

THE QUARTER SOUTH END

2213, 2218 & 2320 TOOMEY AVENUE

PRESERVING WHATS NOW. BUILDING WHATS NEXT.

Class A Adaptive Reuse Creative Commercial Development in Charlotte's South End

A TACTICAL OPPORTUNITY BY:



A NEW DESTINATION FOR CHARLOTTE'S CREATIVE CLASS.

This is a place where rule-breakers, trailblazers and young professionals thrive. We'll fuel collaboration with purposeful office design, a seamless tie to the outdoors and a killer connection to all that South End has to offer. Welcome to The Quarter.

ADAPTIVE REUSE CREATIVE OFFICE



The Quarter presents a unique opportunity to lease first generation creative office space in Charlotte. The project is located in South End, well-known as one of the most dynamic submarkets in the Southeast. The Quarter offers the direct access to I-77 that a suburban office user would expect while also featuring immediate access to the abundant retail and entertainment amenities in South End that today's urban office users seek.

BUILDING FEATURES

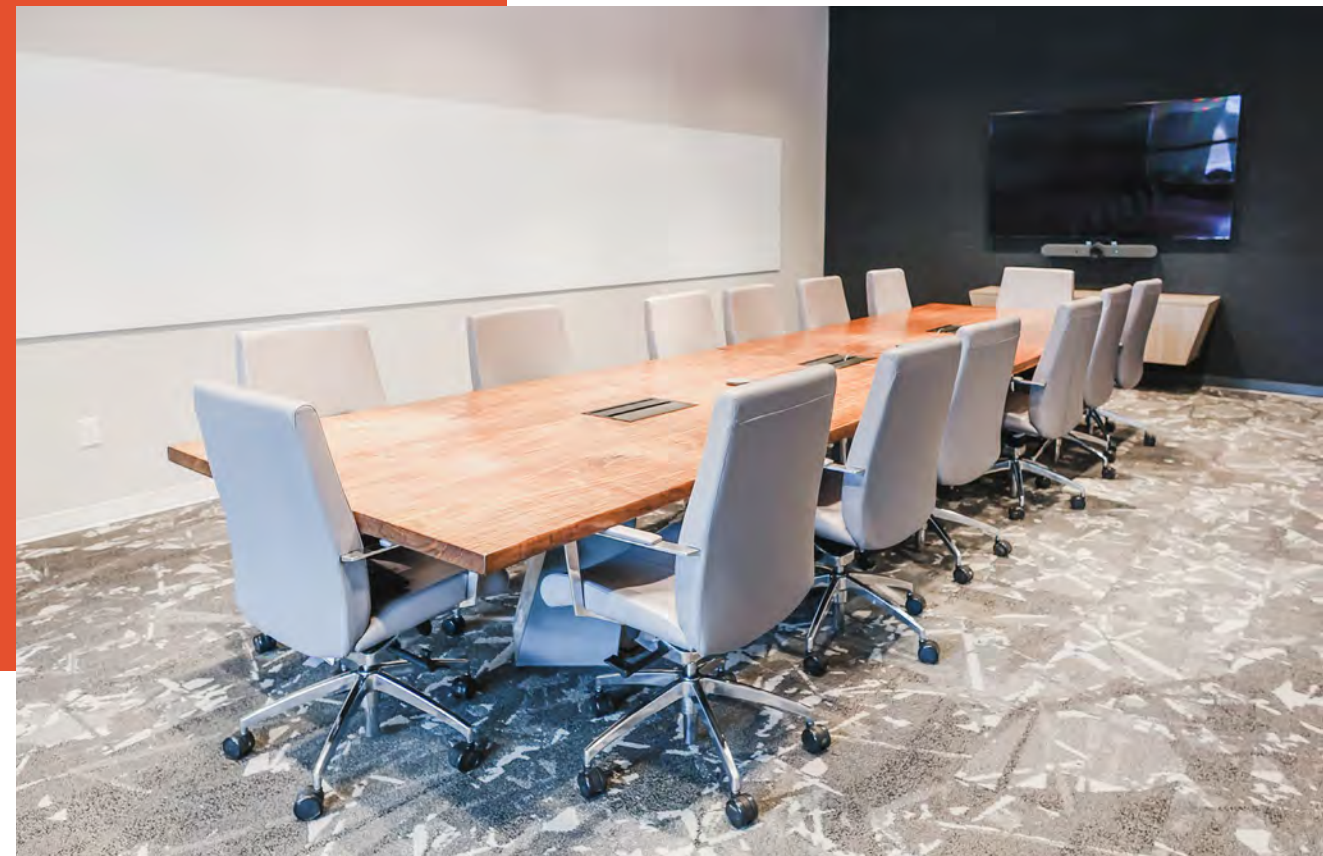
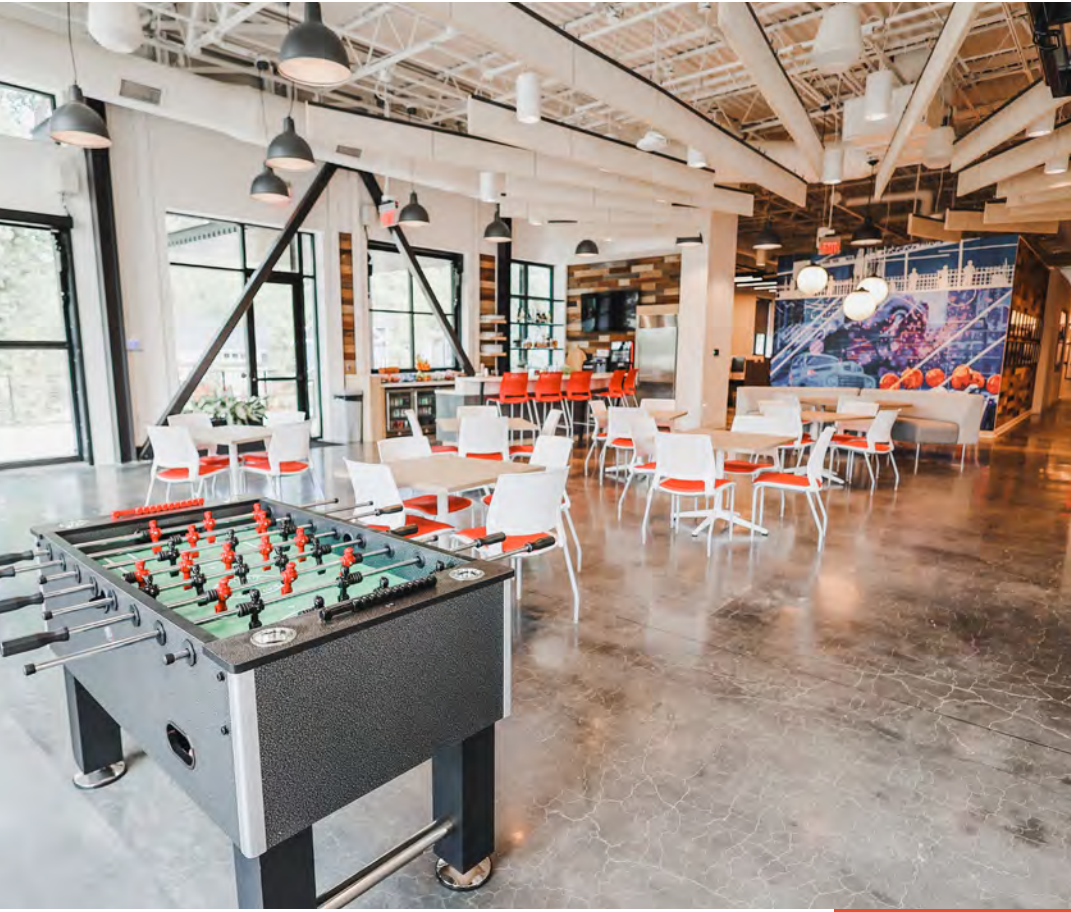
ADDRESS	2218 TOOMEY AVE.	2213 TOOMEY AVE.	2320 TOOMEY AVE.
BLDG SF	24,252 SF	±38,782 - 61,000 SF	76,737 SF
AVAILABLE SF	±9,841 SF	±38,782 - 61,000 SF	±11,658 - 64,273 SF
PARKING	3.0/1,000+	3.0/1,000+	3.0/1,000+
CEILING HT.	18'	14'-28'	19'
DELIVERY	2022	2023	2023

AUTHENTIC & CREATIVE OFFICE IN CHARLOTTE'S SOUTH END

2213 TOOMEY AVENUE >
±38,782 - 61,000 SF AVAILABLE

2218 TOOMEY AVENUE
±9,841 SF AVAILABLE v





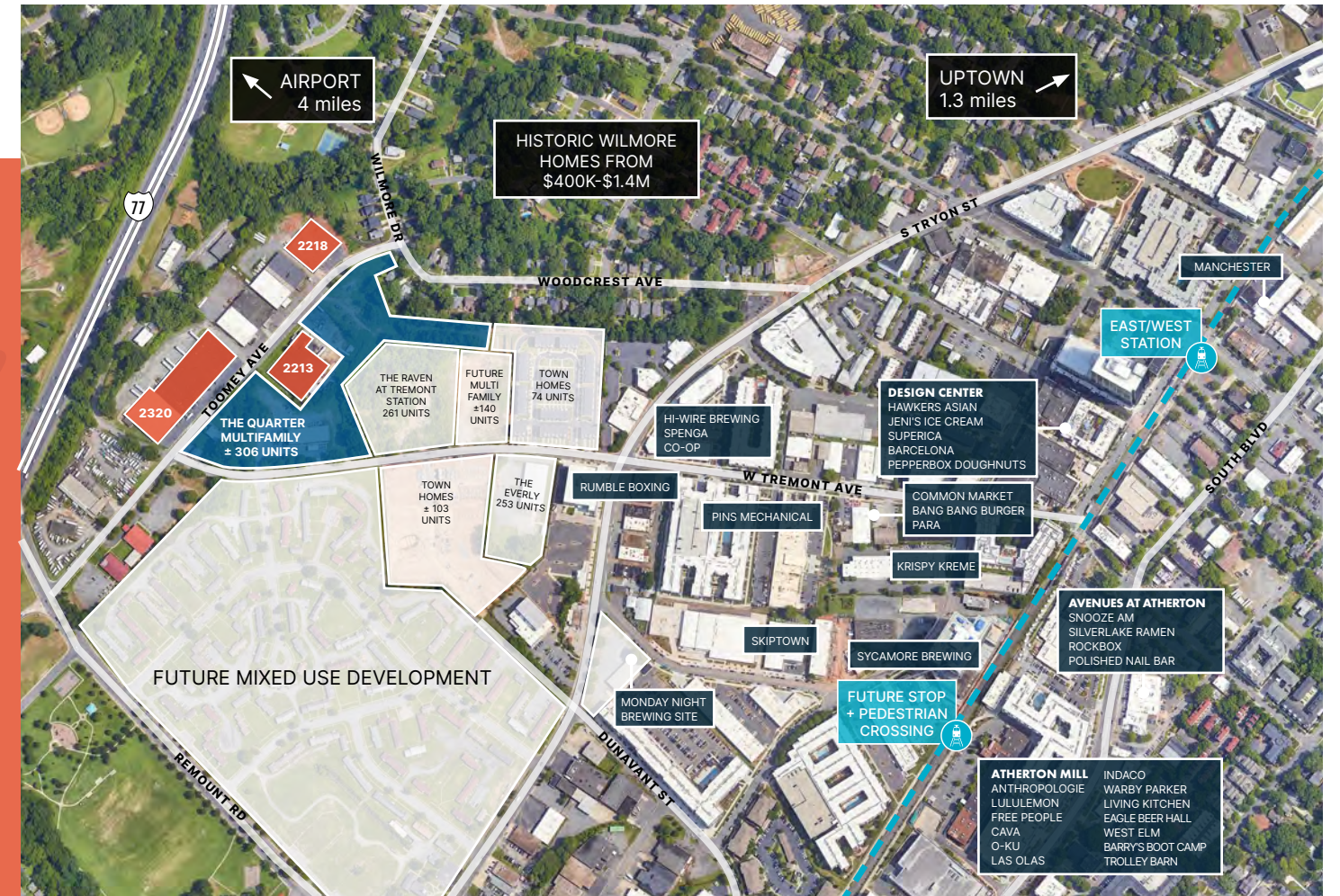
WHERE SUBURBAN ACCESS MEETS URBAN AMENITIES



2320 TOOMEY AVENUE >
±11,658 - 64,273 SF AVAILABLE >



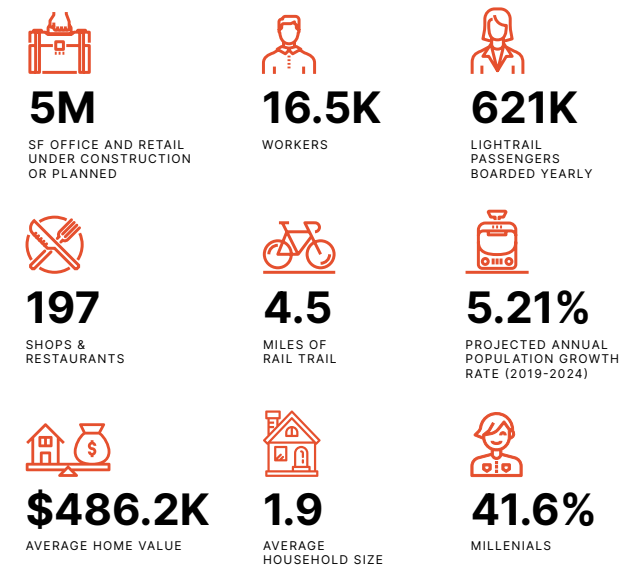
SOUTH END OVERVIEW



TREMONT CORRIDOR: SOUTH END'S NEXT BIG THING

Just seconds from I-77 and only a mile from downtown, The Quarter offers prospective tenants superior access to Charlotte's urban core. With substantial construction underway on the Tremont corridor, the project is in the pathway of future neighborhood activation and growth.

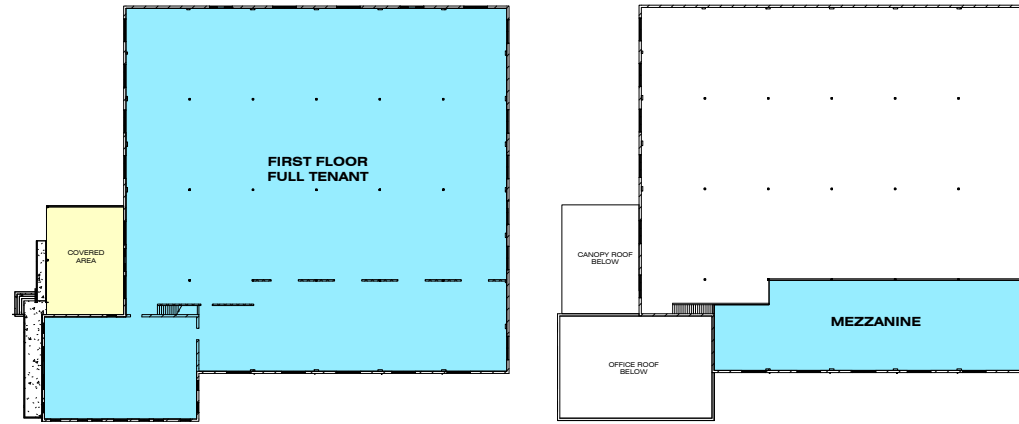
SOUTH END STATS



FLOOR PLAN

2213 TOOMEY AVENUE >

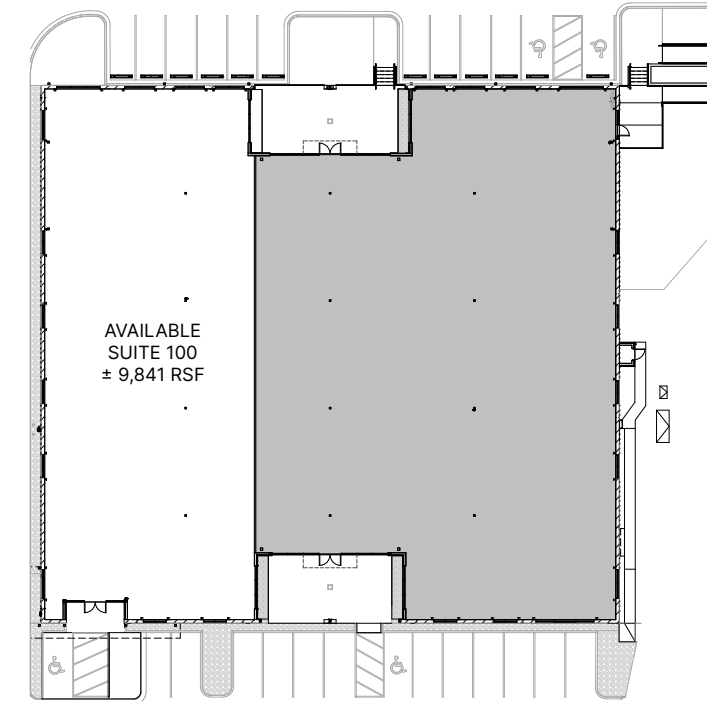
±38,782 SF



FLOOR PLAN

2218 TOOMEY AVENUE >

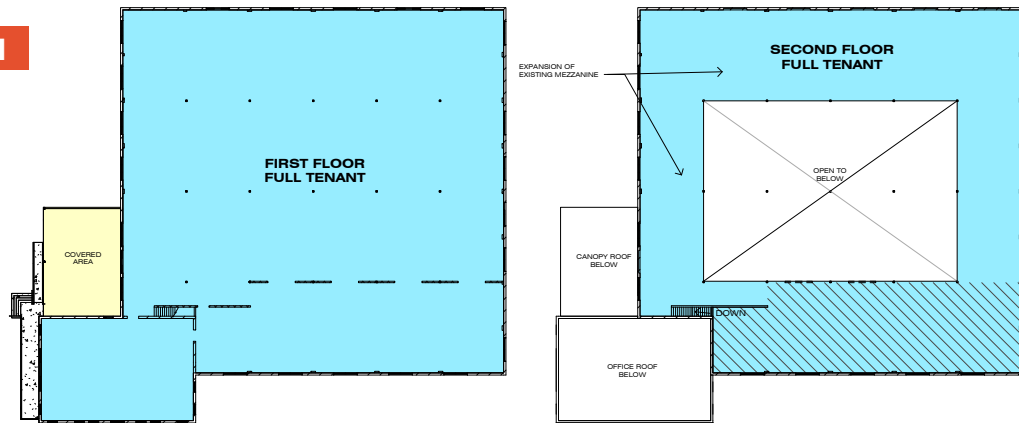
±9,841 SF



POTENTIAL EXPANSION #1

2213 TOOMEY AVENUE >

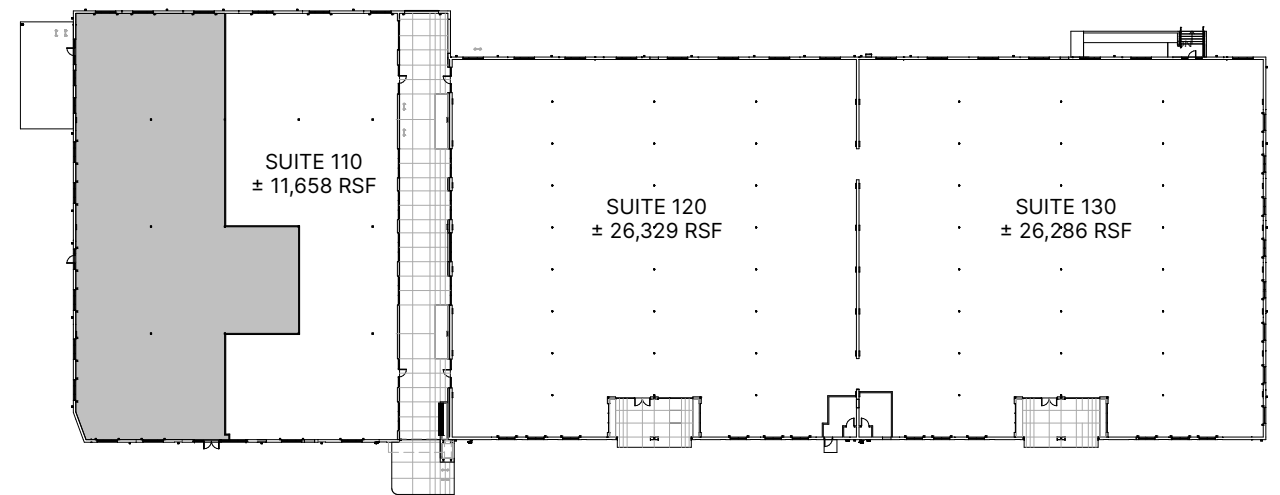
±53,000 SF



FLOOR PLAN

2320 TOOMEY AVENUE v

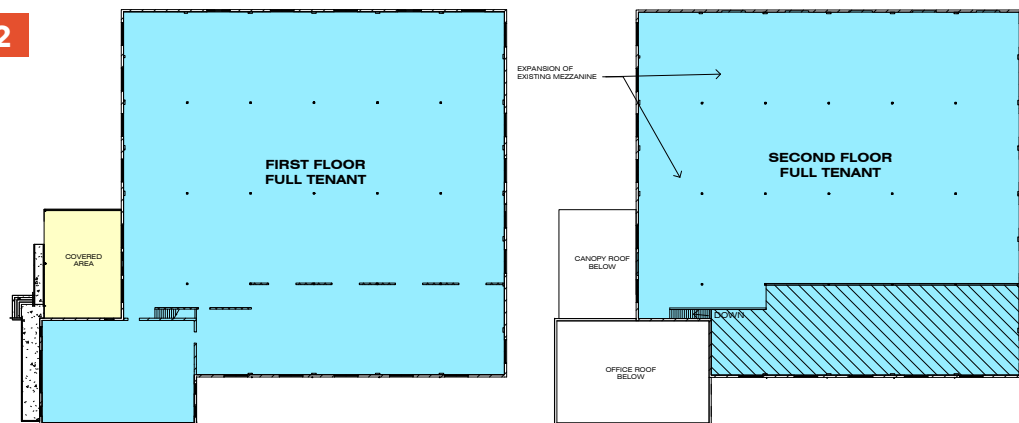
±11,658 - 64,273 SF



POTENTIAL EXPANSION #2

2213 TOOMEY AVENUE >

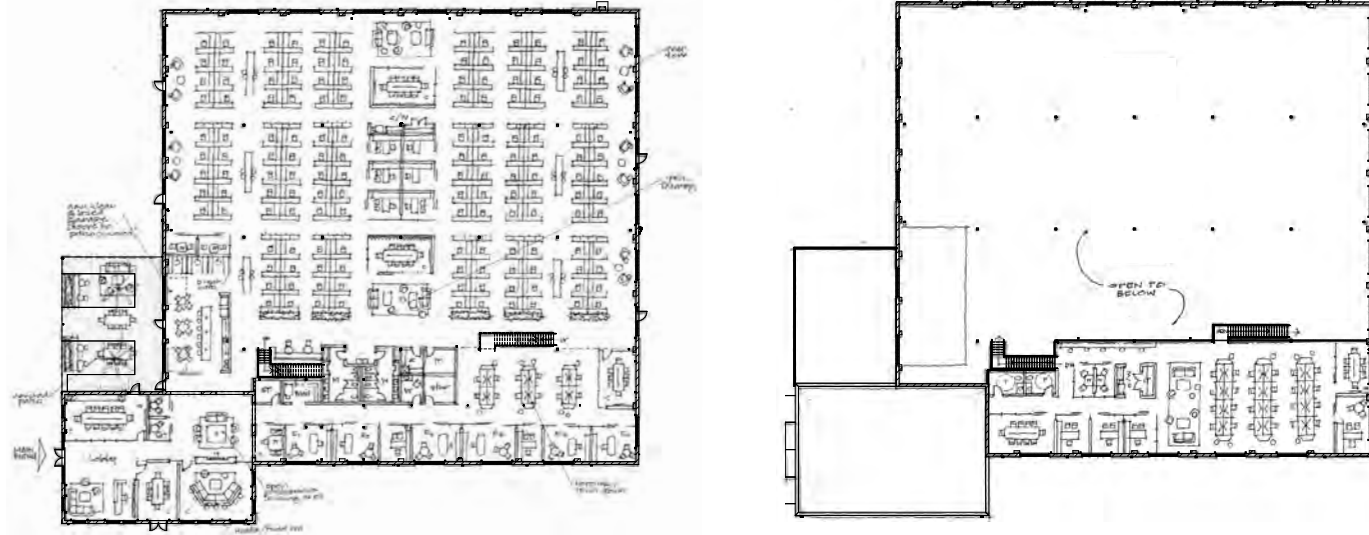
±61,000 SF



SAMPLE TEST FIT OPTION #1

2213 TOOMEY AVENUE >

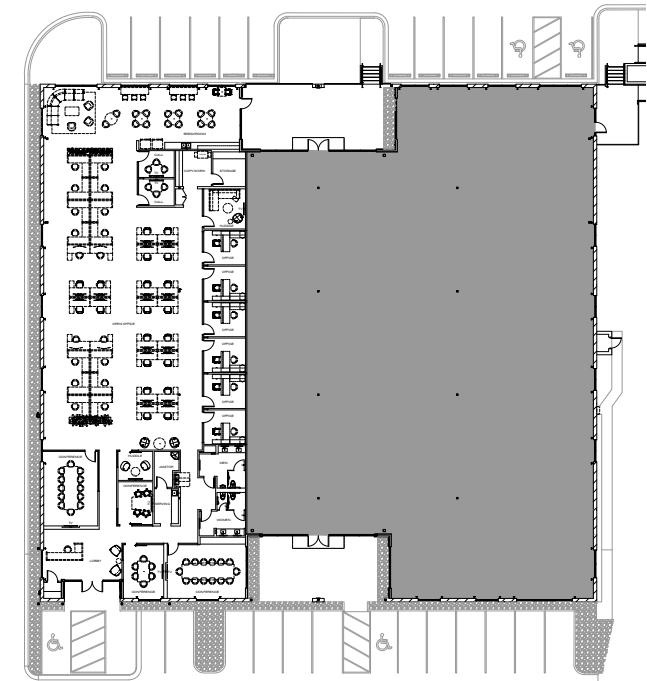
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SAMPLE TEST FIT

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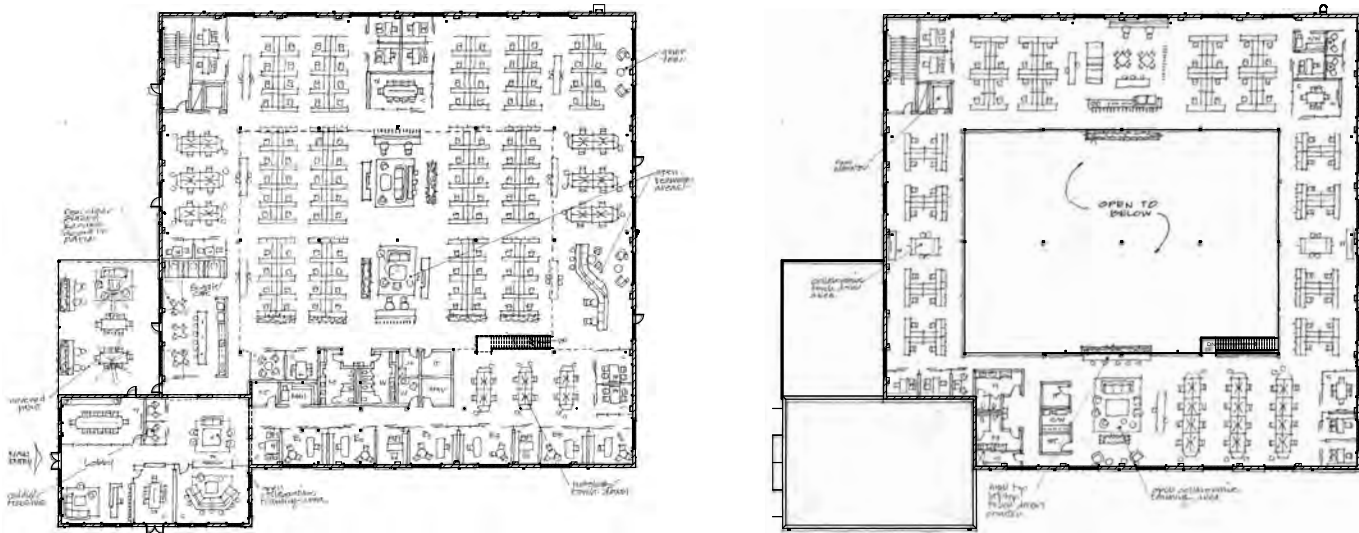
±9,841 SF



SAMPLE TEST FIT OPTION #2

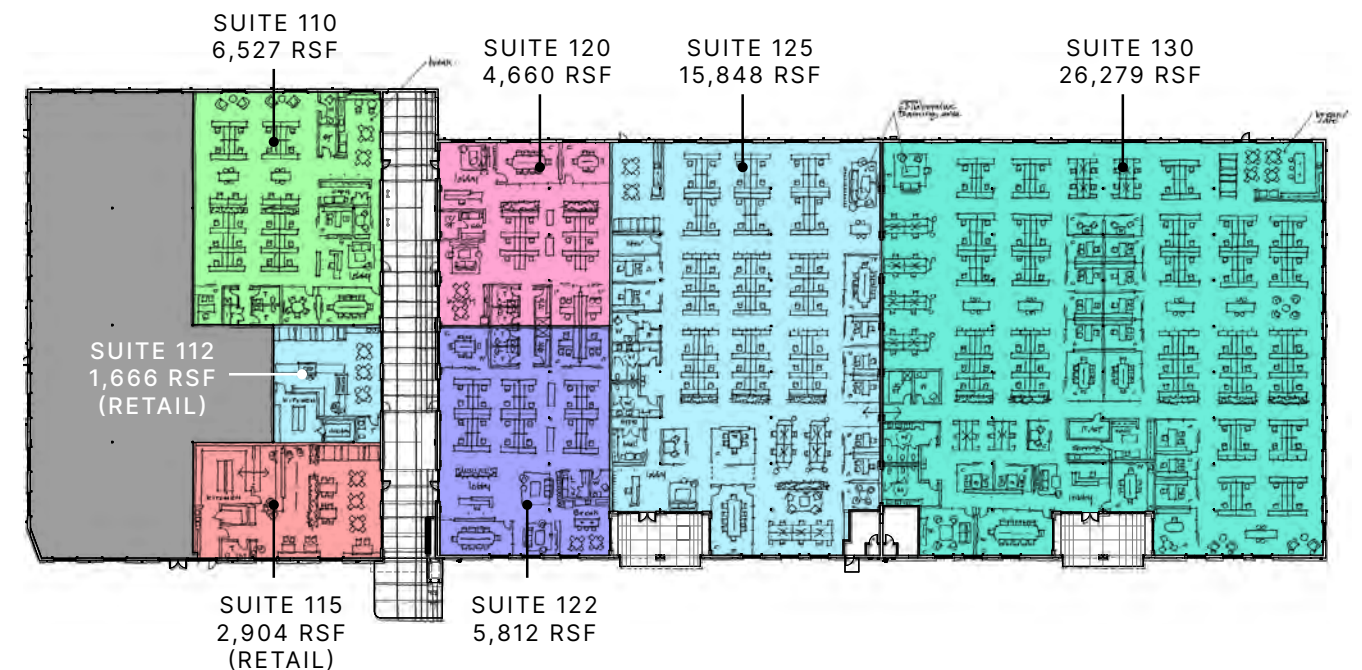
2213 TOOMEY AVENUE >

±53,000 SF



SAMPLE TEST FIT

2320 TOOMEY AVENUE v



MULTIFAMILY

MULTIFAMILY COMMUNITY

306 CLASS A UNITS

1/2/3 BEDROOM OPTIONS
AVAILABLE 2024

The Tremont corridor is seeing substantial residential and multifamily growth, including multiple projects that recently delivered or are under construction, in addition to the multifamily component that is under construction at The Quarter. These notable projects include:

- > Tremont Station - 104 Units Delivered 2022-23
- > The Raven at Tremont - 261 Units Delivered 2023
- > The Everly - 253 Units Delivered 2023
- > 510 W Tremont - 140 Units Under Construction, 2025 Delivery

All told these projects will bring close to 1,100 residential units to the immediate area.



THE QUARTER MULTIFAMILY



THE QUARTER MULTIFAMILY

OFFICE



MULTIFAMILY





**THE
QUARTER**
SOUTH END

FOR MORE INFORMATION, PLEASE CONTACT:

OFFICE LEASING

JOHN BALL | 704.705.3860
Partner, Office Agency
john.ball@foundrycommercial.com

CLAIBORNE DANDRIDGE | 704.319.5083
Senior Associate, Office Agency
claiborne.dandridge@foundrycommercial.com

ELIZA GORDON | 704.910.8695
Senior Vice President, Office Agency
eliza.gordon@foundrycommercial.com

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