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SAVONA

**CREATIVE OFFICE SPACE IN
CHARLOTTE'S HISTORIC WEST END**



**PORTMAN
HOLDINGS**

J.P.Morgan



WEST END, CHARLOTTE
±200,000 SF

savona project

- 30+ acres
- +/- 200,000 RSF office and retail space
- 650 multifamily units in the development
- Ample surface and structured parking
- Roof terrace with skyline views

location & access

The project is located 1 mile outside Charlotte's vibrant central business district, and provides tremendous access via interstates and public transportation.

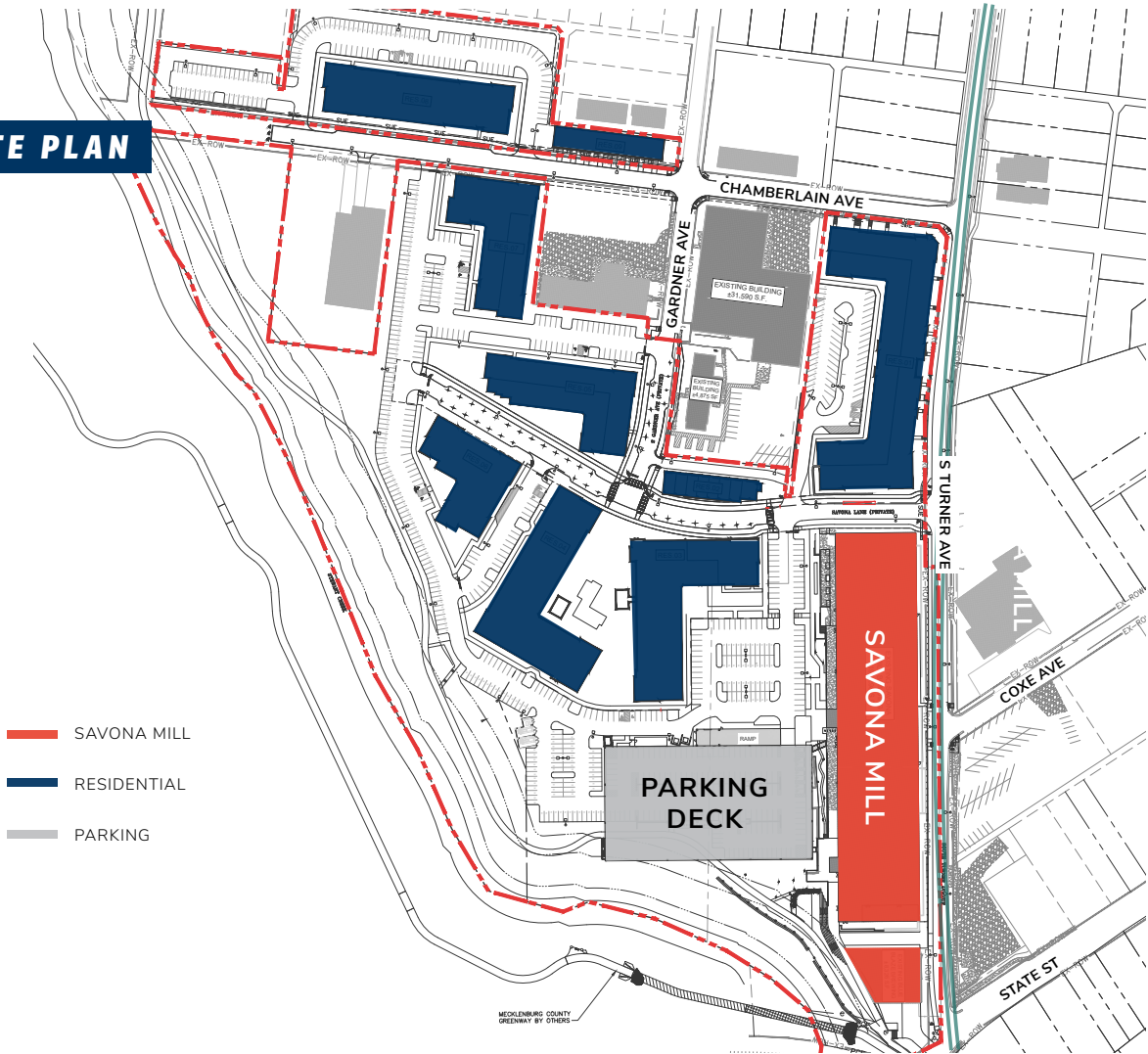
the mill

A 100+ year old textile mill which has been revitalized to offer +/- 200,000 SF of Class A creative office and retail leasing availabilities. The Mill represents Phase One of the overall Savona project, and **the building is ready for tenant upfit**. The Mill includes a superior parking ratio for office and retail tenants.

experience & amenities

Savona focuses heavily on the quality of time spent on-site for office tenants, retailers, residents and visitors. The project features state-of-the-art amenities and an unprecedented connection to greenspace and gardens with direct access to the expanded Stewart Creek Greenway and nearly 40 acres of immediately adjacent parks.

SITE PLAN



SAVONA



THE WEST END - CHARLOTTE'S NEXT DESTINATION SUBMARKET

location & access

The area is booming with recent announcements signaling a new critical mass for retail, residential and significant adaptive reuse office projects. The submarket is driven by both its historic character, and proximity to the dynamic Uptown and South End neighborhoods. Additionally, Savona is ideally positioned less than one mile from both I-85 and I-77 for vehicular access. Charlotte's Gold Line streetcar, a modern 17 stop and 4 mile track, further connects the West End to the city's urban core and blossoming mass transit system.

CHARLOTTE

120
PEOPLE RELOCATE
TO THE REGION
EACH DAY

#2
IN THE NATION
IN DIVERSE
TECH TALENT

#1
STATE TO DO
BUSINESS IN

WEST END

1.5m sf
ADAPTIVE
REUSE PROJECTS
EXISTING OR IN
DEVELOPMENT

57%
INCREASE IN
RESIDENTIAL
HOME PRICES

100+
RETAILERS
WITHIN 2 MILES
OF SAVONA



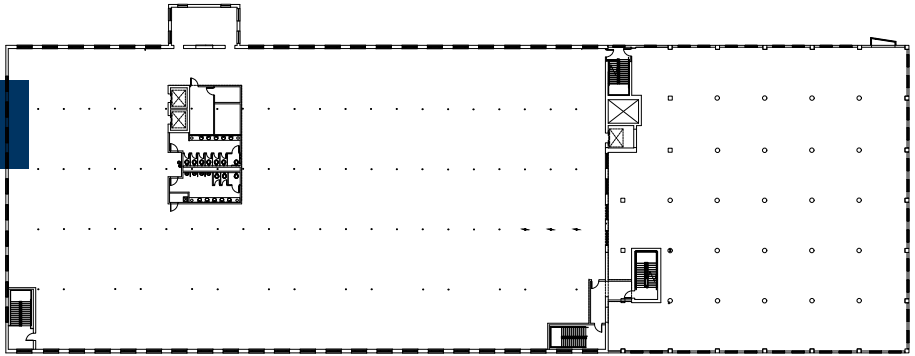


THE ANCHOR, AND CENTER OF GRAVITY FOR THE SAVONA PROJECT

the mill

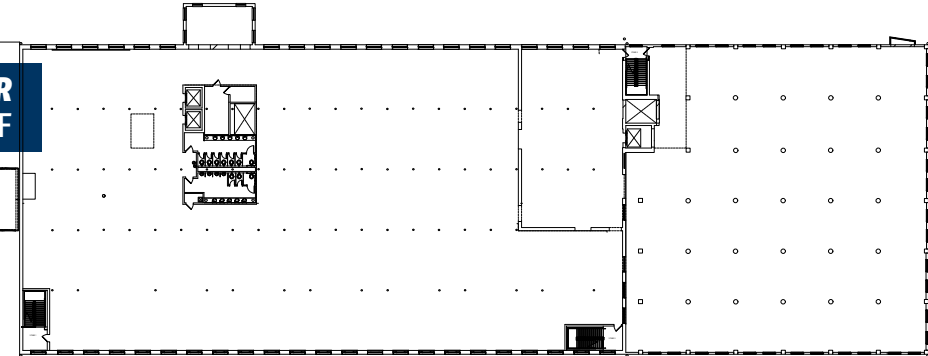
Originally built in 1915, the historic textile mill has once again come to life with +/- 200,000 SF of Class A creative office and retail space. Balancing modern expectations with a nod to its former textile history, tenants will enjoy large functional floorplates, vaulted ceilings, restored hardwood flooring, and expansive window lines.

3RD FLOOR
±51,428 SF



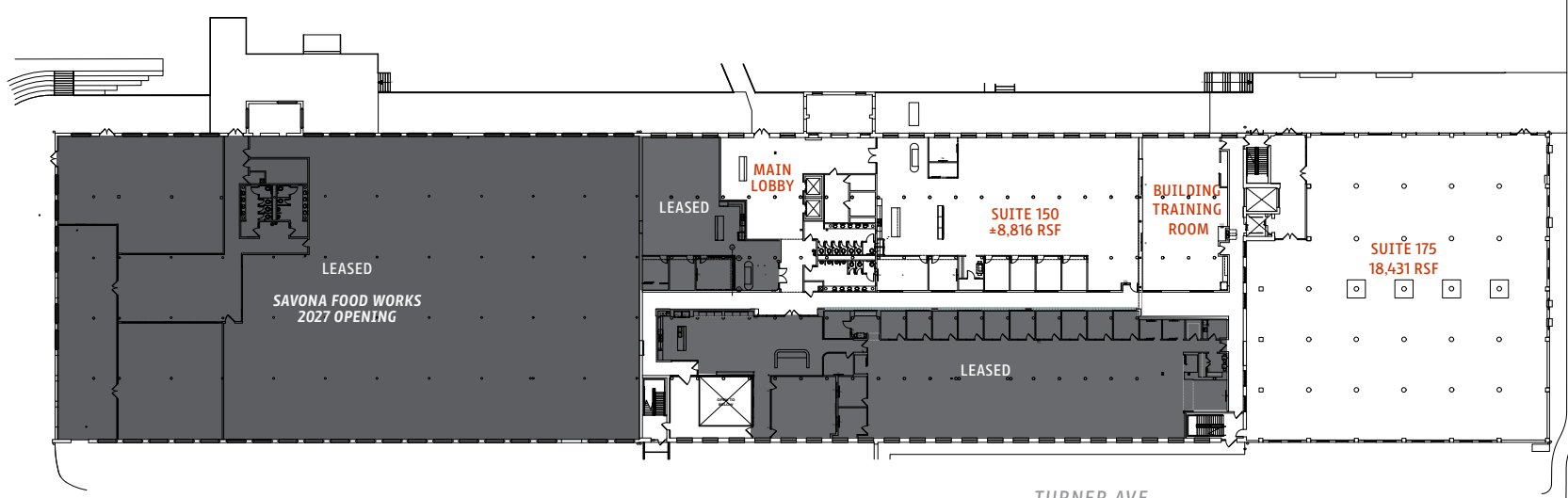
TURNER AVE.

2ND FLOOR
±51,699 SF



TURNER AVE.

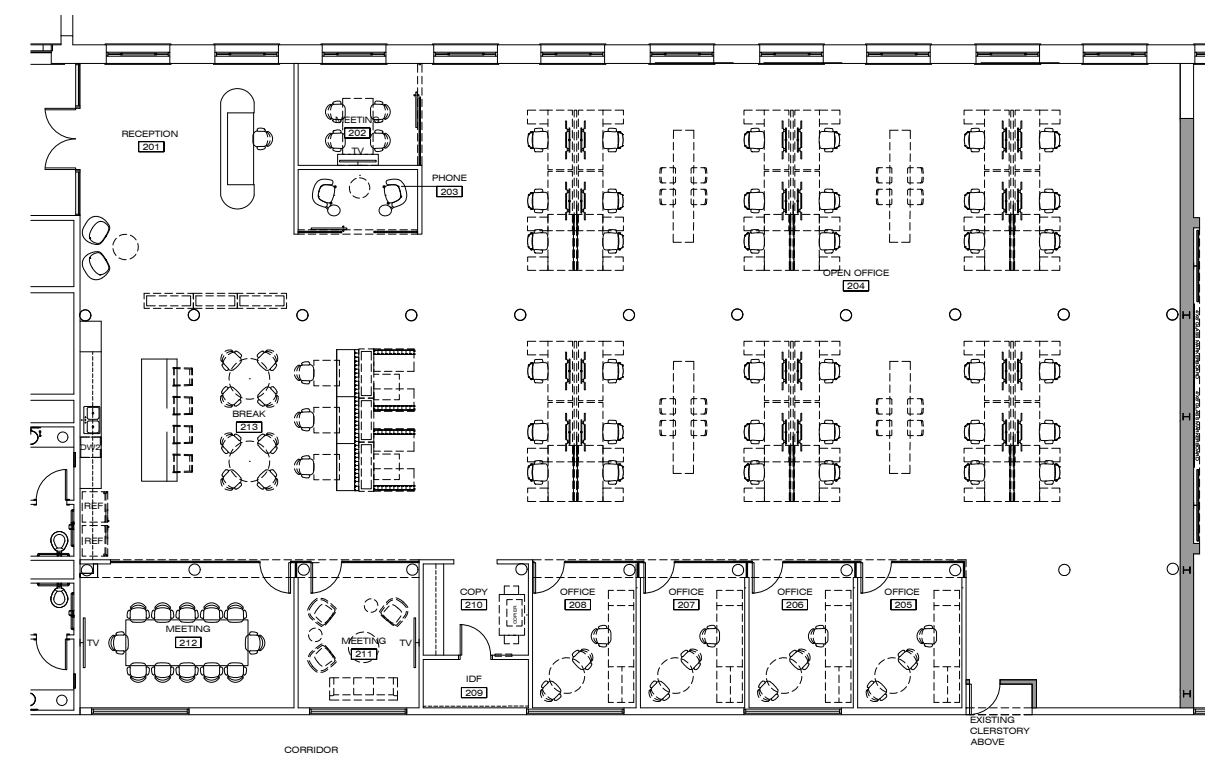
1ST FLOOR
±77,275 SF



TURNER AVE.

spec suites

SUITE 150
±8,816 RSF



multifamily

As a complement to the office and retail components of the project, Portman Residential will develop 650 multifamily units over two phases of construction. The first phase recently delivered and includes +/- 319 units. The second phase of residential will bring an additional +/- 329 units.





BUILDING ON THE STRONGEST OF FOUNDATIONS

the neighborhood

Savona is embedded in a highly diverse set of neighborhoods with rich cultural amenities, renowned educational institutions and some of the city’s most iconic and historic landmarks. Coursing through the veins of its heavily tree-lined streets and undulating topography, the West End has an undeniable authenticity that is simply hard to replicate in other urban enclaves. Tenants and visitors of Savona greatly benefit from the surrounding businesses, retailers, and residents that call this part of Charlotte home.



CHECKING THE BOX IS ONLY THE BEGINNING

the experience

Whether its grabbing a beer after work, hitting the greenway for a quick break from your workday, or spearheading a charity event on the campus, tenants and visitors of Savona will arrive each day excited for what comes next.

Expect engaging, creative amenities and complementary retail at Savona with a strong physical connection to nature and the 80+ acres of connected public greenspace.

EXPLORE DINE EXI
WORK LIVE WORK
EXPLORE DINE

HOW IS SAVONA BRINGING PEOPLE TOGETHER?

the connections

No other project in Charlotte is as well positioned to provide tenants and visitors with direct access to the city’s greenway and park system. The existing Stewart Creek Greenway begins at the southern end of the site, and runs just over 1 mile to Uptown. A 1.5 mile expansion is underway and will provide even better access to trail, including a new footbridge spanning the creek into the adjacent 28-acre park.

The CityLynx Gold Line, a 4 mile streetcar transit route that connects the Historic West End to Midtown, was recently extended and provides further connectivity to the project.



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