

3800 SOUTH

200K SF OFFICE + RETAIL

The Station at LoSo is a thoughtfully designed mixed-use development located adjacent to the Scaleybark light rail station.

3800 South will anchor this development, and provide a hub for the growing and vibrant neighborhood.



AREA OVERVIEW



GETTING HERE IS EASY

NOTABLE TRAVEL TIMES

10-MINUTE

Drive to Charlotte Douglas International Airport, Uptown, Dilworth, and Myers Park

7-MINUTE

Light Rail ride to Uptown and 8 minutes to Pineville

1-77 NEARBY

Access connects drivers to the greater Charlotte region



WORK HERE

- +/-200,000 SF of premier office space
- First floor restaurant + coffee shop
- Floor-to-ceiling glass
- Expansive private terraces on each floor
- Direct access to The Rail Trail
- Adjacent to the Scaleybark Light Rail stop
- 3,000 SF Rooftop amenity space
- Indoor/outdoor fitness center
- Abundant on-site parking
- Unparalleled views of South End and Uptown Charlotte

3800
SOUTH





HANG HERE

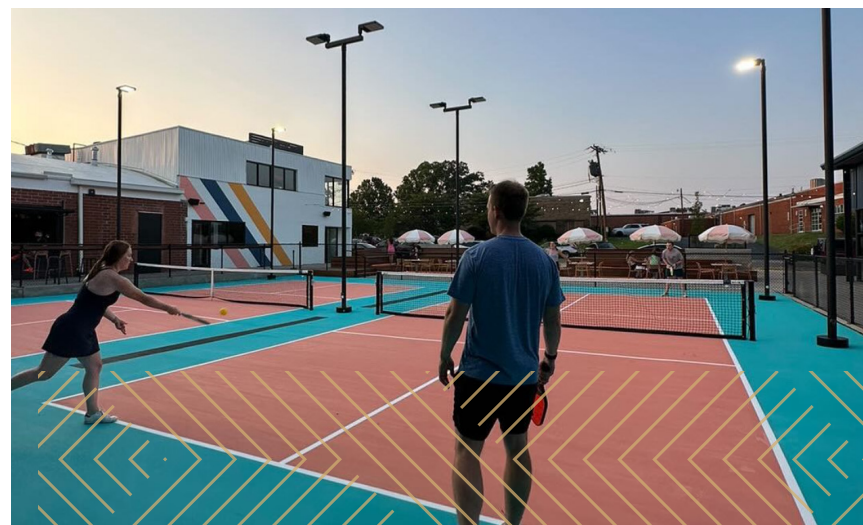
EAT, DRINK & PLAY
20 BREWERIES
ENTERTAINMENT

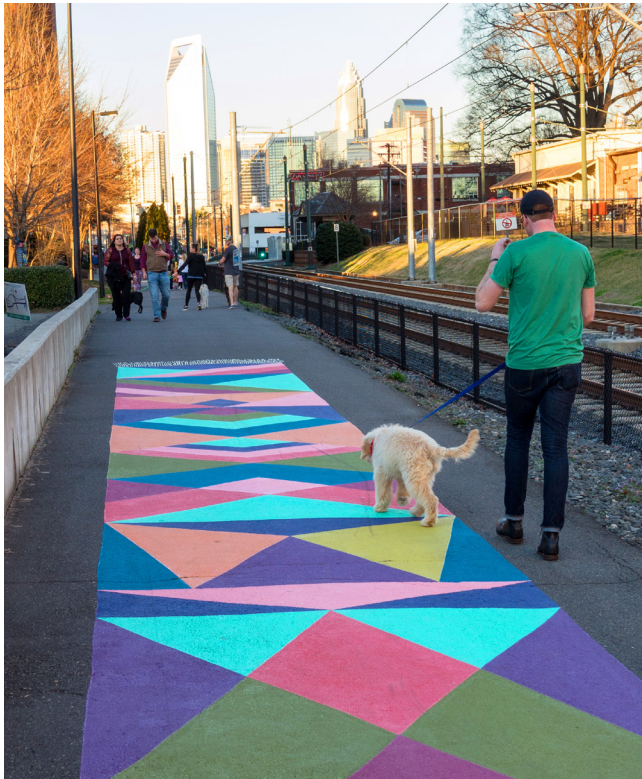
A BUSTLING ENTERTAINMENT DISTRICT IN LOWER SOUTH END



ACCESS

BIKABLE
WALKABLE
SCOOTABLE





LOWER SOUTH END

20 BREWERIES

50+ RESTAURANTS

±10K
NEW MF UNITS DELIVERED

40,000+
RESIDENTS

HIGHLIGHTS

10 ENTERTAINMENT
VENUES

CONVENIENT
ACCESS TO AIRPORT
AND MAJOR HIGHWAYS

ULTIMATE WALK TO
WORK CONVENIENCE

HOUSING OPTIONS AVAILABLE AT
EVERY PRICE POINT

SURROUNDING RETAIL

SOUTH TRYON ST

YAMA
SUSHI, ASIAN FUSION, BAK

THE EVERYDAY
Market

S X S
SUPPERCLUB
SOUTHEAST

MAX
BURRITO

BODYROK

TACOBOY

TAPIN

LAND OF A
THOUSAND HILLS
COFFEE

salata
salad kitchen

STATE OF
CONFUSION

SWEAT
METHOD.

BEAT THE BOMB
CONNECTED GAMING PLATFORM

Gilde

3800
SOUTH

Harris Teeter
Neighborhood Food & Pharmacy

Chick-fil-A

NAKED
FARMER

THE WATERMAN
FISH BAR

FIVE GUYS
BURGERS and FRIES

Goldie's
WHERE IT'S ALWAYS GOLDEN HOUR

Jersey Mike's
SUBS

STARBUCKS
COFFEE

GREEN
BROTHERS
JUICE & SMOOTHIE CO.

SUFFOLK
PUNCH
BREWING

Dom's
PIZZA

HARAZ
COFFEE HOUSE

LIGHT RAIL & RAIL TRAIL

SOUTH BLVD.

Sugar Creek
BREWING COMPANY

RALLY

Queen Park
SOCIAL

PROTAGONIST

NIGHT SWIM COFFEE

BREWERS AT
4001
YANCEY
CLT

OMB
THE OMB MECKLENBURG BREWERY

SURROUNDING DEVELOPMENT

3800
SOUTH

MULTIFAMILY & TOWNHOMES

1. MAA LoSo – MAA: 344 Units
2. Bronson Square – Copper Builders: 18 Units
3. Artizia at LoSo – RangeWater: 350 Units
4. LoSo Terraces Townhomes – Hopper Communities: 81 Units
5. Ello House – Proffitt Dixon: 343 Units
6. Boulevard Townhomes – Boulevard RE Advisors
7. South & Hollis – Akridge & Kettler: 310 Units
8. Southerly at LoSo – Embrey: 403 Units
9. 5Line – Kairai Residential: 434 Units
10. South End at Tryon Townhomes – TriPointe Homes
11. LoSo Walk Townhomes - Beauwright: 87 Units
12. Elan LoSo – Greystar: 350 Units
13. Miller & York – Quarterra: 273 Units
14. Solis LoSo – Terwilliger Pappas: 310 Units
15. Levels at LoSo – NRP: 310 Units
16. Modera LoSo – Mill Creek: 351 Units
17. 3119 South Blvd. – Ackridge/Kettler: 416 Units
18. Alexan LoSo – Trammell Crow: 317 Units
19. The Sloan at LoSo: 368 Units
20. Northwood Ravin – Northwestern Mutual (TBD)

MIXED-USE

21. The Garten - Madison Capital: 320 Units
22. JE Dunn & Protagonist Adaptive Reuse – Acram Group
23. Zepso Alley – Zepso
24. Bowers - The RMR Group
25. Piedmont Natural Gas - Technology & Design Center





3800 SOUTH

SOUTH END

UPTOWN

DILWORTH

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BEACON
PARTNERS