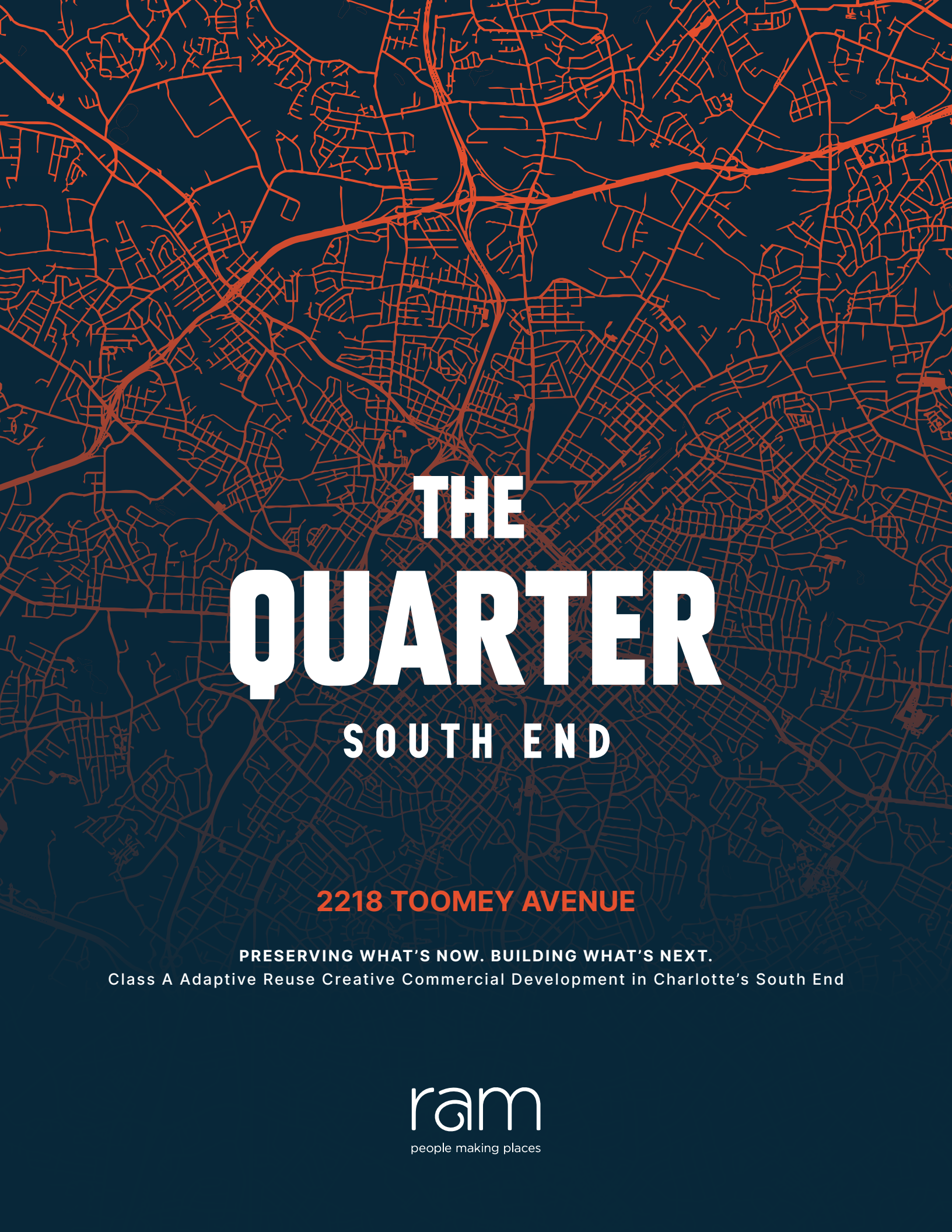


THE QUARTER

SOUTH END

2218 TOOMEY AVENUE

PRESERVING WHAT'S NOW. BUILDING WHAT'S NEXT.

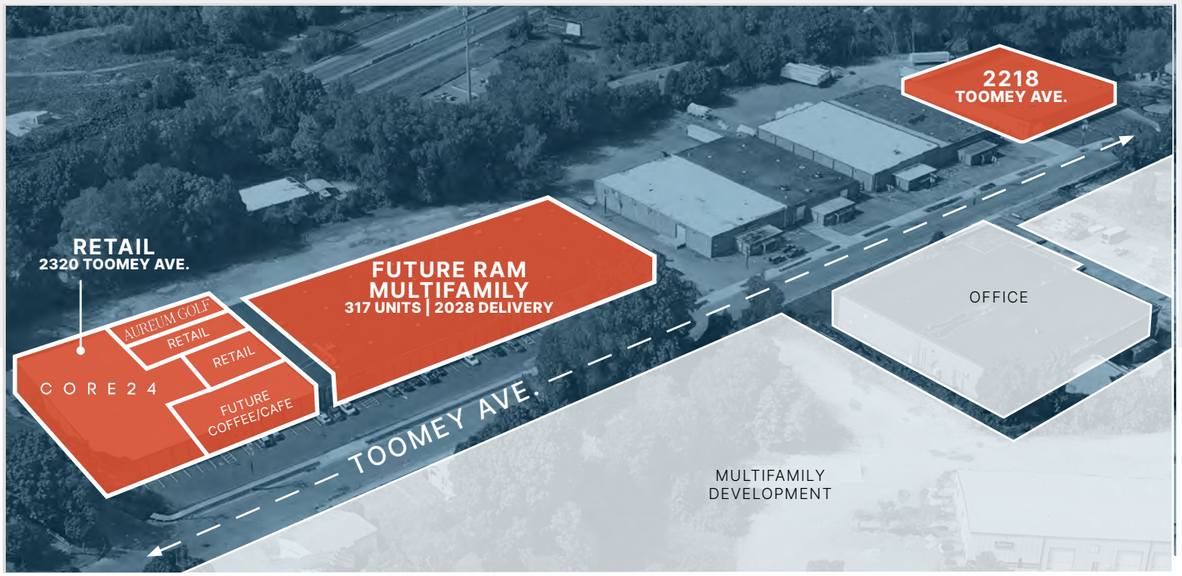
Class A Adaptive Reuse Creative Commercial Development in Charlotte's South End

ram

people making places

A NEW DESTINATION FOR CHARLOTTE'S CREATIVE CLASS.

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.**
BLDG SF	24,252 SF
AVAILABLE SF	±9,841 SF
PARKING	3.0/1,000+
CEILING HT.	18'
DELIVERY	2022

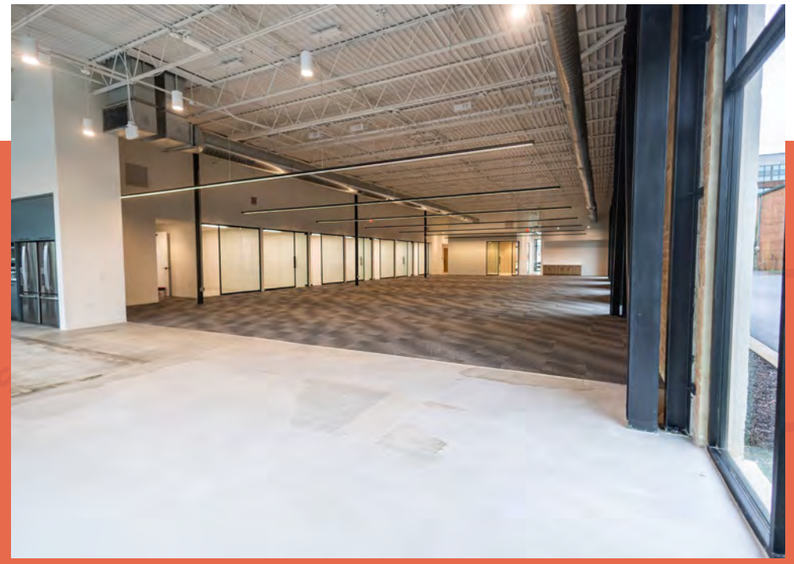
AUTHENTIC & CREATIVE OFFICE IN CHARLOTTE'S SOUTH END

2218 TOOMEY AVENUE >
±9,841 SF AVAILABLE v


TENANT EXCLUSIVE PATIO

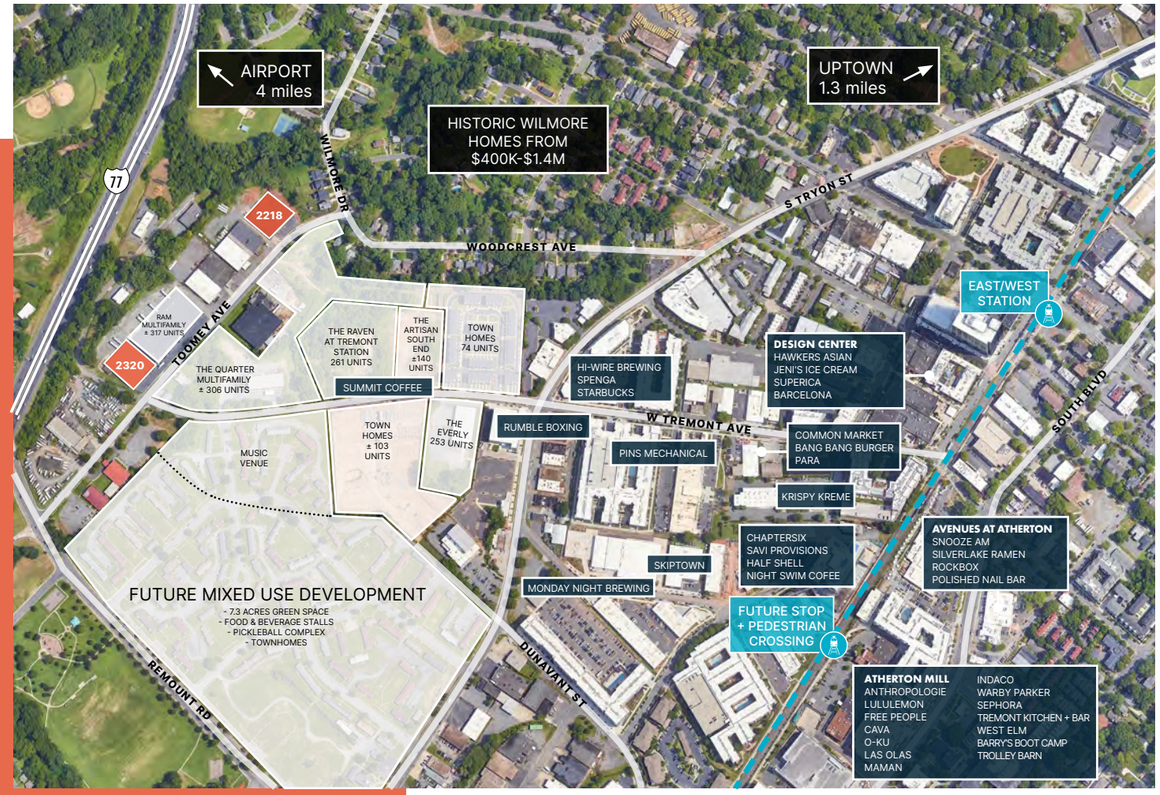


WHERE SUBURBAN ACCESS MEETS URBAN AMENITIES





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

5M
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

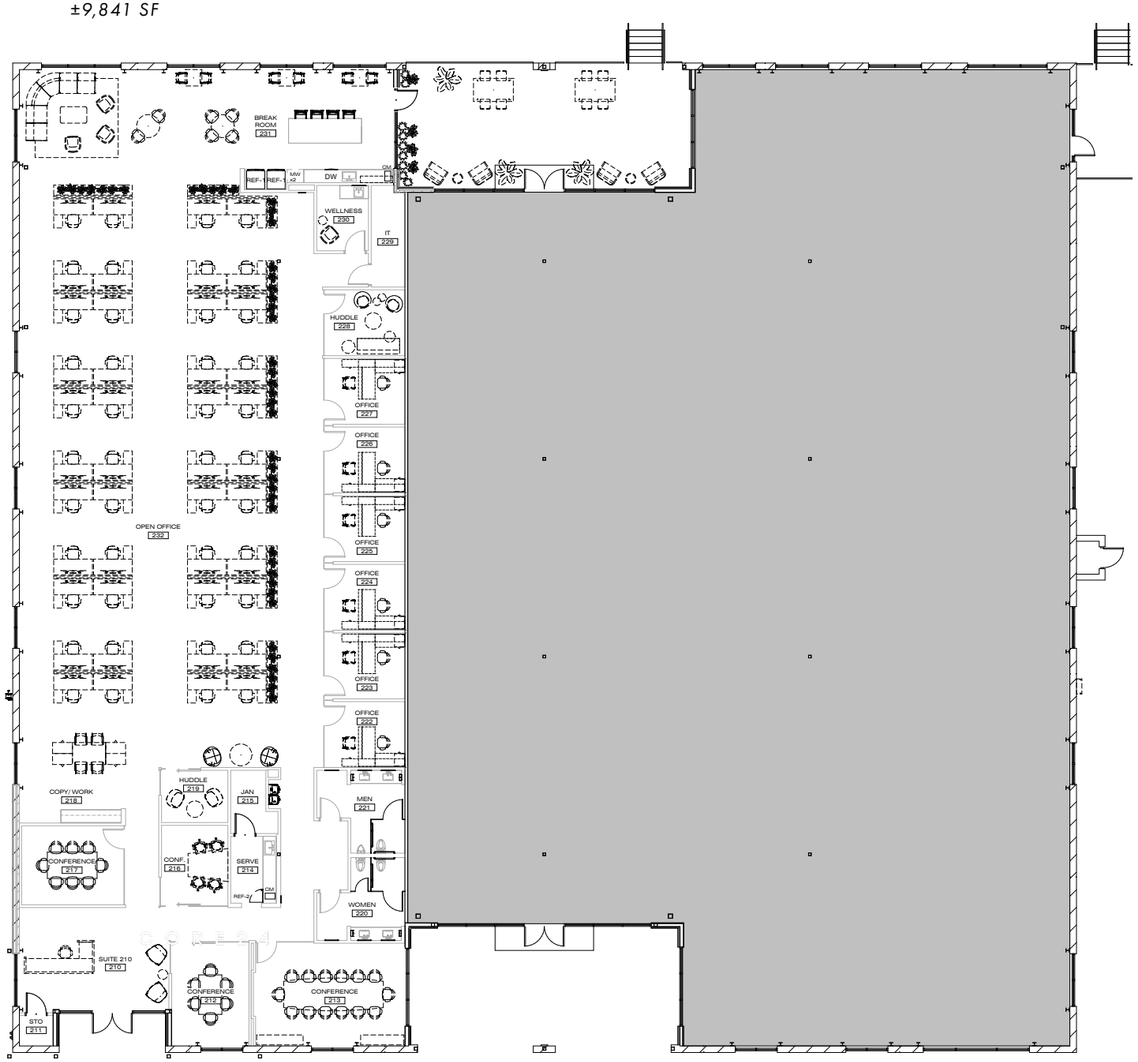
41.6%
MILLENIALS

FLOOR PLAN

SPEC SUITE

2218 TOOMEY AVENUE >

±9,841 SF



SPEC SUITE PHOTOS

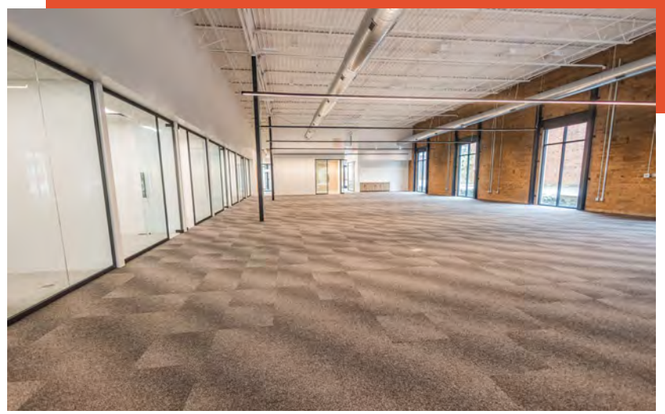
2218 TOOMEY AVENUE v













MULTIFAMILY

MULTIFAMILY COMMUNITY

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
> The Raven at Tremont - 261 Units
> The Everly - 253 Units
> 704 at The Quarter - 307 Units
> The Artisan South End - 140 Units
> Future RAM Multifamily - 317 Units Under Construction, 2028 Delivery

All told these projects will bring close to 1,400 residential units to the immediate area.

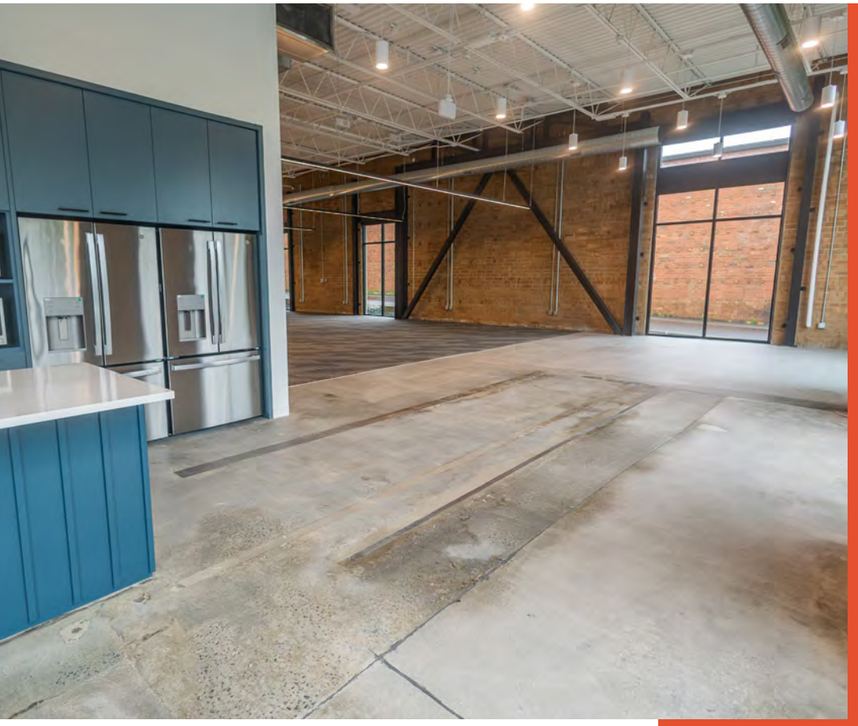




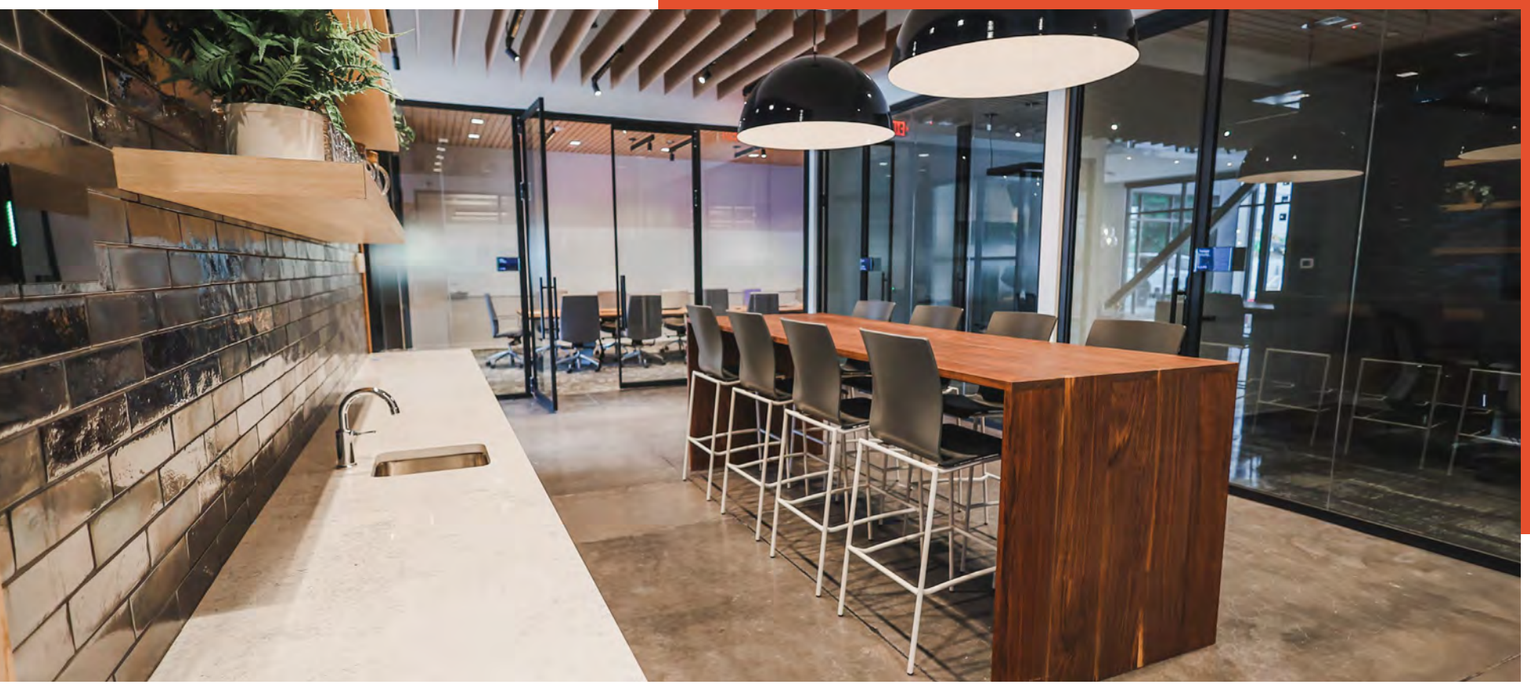
THE QUARTER MULTIFAMILY



THE QUARTER MULTIFAMILY




VAN ACCESSIBLE
RESERVED PARKING
MAXIMUM PENALTY $350







FOR MORE INFORMATION, PLEASE CONTACT:

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