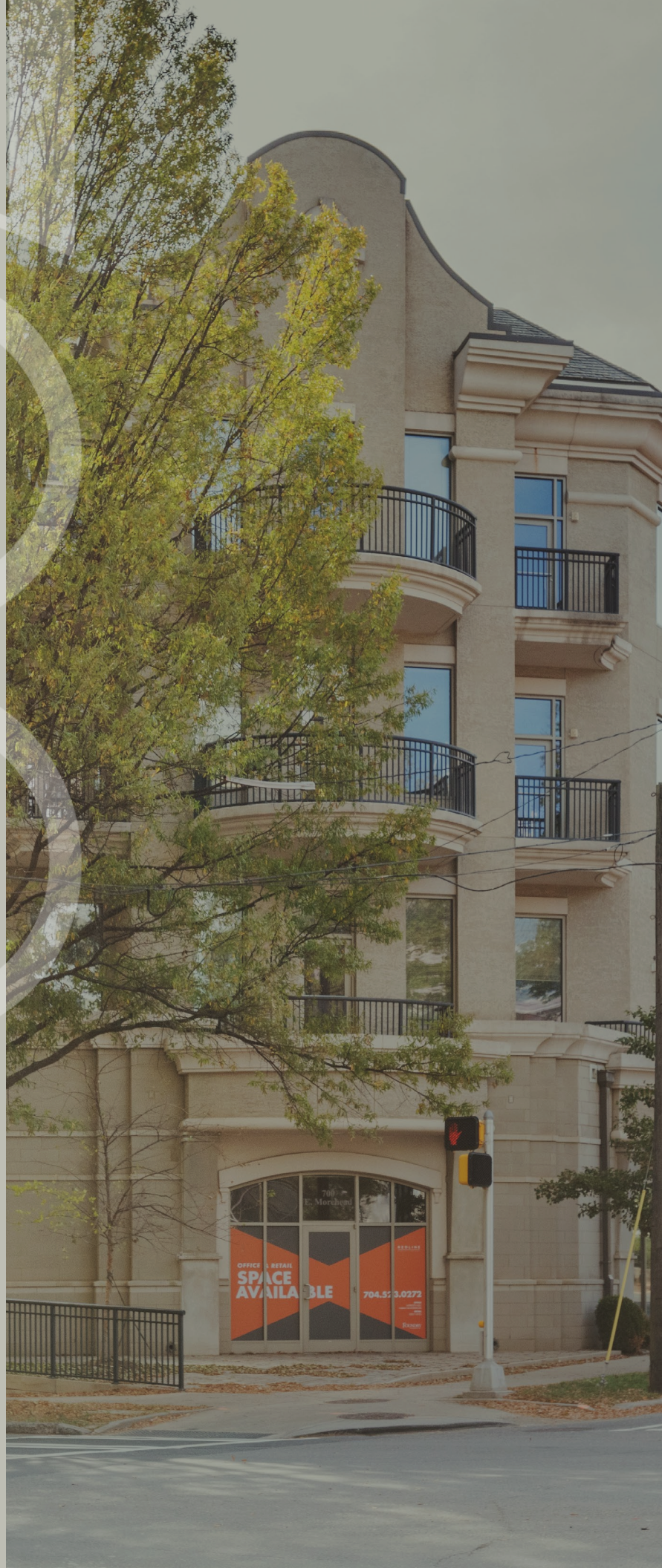


UNAVOIDABLE

# 700 Midtown

IN THE HEART  
OF MIDTOWN





# Area

Immediately neighboring the central business district, Midtown serves as a gateway between Uptown and Charlotte's most desirable residential neighborhoods. Midtown is home to the original suburb of Charlotte, Dilworth, and is steps away from the best of what Charlotte has to offer, with vibrant landscapes, exceptional dining, premier housing, and endless shopping options. The Pearl Innovation District, a mixed-use development by Atrium Health and Wexford Science & Technology, sits directly adjacent to 700 Midtown. Incorporating office, lab, retail, residential, and academic spaces, The Pearl will establish Charlotte's first four-year medical school. Midtown also offers a great outdoor recreation experience with the Sugar Creek Greenway connecting directly into the neighborhood, making for one of Charlotte's most walkable and most visited neighborhoods.

# Building Features

- Fully renovated mixed use building includes new common areas, exterior improvements, spec suites and Caffeena Coffee House on the ground floor
- Private outdoor terraces available
- 3/1,000 covered executive parking with direct access to each floor
- Walkable to numerous Midtown dining options, abundant new luxury multifamily developments, and The Pearl Innovation District
- Located at the signalized intersection of East Morehead St and Euclid Ave



62.3K  
EMPLOYEES  
WITHIN ONE  
MILE RADIUS



78%  
WALKSCORE  
IN THE DILWORTH  
NEIGHBORHOOD



11.9K  
MULTI FAMILY  
UNITS WITHIN  
1 MILE



30+  
RESTAURANTS  
WITHIN 1 MILE



# Amenities



77 1.5 MILE TO ACCESS

UPTOWN

1.1 MILES



SOUTH END

LESS THAN 1 MILE



BROOKLYN VILLAGE STATION



S CALDWELL ST



CARSON STATION



.5 MILE TO ACCESS 277



HANOVER DILWORTH

THE VILLAGE on Morehead

700 Midtown

FUTURE MIXED-USE

NOVANT HEALTH 1.7 MILES

METROPOLITAN

1.1 MILES



the pearl INNOVATION DISTRICT LESS THAN .25 MILES MEDICAL - RETAIL - REDIDENTIAL

MIDTOWN

CENTRE SOUTH

DEVELOPMENT

NEARBY NEW DEVELOPMENT WITHIN WALKING DISTANCE

1,753 APARTMENT UNITS	56K+ RETAIL SF	330K+ OFFICE SF
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Atrium Health 1.2 MILES

DILWORTH

E MOREHEAD ST

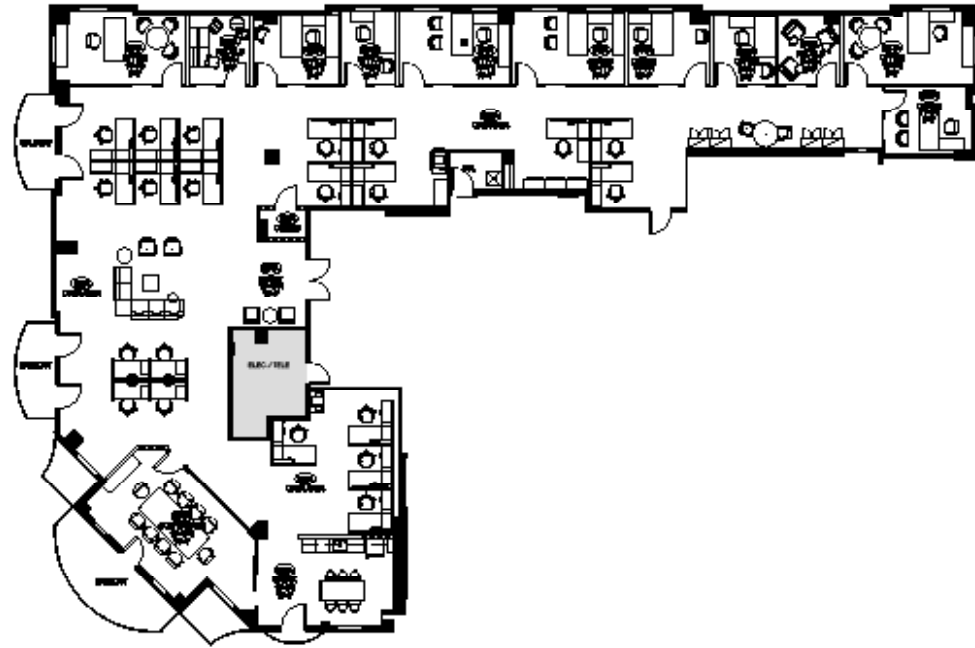
S MCDOWELL ST

FUTURE MULTIFAMILY

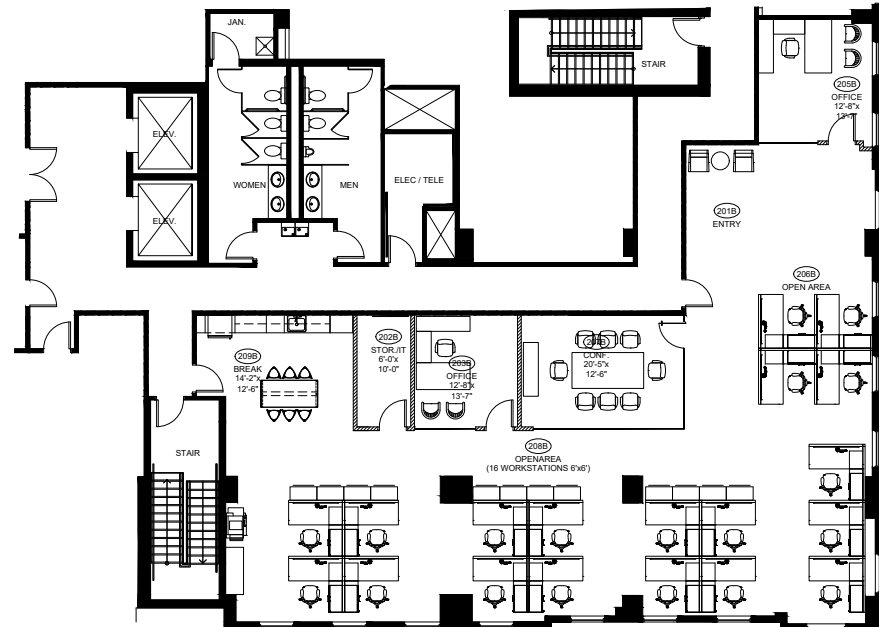
# Floor Plans

## SPEC SUITES

SUITE 200  
6,815 RSF



SUITE 250  
3,756 RSF

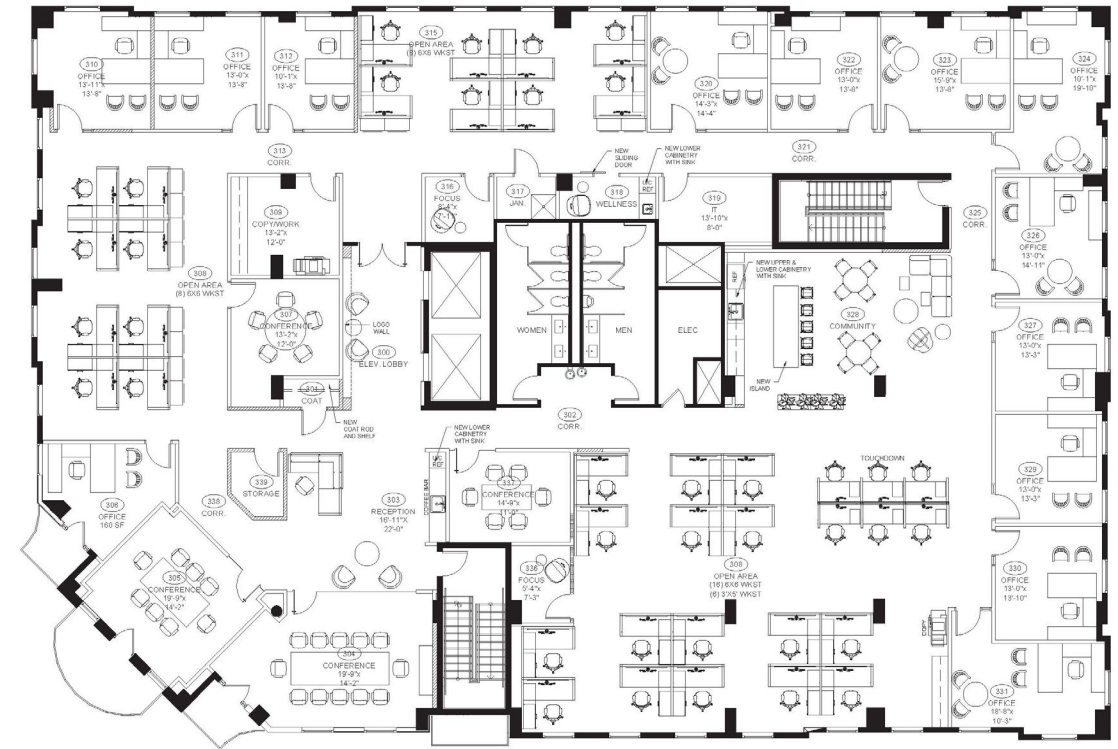


FLOOR TWO

FLOOR THREE

FULL FLOOR OPPORTUNITY

APPROX. 11,000 RSF





# 700 Midtown

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PROPERTY PARTNERS



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