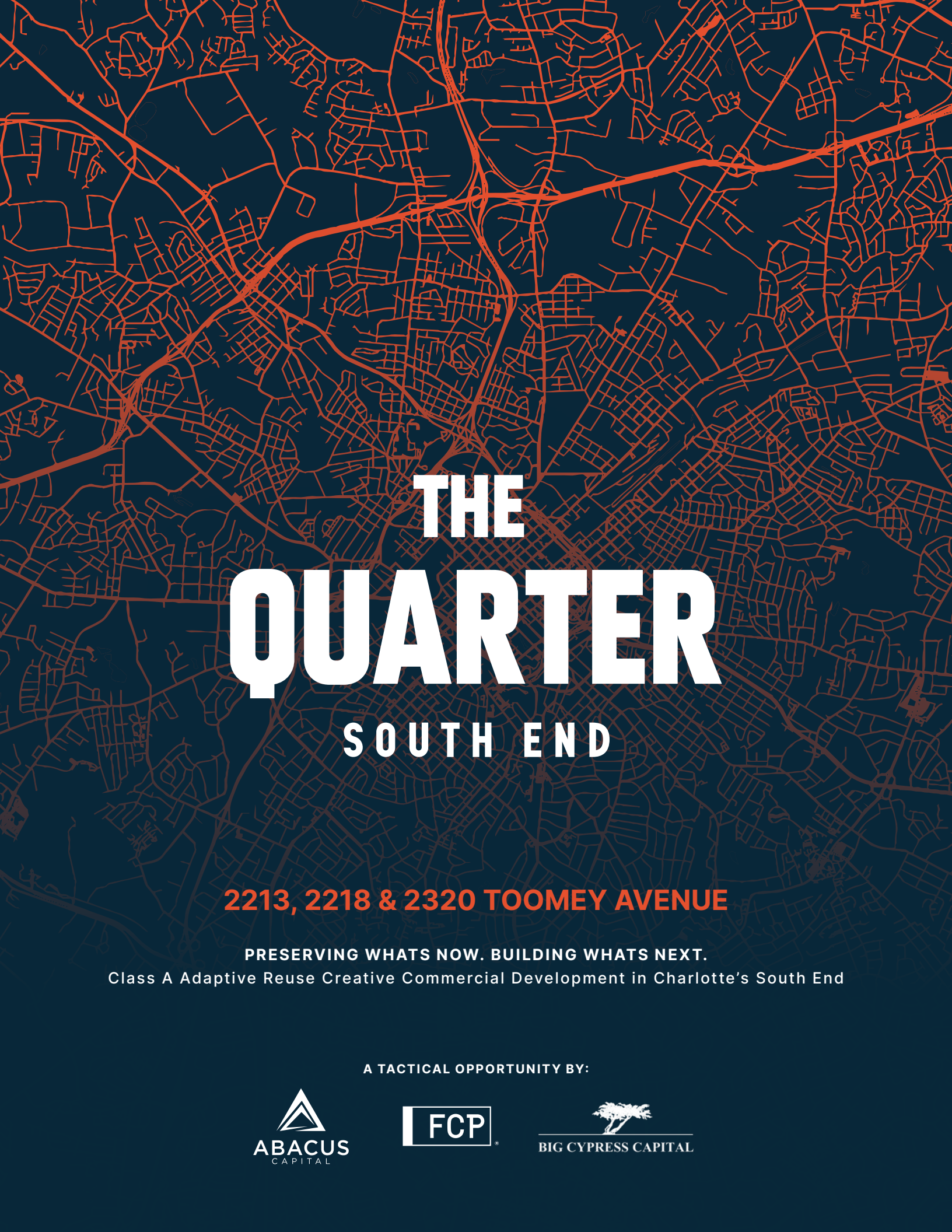


THE QUARTER

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:

ABACUS CAPITAL

FCP

BIG CYPRESS CAPITAL

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.**
AVAILABLE SF	±13,056 SF	±38,782 - 61,000 SF	±24,122 - 76,737 SF
PARKING (ALL BUILDINGS)	3.0/1,000+	3.0/1,000+	3.0/1,000+
CEILING HT.	18'	14'-28'	19'
DELIVERY	Q1 2022	2022	2022

AUTHENTIC & CREATIVE OFFICE IN CHARLOTTE'S SOUTH END

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

2218 TOOMEY AVENUE
±13,056 SF AVAILABLE v

ALL RENDERINGS ARE CONCEPTUAL

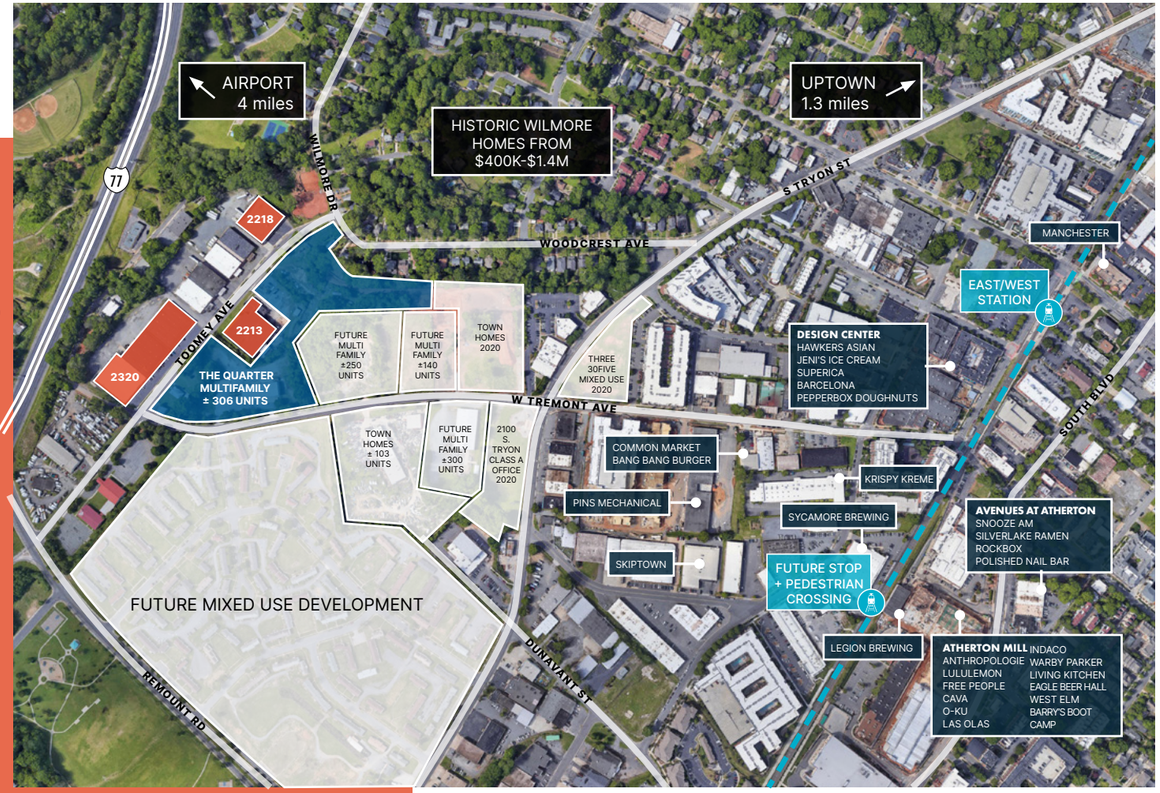
WHERE SUBURBAN ACCESS MEETS URBAN AMENITIES

2320 TOOMEY AVENUE >

±24,122 - 76,737 SF AVAILABLE v

ALL RENDERINGS ARE CONCEPTUAL

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

1.22M
SF OFFICE AND RETAIL UNDER CONSTRUCTION OR PLANNED

16.5K
WORKERS

621K
LIGHTRAIL PASSENGERS BOARDED YEARLY

197
SHOPS & RESTAURANTS

4.5
MILES OF RAIL TRAIL

5.21%
PROJECTED ANNUAL POPULATION GROWTH RATE (2019-2024)

$486.2K
AVERAGE HOME VALUE

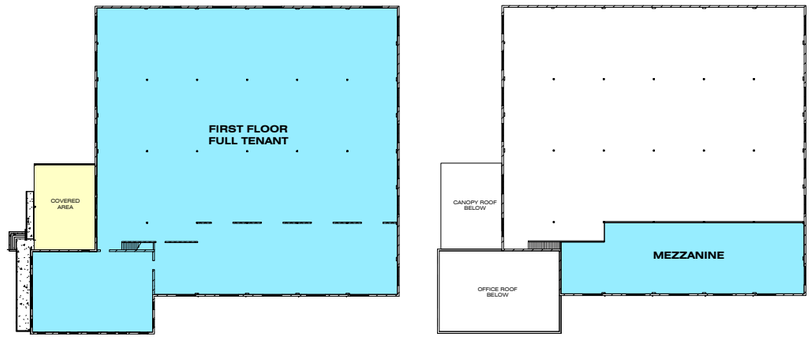
1.9
AVERAGE HOUSEHOLD SIZE

41.6%
MILLENIALS

FLOOR PLAN

2213 TOOMEY AVENUE >

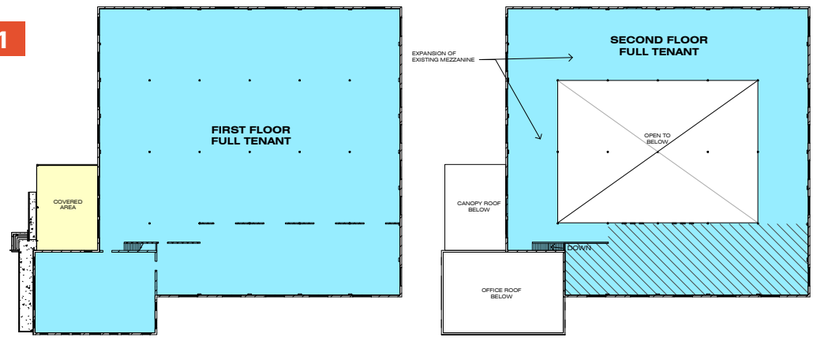
±38,782 SF



POTENTIAL EXPANSION #1

2213 TOOMEY AVENUE >

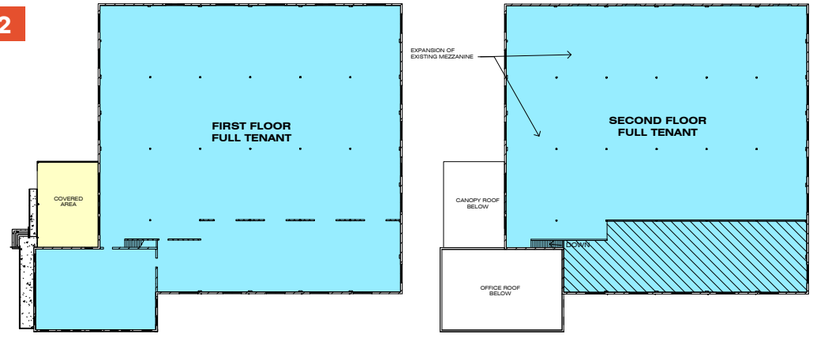
±53,000 SF



POTENTIAL EXPANSION #2

2213 TOOMEY AVENUE >

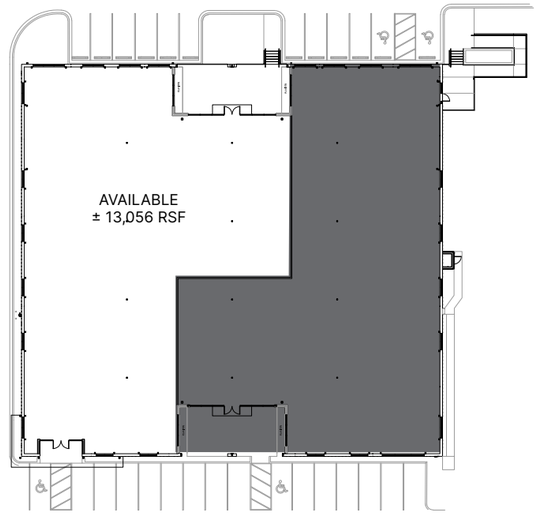
±61,000 SF



FLOOR PLAN

2218 TOOMEY AVENUE >

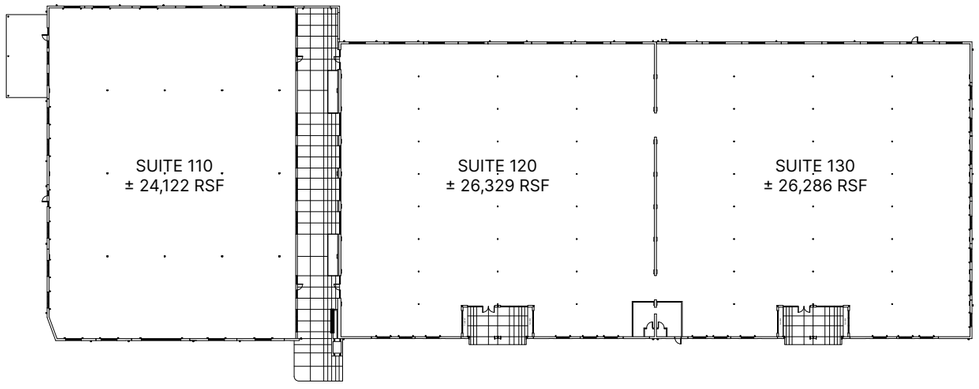
±13,056 SF



FLOOR PLAN

2320 TOOMEY AVENUE v

±24,122 - 76,737 SF



MULTIFAMILY

MULTIFAMILY COMMUNITY

306 CLASS A UNITS

1/2/3 BEDROOM OPTIONS
AVAILABLE 2023

The Tremont corridor is seeing substantial residential and multifamily growth, including four projects currently underway, in addition to the multifamily component at The Quarter. Other notable projects include:

> 421 W Tremont - 300 Units Planned
> 510 W Tremont - 140 Units Planned
> Tremont Station - 103 Units Planned
> 536 W Tremont - 250 Units Planned

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

WEST TREMONT

THE QUARTER MULTIFAMILY

THE QUARTER MULTIFAMILY

OFFICE

MULTIFAMILY

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