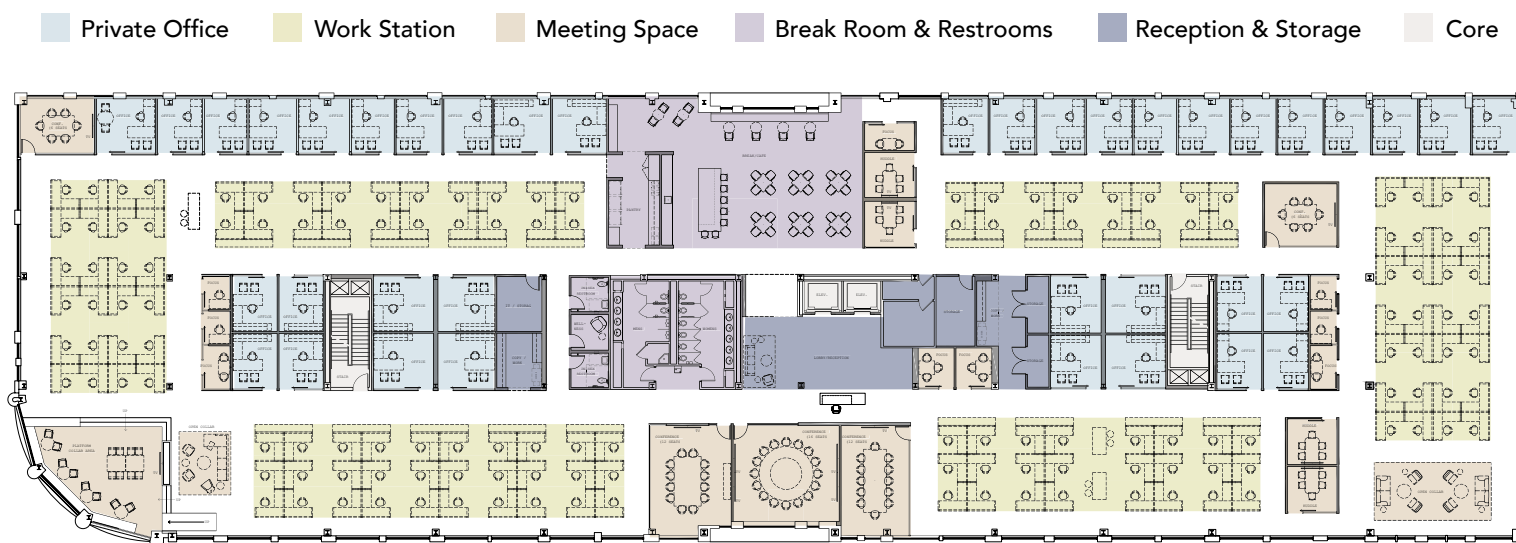
CLOSE NEIGHBORS

YUNTA NIKKEI
YAMAZARU SUSHI & SAKE
LINK & PIN SOUTH END
THE WATERMAN FISH BAR
SUFFOLK PUNCH
CHIPOTLE
VELVET TACO
FIVE GUYS

SUITE 300 | ± 33,515 SF

1520
SOUTH

SAMPLE TEST FIT



WORKSPACES

Private Offices	38
Workstations	142
TOTAL	180

MEETING SPACES

Focus Rooms 1-3 seats	9
Huddle Rooms 5 seats	4
Small Conference 6 seats	2
Large Conference 12 seats	2
X-Large Conference 16 seats	1
Open Collaboration	2

SHARED SPACE & SUPPORT

Reception	1
Break Cafe	1
Storage	3
Copy/Work	2
IT Room	1
Wellness	1



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SUITE 300-A | ± 16,500 SF

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SAMPLE TEST FIT



WORKSPACES

Private Offices	17
Workstations (6'x6')	61
TOTAL	78

MEETING SPACES

Focus Rooms 1-3 seats	3
Huddle Rooms 5 seats	3
Small Conference 6 seats	1
Large Conference 10 seats	1
X-Large Conference 16 seats	1
Open Collaboration	2

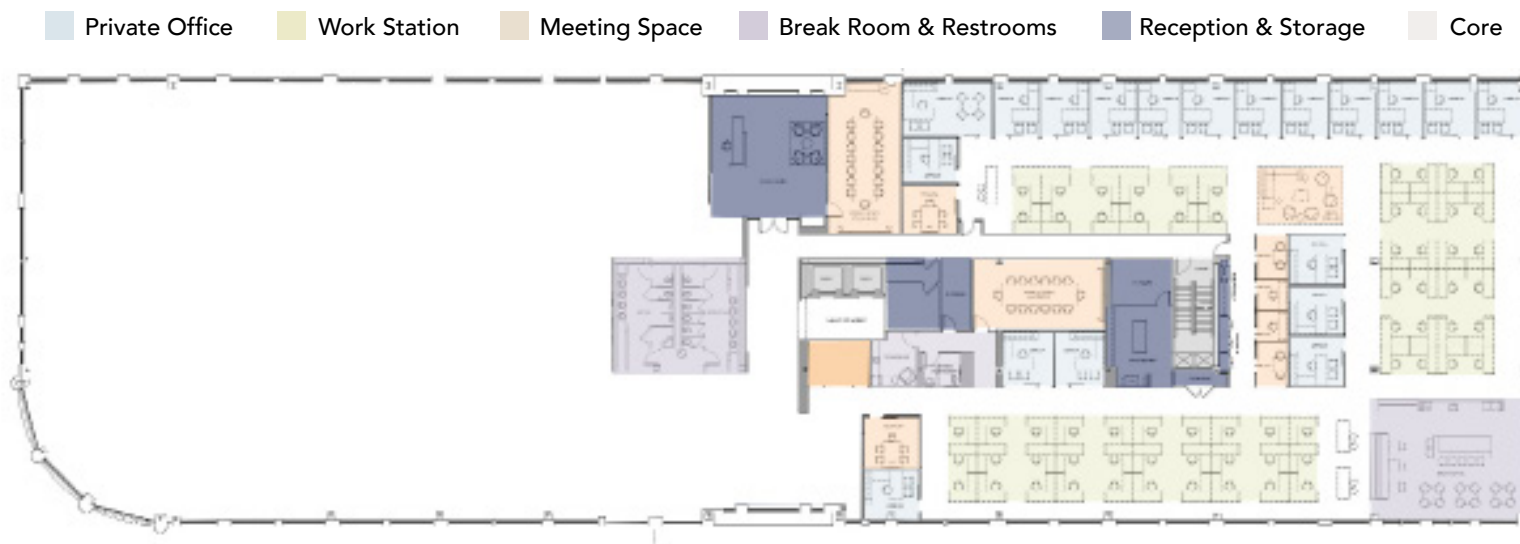
SHARED SPACE & SUPPORT

Reception	1
Break Cafe	1
Storage	2
Copy/Work	2
IT Room	1
Wellness	1
Unisex Restroom	1

SUITE 300-B | ± 16,500 SF

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SAMPLE TEST FIT



WORKSPACES

Private Offices	19
Workstations (6'x6')	66
TOTAL	85

MEETING SPACES

Focus Rooms 1-3 seats	4
Huddle Rooms 4-5 seats	3
Large Conference 12 seats	1
X-Large Conference 14 seats	1
Open Collaboration	1

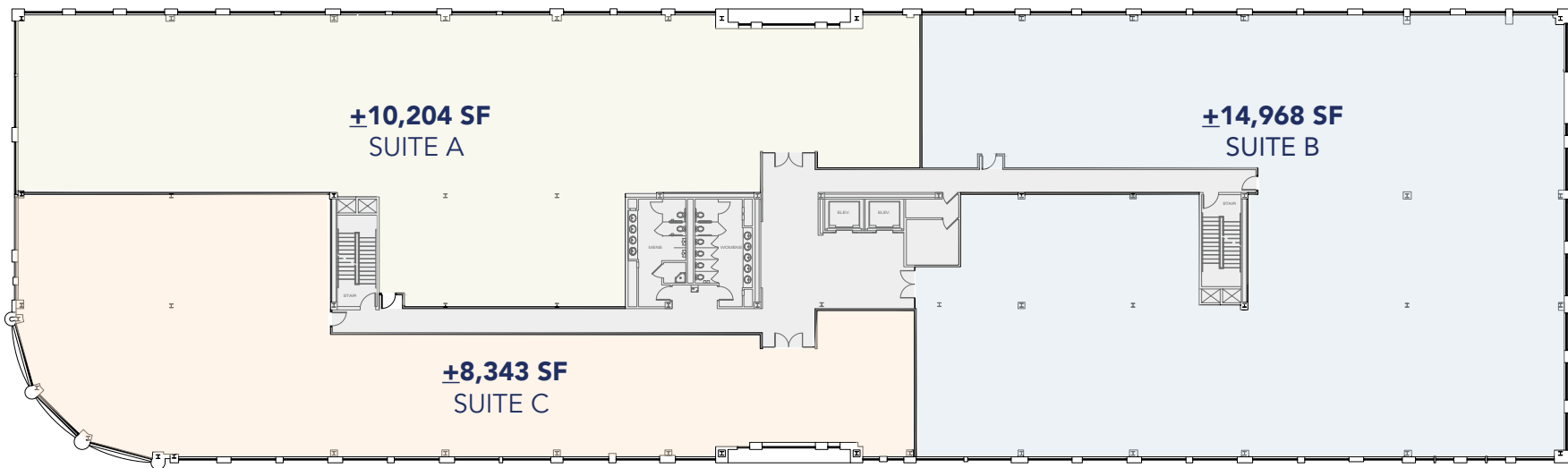
SHARED SPACE & SUPPORT

Reception	1
Break Cafe	1
Storage	3
Copy/Work	2
IT Room	1
Wellness	1
Unisex Restroom	1

SUITE 300 | $\pm 8,343 - 14,968$ SF

THREE-TENANT DEMISING CONCEPT

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