STOP HERE

LIVE HERE

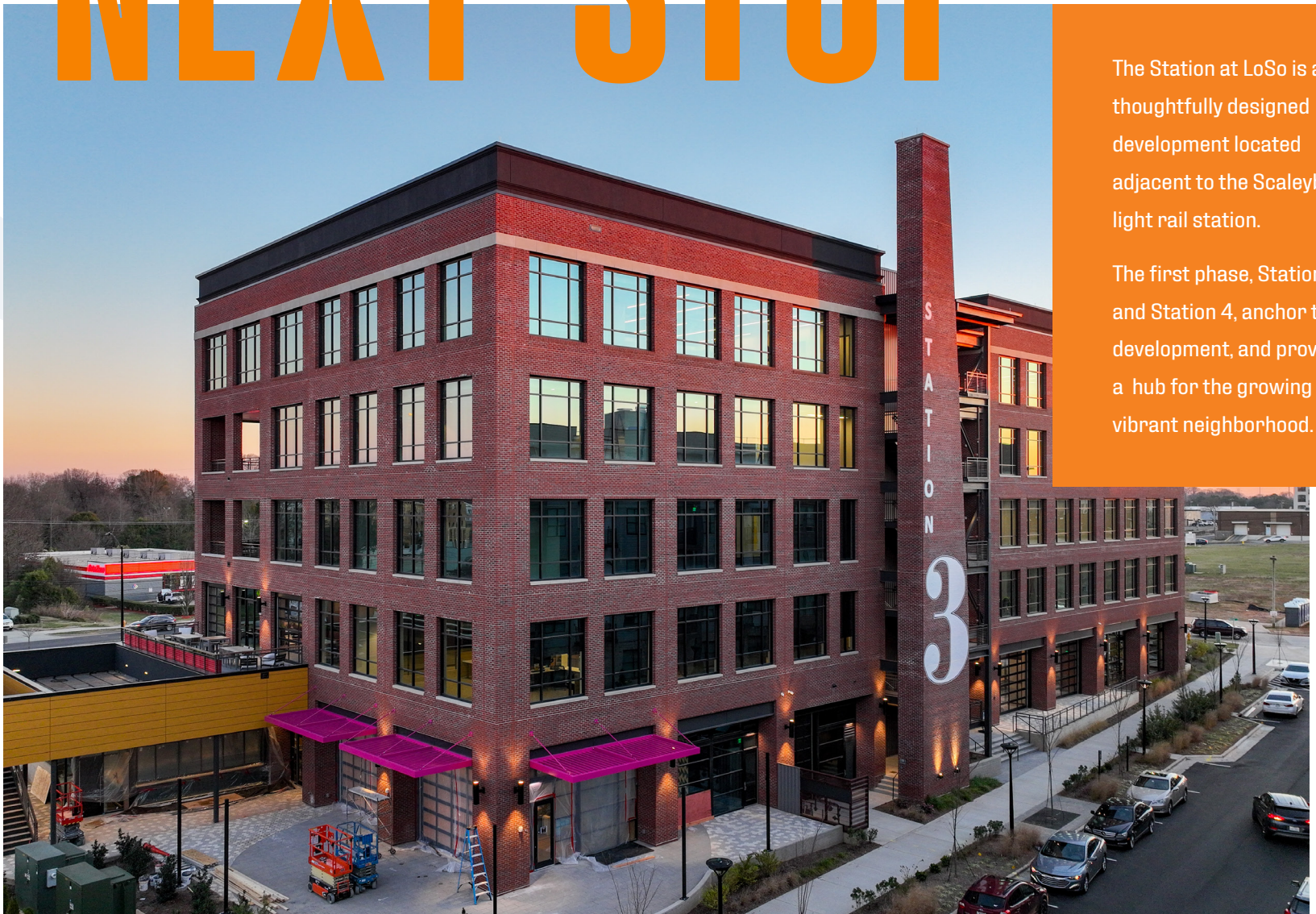
THE STATION
AT LOSO

HANG HERE

WORK HERE

BEACON PARTNERS

Charlotte's NEXT STOP



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

The first phase, Station 3 and Station 4, anchor this development, and provide a hub for the growing and vibrant neighborhood.

OVERVIEW

LET US INTRODUCE OURSELVES

Is Here

A 15-ACRE MIXED-USE DEVELOPMENT IN THE HEART OF CHARLOTTE'S LOWER SOUTH END.

SITE PLAN

350 MULTI-FAMILY UNITS
52,000 SF OF RETAIL
TO S. TRYON ST
TO S. TRYON ST AND 77
DEWITT RD
MAA
FUTURE DEVELOPMENT
FREELAND LN
LAND OF A THOUSAND HILLS COFFEE
TOWNHOMES
CLANTON RD
TRYCLAN RD
STATION 3
STATION 4
RAIL TRAIL
SOUTH BLVD
SOUTH BLVD
SOUTH BLVD
SCALEYBARK
SCALEYBARK LIGHT RAIL STATION
98,000 SF OFFICE/RETAIL
105,000 SF OFFICE/RETAIL
360° VIRTUAL TOUR
360° VIRTUAL TOUR

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

Stations 3 and 4 deliver a compelling mix of Indoor-outdoor retail and office space that let's you get business done your way. Everything from the smallest detail to the biggest feature was designed to create an inspiring, efficient, wellness-oriented workplace that helps attract and retain employees.

- Office suites from 5,000-105,000 SF
- Brick façades with oversized, operable windows
- Entry via open-air lobby with state-of-the-art elevators, or via exterior staircases
- Expansive private terraces on each floor
- Unparalleled views of South End and Uptown Charlotte
- Free, on site parking, lots and lots of it
- Direct access to The Rail Trail
- Adjacent to the Scaleybark Light Rail stop
- Outdoor park

ATRIUM-STYLE
OPEN-AIR LOBBIES

EXTERIOR
STAIRCASES

PRIVATE TERRACES

MORE THAN JUST A PLACE TO WORK

STATION 3 / STATION 4

A WELLNESS, ORIENTED WORKPLACE

A WORK ENVIRONMENT THAT WORKS FOR YOU

FITWEL HEALTHY BUILDING DESIGN CERTIFIED

fitwel ★★

STATE OF ART

OPERABLE WINDOWS THROUGHOUT

TOUCHLESS BUILDING ACCESS

BEST-IN-CLASS 13 MERV AIR AIR FILTERS

ANTI-MICROBIAL SURFACES

SECURED ACCESS TO EACH FLOOR VIA TOUCHLESS ELEVATORS AND EXTERIOR

INDOOR-OUTDOOR WORKSPACE ON EVERY FLOOR

LEED SILVER CERTIFIED

U.S. GREEN BUILDING COUNCIL · LEED SILVER · USGBC

50-PERSON TRAINING ROOM WITH INDOOR/ OUTDOOR SPACE

2,000 SF

TENANT DEDICATED FITNESS AND LOCKER ROOMS, FEATURING PELOTON BIKES

TOUCHLESS PLUMBING AND ELECTRICAL FIXTURES

MECHANICAL UNITS WITH 100% FULL ECONOMIZERS

allow more outside air into the building during favorable conditions

WILL MEET OR EXCEED ASHRAE 62.1 STANDARDS FOR VENTILATION

HANG

OUTDOOR
LIFESTYLE

LOSO VILLAGE 52,000 SF

FOOD AND BEVERAGE DESTINATION

INDOOR-OUTDOOR DINING AND RETAIL **30,000 SF** ON THE GROUND FLOOR OF STATIONS 3 AND 4 SOON-TO-BE-LAUNCHED

HERE

PUBLIC TRANSPORTATION

A BUSTLING ENTERTAINMENT DISTRICT ON THE VERGE OF SOUTH END

ACCESS

BIKABLE

WALKABLE

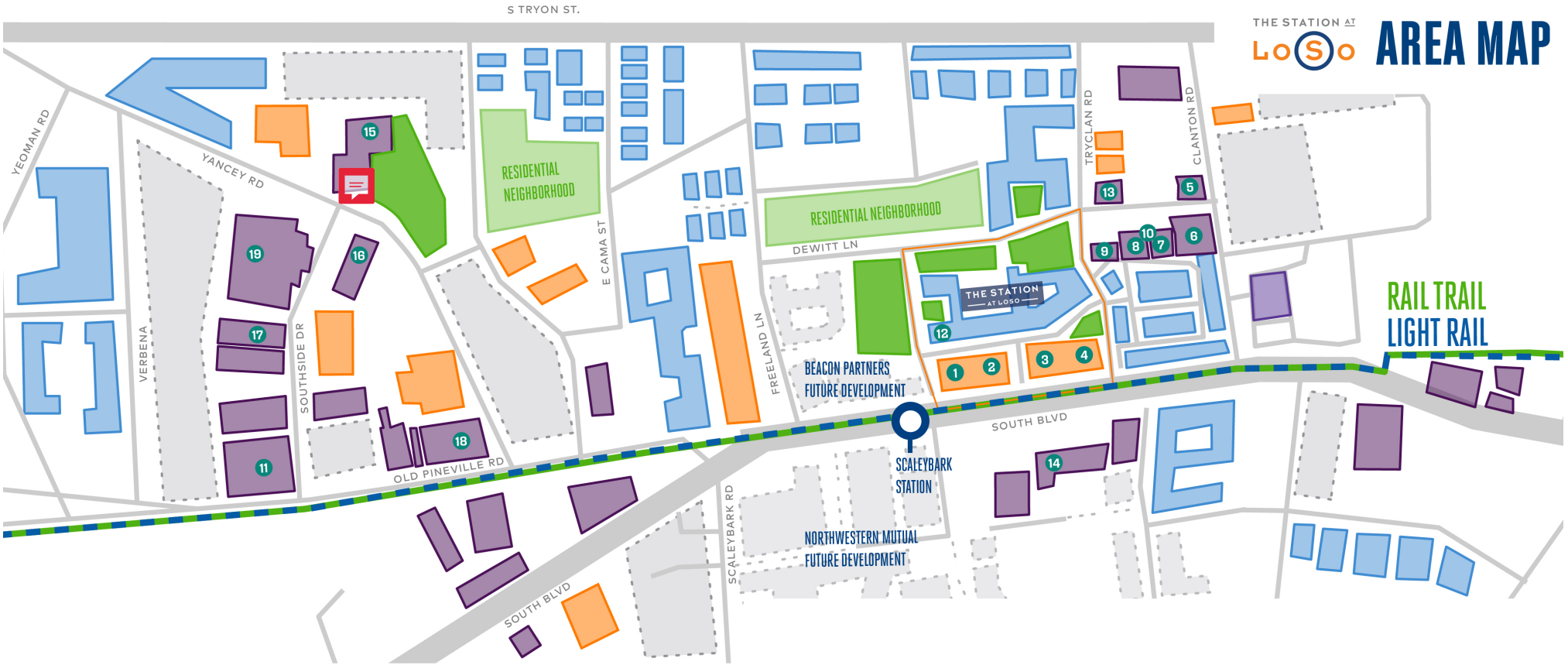
SCOOTABLE

THE PLATFORM

A NEW UNIQUE DINING DESTINATION **35,000 SF**

FEATURING BREWERIES AND MODERN RESTAURANT CONCEPTS

THE STATION AT LOSO AREA MAP



MAP KEY

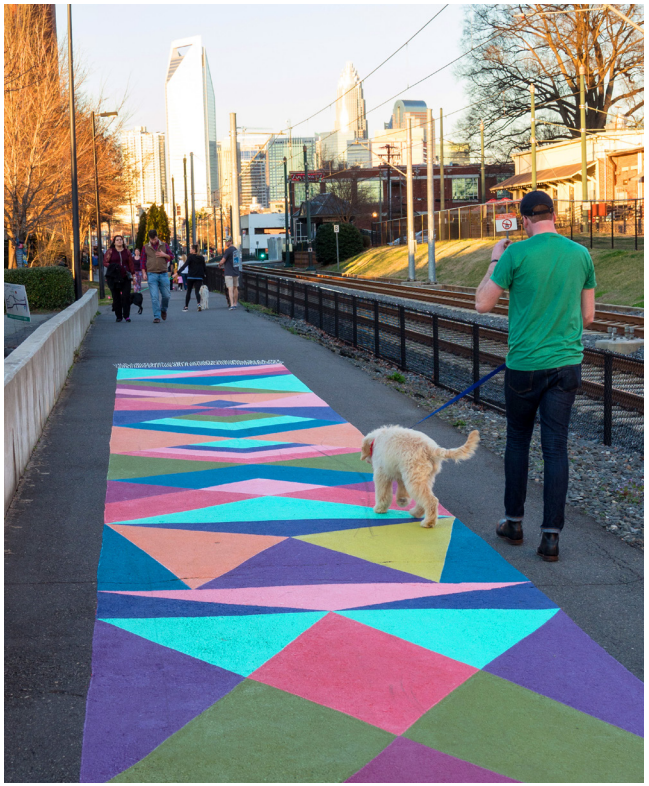
- MULTI-FAMILY
- OFFICE
- RETAIL
- FUTURE DEVELOPMENT
- OPEN SPACE

RESTAURANT ADDITIONS

1. SALAD
2. RESTAURANT
3. RESTAURANT
4. FARM TO TABLE RESTAURANT
5. State of Confusion
6. Weathered Souls Brewing Co.
7. Yama
8. Phat Burger
9. The Everyday Market
10. Supperclub
11. Rally Pickleball

EXISTING RESTAURANTS

12. Thousand Hills Coffee
13. Gilde
14. Seoul Bowl
15. OMB
16. Queen Park Rowers
17. Sugar Creek Brewing Company
18. 4001 Yancey
19. Protagonist



20 NEARBY BREWERIES + ENTERTAINMENT VENUES

+10 NEW RESTAURANTS

+1 MILLION SF
OF PLANNED OFFICE SPACE

5,000+
RESIDENTS

THE NEXT BEST THING IS ALREADY HERE

4,400
NEW UNITS SCHEDULED
TO BE DELIVERED BY
Q4 2023

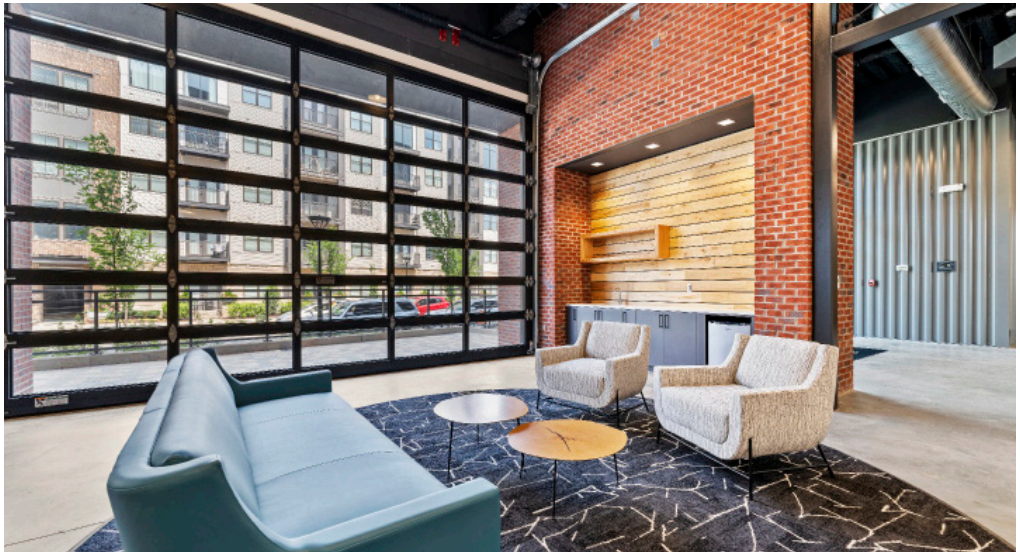
ULTIMATE WALK TO WORK CONVENIENCE

HOUSING OPTIONS AVAILABLE AT
EVERY PRICE POINT

STATION 3

GROUND FLOOR

STATION 3
5,000 - 100,000 SF
OFFICE AVAILABLE
704.597.7757
now hiring
LOWER
ONLY BUS



TATION 3

STATION 4

GROUND FLOOR

STATION 4

THE STATION AT
LoSo

STATION 4

THE STATION AT LoSo

OFFICE
Claire Shealy
Associate | Office
704.926.1409
claire@beacondevelopment.com
thestationatloso.com

RETAIL
Thrift Commercial Real Estate Services
Charles Thrift
704.622.1795
charles@thriftcres.com
thriftcres.com

Beacon Partners is a Carolina-based real estate firm specializing in the development, acquisition, and operation of industrial, office and mixed-use properties.

BEACON PARTNERS

beacondevelopment.com